

FINAL ACTION MEMO
Planning Commission Meeting of October 10, 2023

<u>AGENDA ITEM/ACTION</u>	<u>FOLLOW-UP ACTION</u>
1. Call to Order. • Meeting called to order at 6:00 p.m. by Chair Clayborne. • PC members present: Mr. Clayborne, Chair; Mr. Missel, Vice Chair; Mr. Bivins; Mr. Murray; Ms. Firehock (arrived at 6:42 p.m.); and Mr. Carrazana • Mr. Moore (via Zoom) asked to participate remotely from his home in Albemarle County due to an illness. Chair Clayborne asked for a motion to allow Commissioner Moore to participate remotely in the meeting via Zoom. On motion of Commissioner Missel, seconded by Commissioner Murray, the Commissioners present voted 5:0 to allow Commissioner Moore's remote participation (Commissioner Firehock absent) • PC Member absent: none • Staff members present were: Kevin McDermott, Andy Herrick, Ben Holt, Amelia McCulley, Dave Shifflett, Andy Reitelbach, and Carolyn Shaffer (via Zoom)	
2. Other Matters Not Listed on the Agenda from the Public	<u>Clerk:</u> None
3. Consent Agenda: Approval of Minutes for September 12, 2023, and September 26, 2023. Action: On motion of Commissioner Carrazana, seconded by Commissioner Missel, the Planning Commission approved the minutes of the September 12, 2023 and September 26, 2023 meetings. Approved with a vote of 6:0 (Firehock absent)	<u>Clerk:</u> Post to website
4. Work Session 4a. CPA202100002 AC44 Goals and Objectives for Natural and Historic Resources and Parks and Recreation Work session to receive Planning Commission feedback on the draft Goals and Objectives for the following three AC44 Comprehensive Plan chapters: Environmental Stewardship; Parks and Recreation; and Historic, Scenic, and Cultural Resources. (Ben Holt)	<u>Clerk:</u> Staff will include the comments and suggestions of the Planning Commission in its presentation to the Board of Supervisors.

5. **Public Hearings**

5a. **ZTA202300004 & STA202300002 CDD Fee Restructuring**
These proposed subdivision and zoning text amendments are intended:

- to increase the quality of public engagement through simplifying and consolidating the current CDD fee structure,
- to make fees easier for customers to understand and staff to administer,
- to modernize business processes and technology, and
- to transform customer service demands by simplifying and consolidating the current CDD fee structure.

(Dave Shifflett / Amelia McCulley)

Action: On motion of Commissioner Missel, seconded by Commissioner Firehock, by a vote of 7:0, the Planning Commission recommended approval of ZTA2023-04 CDD Fee Restructuring, as contained in attachment 6.

Action: On motion of Commissioner Missel, seconded by Commissioner Firehock, by a vote of 7:0, the Planning Commission recommended approval of STA2023-02 CDD Fee Restructuring, as contained in attachment 6.

5b. **ZMA202200012 Arbor Oaks Townes**
PROJECT: ZMA202200012 Arbor Oaks Townes
MAGISTERIAL DISTRICT: Jack Jouett
TAX MAP/PARCEL(S): 06100000003800
LOCATION: Property on the east side of Hydraulic Road, approximately 150 feet north of the intersection of Hydraulic Road and Arbor Crest Drive, and approximately 1,000 feet south of the intersection of Hydraulic Road and Lambs Road.
PROPOSAL: Rezone one parcel of land to R-15 Residential to allow a maximum of 14 residential units.
PETITION: Request to rezone a total of approximately 0.96 acres from the R-4 Residential Zoning District, which allows residential uses at densities up to four units/acre, to R-15 Residential, which allows residential uses at densities up to 15 units/acre. A maximum of 14 single-family attached dwelling units is proposed, at a gross and net density of 14.6 units/acre. Associated request for modification of street standards.
ZONING: R-4 Residential – 4 units/acre

Forward the Planning Commission's recommendations to the Board of Supervisors ahead of the Board's public hearing on this application.

OVERLAY DISTRICT(S): Entrance Corridor, Airport Impact Area PROFFERS: Yes COMPREHENSIVE PLAN: Urban Density Residential – residential (6.01 – 34 units/ acre); supporting uses such as religious institutions, schools, commercial, office and service uses; in Neighborhood 1 in the Places29 Master Plan area. POTENTIALLY IN THE MONTICELLO VIEWSHED: No (Andy Reitelbach) Action: On motion of Commissioner Bivins, seconded by Commissioner Carrazana, by a vote of 7:0, the Planning Commission recommended approval of ZMA202200012 Arbor Oaks Townes, for the reasons stated in the staff report. Action: On motion of Commissioner Bivins, seconded by Commissioner Missel, by a vote of 7:0, the Planning Commission recommended to approve the revised Resolution, dated October 9, 2023, approving a planting strip exception for Arbor Oaks Townes.	
6. Committee Reports: Commissioner Missel: AFD Committee met earlier this month.	
7. Review of Board of Supervisors Meeting: Mr. McDermott gave an overview of the October 4, 2023, Board meeting.	
8. AC44 Update: Mr. McDermott referred to the presentation and discussion earlier in the meeting.	
9. New Business: 9a. Planning Commission/Board of Supervisors Joint Work Session – Affordable Housing and Development Incentives. 9b. Albemarle Planning Commission / Charlottesville Planning Commission Joint Meeting.	
10. Old Business:	
11. Items for follow-up:	
Adjournment: Adjourned at 9:17 pm to next scheduled meeting on Tuesday, October 24, 2023, at 4:00 p.m.	