

FINAL ACTION MEMO Planning Commission Virtual Meeting of August 18, 2020	
<u>AGENDA ITEM/ACTION</u>	<u>FOLLOW-UP ACTION</u>
<p>1. Call to Order.</p> <ul style="list-style-type: none"> • Meeting called to order at 6:00 p.m. by Chair Bivins. • PC members present were Mr. Bivins, Chair; Ms. Firehock, Vice-Chair; Mr. Bailey; Mr. Keller; Mr. Randolph. • PC Member absent were Mr. Clayborne; Ms. More and Mr. Carrazana (UVA Rep.). • Staff members present were, Megan Nedostup, Cameron Langille, Tori Kanellopoulos, Bart Svoboda, Jodie Filardi, Amelia McCulley, Andy Reitelbach, Vivian Groeschel; Kevin McDermott, Andy Herrick and Carolyn Shaffer 	
<p>2. Consent Agenda None</p>	<p><u>Clerk:</u> No action required</p>
<p>3. Public Hearing</p> <p>3a. <u>ZMA201900003 Albemarle Business Campus (formerly known as Royal Fern)</u> MAGISTERIAL DISTRICT(S): Samuel Miller, Scottsville TAX MAP/PARCEL(S): 076000000046A0, 076000000046F0, 07600000005400 LOCATION: Property on the northwest side of 5th Street across from the Albemarle County Office Building – 5th Street, from Wahoo Way to Old Lynchburg Road, on the east side of Old Lynchburg Road from 5th Street to Country Green Road, and on the west side of Old Lynchburg Road from Country Green Road to Mountainwood Road. PROPOSAL: Rezone two parcels of land and a portion of a third parcel of land from R2 Residential, R10 Residential, and CO, Commercial Office, to NMD, Neighborhood Model District, to allow for a mixed-use development. A maximum of 128 residential units and a maximum of 401,000 square feet of non-residential space are proposed. PETITION: Request to rezone 10.17 acres from R2 Residential, which allows residential units at a density of 2 units per acre; 0.58 acres from CO Commercial Office, which allows offices, supporting commercial and service, and residential by special use permit (15 units per acre); and 2.88 acres from R10 Residential, which allows residential units at a density of 10 units per acre; to NMD, Neighborhood Model District, which allows</p>	<p><u>Clerk</u> None</p> <p><u>Staff:</u> Present report to Board of Supervisors at an upcoming meeting</p>

residential (3-34 units per acre) mixed with commercial, service, and industrial uses. A maximum of 128 residential units is proposed for a gross and net density of approximately 9.4 units per acre. A maximum of 401,000 square feet of non-residential space is proposed. An associated request for a special exception to waive the requirement for a Neighborhood Model District to have a minimum of two housing types under §18-8.2(b) and §18-20A.8(a). ZONING: R-2 Residential - 2 units/acre; R-10 Residential - 10 units/acre; and CO Commercial Office – offices, supporting commercial and service; residential by special use permit (15 units/acre).

OVERLAY DISTRICT(S): EC – Entrance Corridor, Steep Slopes – Managed, AIA – Airport Impact Area PROFFERS: Yes COMPREHENSIVE PLAN: Community Mixed Use – residential (up to 34 units/acre), community scale retail, service and office uses, places of worship, schools, public and institutional uses; and 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; in Neighborhood 5; in the Southern and Western Urban Neighborhoods Master Plan area.
(Andy Reitelbach)

Action: The Planning Commission recommended approval of ZMA-2019-03 Albemarle Business Campus (formerly known as royal Fern), provided that the recommended revisions, as identified in the staff report, are made to the application prior to the Board of Supervisors public hearing.

Approved with a vote 5:0 (Commissioner More and Commissioner Clayborne absent)

Action: The Planning Commission recommend denial of the Special Exception for § 18-20A.8(a), Mixture of Uses (Minimum of Two Housing Types), for the following reasons 1) the neighborhood model calls for a variety of housing types; and 2) fewer housing types may inadvertently create economic segregation in this Opportunity Zone that is defined as a low income urban, suburban and rural census tract.

Denied with a vote of 5:0 (Commissioner More and Commissioner Clayborne absent)

4.	Committee Reports: None	
5.	Review of Board of Supervisors Meeting –	
6.	Old Business/New Business: Kevin McDermott shared information on a traffic analyses that he will be taking to the Board of Supervisors, he will present to the Planning Commission at a later date.	
7.	Items for follow-up None	
8.	Adjourn to September 1, 2020 at 6:00 p.m., Virtual Zoom Meeting. The meeting adjourned at 8:00 p.m.	