

**FINAL ACTION MEMO PUBLIC HEARING**  
**Planning Commission Meeting of April 26, 2022**

<u><b>AGENDA ITEM/ACTION</b></u>	<u><b>FOLLOW-UP ACTION</b></u>
<p>1. <b>Call to Order.</b></p> <ul style="list-style-type: none"> <li>• Meeting called to order at 6:00 p.m. by Chair Firehock.</li> <li>• PC members present were Ms. Firehock, Chair; Mr. Clayborne, Vice-Chair; Mr. Bivins; Mr. Bailey; Mr. Missel; and Mr. Carrazana</li> <li>• PC Member absent was:</li> <li>• Staff members present were: Charles Rapp, Candice Perkins, Rebecca Ragsdale, Bill Fritz, David Benish, Jodie Filardo, Kevin McDermott, Stacie Pethia, Andy Herrick and Carolyn Shaffer</li> </ul>	
<p>2. <b>Other Matters Not Listed on the Agenda from the Public</b></p>	<p><u>Clerk:</u> None</p>
<p>3. <b>Consent Agenda</b> Approval of Corrected Minutes for March 1, 2022.</p> <p><b>Action:</b> On motion of Commissioner Bivins, seconded by Commissioner Bailey, the Planning Commission approved the Consent Agenda by a vote of 6:0</p>	<p><u>Clerk:</u> None</p>
<p>4. <b>Public Hearing</b></p> <p>4a. <b>ZMA202100013 Southwood Phase 2</b> MAGISTERIAL DISTRICT: Scottsville TAX MAP/PARCEL(S): 090A1-00-00-001D0, 090A0-00-00-001C0, 090A0-00-00-00400 LOCATION: Southwood Mobile Home Park located along Old Lynchburg Road (State Route 631) off of Hickory Street approximately 350 feet from Ambrose Commons Drive and approx. 1,900 feet from Oak Hill Drive. PROPOSAL: Rezone property from residential to a mixed use- mixed housing development. PETITION: Rezone 93.32 acres from R2 Residential zoning district, which allows residential uses at a density of 2 units per acre, to Neighborhood Model District (NMD), which allows residential uses at a density of 3-34 units per acres, mixed with commercial, service, and industrial uses. A maximum of 1,000 units are proposed for a gross density of approximately 10.7 units per acre and a net density of approximately 13.5 units per acre. A maximum of 60,000 non-residential square footage is proposed by-right. OVERLAY DISTRICT(S): Flood Hazard Overlay District; Steep Slopes- Managed and Preserved PROFFERS: Yes</p>	<p><u>Clerk:</u> None</p> <p><u>Staff:</u> Staff will forward recommendations from the Planning Commission to the Board of Supervisors meeting at a later date.</p>

COMPREHENSIVE PLAN: Parks and Green Systems – parks, playgrounds, play fields, greenways, trails, paths, recreational facilities and equipment, plazas, outdoor sitting areas, natural areas, preservation of stream buffers, floodplains and steep slopes adjacent to rivers and streams; Urban Density Residential – residential (6.01-34 units/acre); supporting uses such as places of worship, schools, public and institutional uses, neighborhood scale commercial, office, and service uses with a Center in the Southern Neighborhood within the Southern and Western Urban Area Master Plan.

MONTICELLO VIEWSHED: Yes  
(Rebecca Ragsdale)

**Action:** On motion of Commissioner Missel, seconded by Commissioner Clayborne, the Planning Commission recommended approval of ZMA2021-13 Southwood Phase 2, based on the factors favorable stated in the staff report. In addition to addressing the factors unfavorable stated in the staff report, the Commission provided the following specific comments that should be addressed before the item moves forward to a public hearing with the Board of Supervisors:

- The applicant should establish a minimum square footage for non-residential uses to ensure a Center is provided as recommended by the master plan.
- The applicant should work to identify possible funding opportunities to address the needed transportation improvements. Specifically, opportunities related to Hickory Street
- The applicant should submit a revised proffer statement addressing the amendments offered at the meeting including:
  - Obtain 100% completed engineering drawings for the upgrade of Hickory Street from Southwood to Oak Hill as a public road, which is a change the PC supported
  - Remove the 1-year sundown clause associated with the option for the County to purchase an approximately 5.7 acre parcel in Block 34 for use as a school, childcare center or community center and remove obligations for the County to relocate residents.

	Approved by a vote of 4:2 (Commissioners Firehock and Bivins opposed)	
5.	<b>Presentation:</b>	
5a.	<b>POSTPONED TO MAY 24, 2022 Work Session.</b>	
6.	<b>Committee Reports:</b>  None	
7.	Review of Board of Supervisors Meeting: April 20, 2022  Mr. Rapp gave an overview of the 4/20/22 BoS meeting and actions.	
8.	Old Business/New Business:	
9.	Items for follow-up:	
	Adjourn to May 10, 2022, at 6:00 p.m., Hybrid Meeting. The meeting adjourned at 10:35 p.m.	