

**PLANNING COMMISSION
MEETING AGENDA
JUNE 27, 2023
6:00 P.M.
LANE AUDITORIUM, COUNTY OFFICE BUILDING
401 MCINTIRE ROAD**

The opportunities for the public to access and participate in the hybrid meeting are posted on the Albemarle County website on the Planning Commission home page and on the Albemarle County calendar. Participation will include the opportunity to comment on those matters for which comments from the public will be received.

1. Call to order and establish quorum.
2. Other Matters Not Listed on the Agenda from the Public.
3. Consent Agenda (on next sheet).
4. Public Hearings.
 - a. [SP202300002 Community Christian Academy](#)
MAGISTERIAL DISTRICT: Rio TAX MAP/PARCEL: 06100-00-00-12700
LOCATION: 1410 and 1414 Old Brook Rd PROPOSAL: Special use permit amendment for a private school.
PETITION: A request for a special use permit amendment under Section 18-14.2.2 to increase the student enrollment at an existing private school from 85 to 150 students. No additional exterior changes to the buildings or site are proposed. ZONING: R-2 Residential - 2 units/acre ENTRANCE CORRIDOR: Yes OVERLAY DISTRICT: AIA Airport Impact Area COMPREHENSIVE PLAN: Neighborhood Density Residential – residential (3 – 6 units/acre) supporting uses such as religious institutions, schools and other small-scale non-residential uses in Neighborhood 2 of the Places 29 Master Plan. (Kevin McCollum)
 - b. [SP202200029 and SE202300010 Park Road Manufactured Home Park](#)
MAGISTERIAL DISTRICT: White Hall TAX MAP/PARCEL: 05600-00-00-04800
LOCATION: 934 Agatha Dr. PROPOSAL: Special use permit and special exception for a manufactured home park. PETITION: A request for a special use permit under Section 18-16.2.2 for a manufactured home park on a 14.94-acre parcel. The property is currently a non-conforming manufactured home park with 73 units. The proposal seeks to bring the property into conformance and to request an additional 14 units for a total of 87 units at a gross density of 5.82 dwelling units/acre. Associated with this request are several special exceptions to the manufactured home park special regulations outlined in Section 18-5.3. In addition the proposal seeks to permit the existing private water and sewage infrastructure as a central water and sewage system and to expand the existing private utility infrastructure to the 14 proposed lots.
ZONING: R-6 Residential - 6 units/acre ENTRANCE CORRIDOR: No OVERLAY DISTRICT: Steep Slopes – Preserved COMPREHENSIVE PLAN: Middle Density Residential – residential 6 – 12 units/acre (up to 18 units/acre considered with additional affordable housing units and/or small-scale housing types); supporting uses such as religious assembly, schools, childcare, institutional, commercial/retail, and other small-scale non-residential uses; Neighborhood Density Residential – residential 3-6 units/acre; supporting uses such as religious assembly, schools, childcare, institutional, commercial/retail, and other small-scale non-residential uses; and Green Systems – sensitive environmental features including stream buffers, floodplains, and steep slopes; privately-owned open space; natural areas, in the Crozet Master Plan. (Kevin McCollum)
5. Committee Reports.
6. Review of Board of Supervisors Meeting: June 21, 2023
7. Old Business/New Business
 - a. AC44 Update
8. Items for follow-up.

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Adjournment

THE NEXT PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, JULY 11, 2023.

CONSENT AGENDA

3. FOR APPROVAL (by recorded vote):
 - a. Approval of [Draft Minutes: May 23, 2023 Regular Meeting](#)