

**PLANNING COMMISSION
FINAL AGENDA
WORK SESSION AND REGULAR MEETING
JANUARY 23, 2024, 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. Work Session.
 - a. **[Affordable Housing: Developer Incentives](#)**
This presentation is a follow up to the December 4, 2023, joint work session with the Board of Supervisors regarding developer incentives for affordable housing. The presentation reviews the proposed developer incentive program for the Planning Commission's review and comments. (Stacy Pethia)
5. Public Hearing.
 - a. **[ZMA202300011 4102 Dickerson Road](#)**
MAGISTERIAL DISTRICT: White Hall TAX MAP/PARCEL(S): 03200-00-00-009H0 LOCATION: 4102 Dickerson Road PROPOSAL: Request to rezone 2.22 acres from Rural Areas (RA) to Light Industrial (LI) PETITION: An application to rezone the 2.22-acre parcel from Rural Areas (RA) which allows agricultural, forestal, and fishery uses as well as residential uses (maximum density of 0.5 unit/acre in development lots) to Light Industrial (LI) which allows industrial, office, and limited commercial uses (no residential uses). OVERLAY DISTRICT(S): AIA Airport Impact Area ENTRANCE CORRIDOR (EC): No POTENTIALLY IN MONTICELLO VIEWSHED: No PROFFERS: No COMPREHENSIVE PLAN: Light Industrial – manufacturing from prepared materials, processing, fabrication, assembly, and distribution of products. In the Community of Hollymead in the Places29 Master Plan. (Syd Shoaf)
 - b. **[SP202300006 Arbor Life Tree Service](#)**
MAGISTERIAL DISTRICT: Samuel Miller TAX MAP/PARCEL: 07100-00-00-037K0 LOCATION: 163 Patterson Mill Ln PROPOSAL: Special use permit for a landscape contractor PETITION: A request for a special use permit under Section 18-10.2.2 for a landscape contractor on a 4.02 acre lot in the Rural Areas. The site has an existing building and would house equipment utilized in the arboriculture industry as well as have on site storage area for wood chips, mulch, and a staging area for larger wood material before transport. ZONING: RA Rural Areas - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots) ENTRANCE CORRIDOR: Yes OVERLAY DISTRICT: None COMPREHENSIVE PLAN: Rural Area – preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources; residential (0.5 unit/ acre in development lots) in Rural Area 3 in the Comprehensive Plan. (Kevin McCollum)
6. Committee Reports.
7. Review of Board of Supervisors Meeting:
8. AC44 Update
9. New Business.
10. Old Business.
11. Items for follow-up.

Adjournment

THE NEXT PLANNING COMMISSION MEETING WILL BE HELD TUESDAY, FEBRUARY 13, 2024 @ 6:00 PM

CONSENT AGENDA

3. FOR APPROVAL (by recorded vote):
 - a. Approval of Draft Meeting Minutes [December 12, 2023](#).