

**Albemarle County Planning Commission
FINAL Minutes April 12, 2022**

The Albemarle County Planning Commission held a meeting on Tuesday, April 12, 2022, at 6:00 p.m.

Members attending were: Karen Firehock, Chair; Corey Clayborne, Vice-Chair; Julian Bivins; Fred Missel; Daniel Bailey

Members absent: Luis Carrazana; Jennie More

Other officials present were: Charles Rapp, Deputy Director, Operations; Candice Perkins, Director of Planning; Andy Herrick, County Attorney's Office; Jodie Filardo, Director, Community Development; Andy Reitelbach; and Carolyn Shaffer, Clerk to the Planning Commission.

Call to Order and Establish Quorum

Ms. Firehock called the April 12, 2022, meeting of the Planning Commission to order at 6:00 p.m.

Ms. Shaffer called the roll.

Ms. Firehock established a quorum.

Other Matters Not Listed on the Agenda from the Public

Ms. Firehock asked if there were any members of the public who wished to address the Commission for a matter not on the agenda. Hearing none, she closed the item for discussion.

Ms. Firehock noted that tonight's meeting was a "hybrid" meeting, which they established after the Covid-19 pandemic to include people speaking in-person and the opportunity for people to speak remotely using Zoom to access the meeting. Opportunities for the public to access and participate in the hybrid meeting were posted on the Albemarle County website on the Planning Commission's homepage and on the Albemarle County calendar. Participation would include the opportunity to comment on those matters for which comments from the public would be received.

Commissioner Jennie More called in virtually to inform the Planning Commission of her resignation and offered parting words.

Consent Agenda

Ms. Firehock noted that the Consent Agenda included the meeting minutes from March 15, 2022.

Mr. Clayborne moved to adopt the Consent Agenda as presented. Mr. Bailey seconded the motion. The motion carried unanimously (5-0; Commissioner Carrazana absent).

PUBLIC HEARING

ZMA2021-14 Albemarle Business Campus

Mr. Andy Reitelbach, Senior Planner II, of the Community Development Department (CDD), said the subject property for the application was TMP-76-54 – 7.07 acres. The Neighborhood Model District also includes 76-46AA and 76-46AB. He stated this development is mixed use commercial, service, and retail along with a maximum of 128 residential units. Overlay Zoning Districts are entrance corridor, airport impact area, and steep slopes – managed.

Mr. Reitelbach provided a brief history of the project and previous approval. .

Mr. Reitelbach explained that the proposed changes to the code of development and the application plan are for blocks 2-4 only. The changes include:

- The addition of a parking structure as a permitted by-right use, with regulations relegating it.
- An increase to the maximum non-residential square footage by 25,000 sq.ft., to a maximum of 125,000 sq.ft. An increase to the minimum non-residential square footage from 0 to 20,000 sq.ft.
- An increase to the maximum building height from 60 to 75 feet with the number of stories remaining at a max of 4.
- Removal of the stepback requirement, to allow a four-story building with no stepback.
- Reducing the minimum primary front setback from five feet to zero feet.
- Reducing the maximum single building footprint from 40,000 sq.ft. to 30,000 sq.ft., and remove the note limiting R&D/flex/light industrial uses to a building of no greater than 20,000 sq.ft.

Providing a 20-ft. landscaping buffer and sidewalk along northern property boundary (w/ Cavalier Crossing). Mr. Reitelbach explained that the changes to the green space and amenities in blocks 2-4 included an increase to the size of the ABC Park along 5th St. and a reduction to the size of Central Park on Vision Lane. The overall percentage of green space and amenities in the NMD is not changing. It is only being reorganized throughout the blocks.

Mr. Reitelbach explained that the request is consistent with the County's long-range plans and meets several county initiatives.

Mr. Reitelbach stated there were no unfavorable factors identified and that staff recommends approval of the request.

The Planning Commission discussed the Parking Garage and it's location on the property with questions regarding visibility, height, and its relationship to the building.

Mr. Kyle Redinger, the developer gave a brief presentation for the application and noted that the change is intended to attract a pharmaceutical company. He further stated that this type of company would need to be FDA approved and would have a lease of 15-20 years.

Ms. Kelsey Schlein, Shimp Engineering, was also available for questions from the Commissioners.

There were no comments from the public.

After discussion the Planning Commission on a motion from Commissioner Missel, recommended approval of ZMA2021-14, Albemarle Business Campus, as outlined in the Staff Report. Seconded by Commissioner Bivins. Approved with a vote of 5:0 (Commissioner Carrazana absent)

Committee Reports

Mr. Clayborne said the Pantops CAC met, and he gave a brief overview of the meeting.

Mr. Bailey said the Rio CAC met and discussed the review of the Rio Corridor plan.

Review of Board of Supervisors Meeting: March 2, 2022

Mr. Rapp gave a brief overview of the Board of Supervisors meeting. Mr. Rapp also introduced the new Director of Planning, Candice Perkins.

Old Business/New Business

Mr. Rapp provided an update on the Comprehensive Plan and ordinance updates that are currently underway.

Mr. Bivins discussed an article in the Wall Street Journal about a building in Albemarle County, he encouraged the Commissioners to view this article.

Mr. Herrick discussed the changes for remote participation, and “all virtual” meetings are prohibited for the Board of Supervisors and Planning Commission. Commissioners would be able to be remote if they aren't able to attend the meeting in person, but they would only be able to do that twice.

Adjournment

At 7:30 p.m., the Commission adjourned to April 26, 2022, Albemarle County Planning Commission meeting, 6:00 p.m. via hybrid meeting.



Charles Rapp, Director of Planning

(Carolyn S. Shaffer, Clerk to Planning Commission & Planning Boards)

Approved by Planning Commission
Date: 05/24/2022
Initials: CSS

