

FINAL ACTION MEMO
Planning Commission Meeting of October 6, 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; Ms. More; Mr. Bailey; Mr. Keller; Mr. Randolph; Mr. Clayborne; Mr. Carrazana (UVA Rep.) (joined at 6:11 pm). • Staff members present were: Charles Rapp, Francis MacCall, Paty Saternye, Tori Kanellopoulos, David Benish, Cameron Langille, Andy Reitelbach, Megan Nedostup, Andy Herrick, County Attorney, and Carolyn Shaffer, Clerk Planning Commission and Boards 	
<p>2. Consent Agenda</p> <p>2a. <u>SE202000011 Old Trail Creekside V Phase 1 and 2</u></p> <p>Action: The Planning Commission removed this item from the Consent Agenda, by a vote of 6:1 (Firehock dissenting), and considered it separately as New Business (Item 4 below)</p> <p>2b. <u>Approval of Minutes of the September 1, 2020 and September 15, 2020 Meeting.</u></p> <p>Action: The Planning Commission approved the minutes to the September 1 and September 15, 2020 by a vote of 7:0.</p>	<p><u>Clerk:</u> Upload to website.</p>
<p>3. Public Hearing</p> <p>3a. <u>ZMA20200009 Forest Lakes PDSC Amendment</u> MAGISTERIAL DISTRICT: Rivanna TAX MAP/PARCEL: 046B4000000300 LOCATION: Parcel has frontage on both Route 29 (Seminole Trail) and Worth Crossing. Northeastern corner of the parcel is adjacent to the intersection of Worth Crossing and Regent Street. Parcel is approx. 670 feet south of the intersection of Route 29 and State Route 649 (Airport Road). PROPOSAL: Request to amend existing proffers and application plan per ZMA198800016 to increase the maximum square footage allowed and revise building footprint locations. PETITION: Amend proffers and application plan approved with ZMA198800016 for existing Planned Development Shopping Center (PDSC) – shopping centers, retail sales and</p>	<p><u>Clerk:</u> Forward Planning Commission recommendations to Board of Supervisors ahead of Board's public hearing.</p> <p><u>Staff:</u> Prepare Summary of Planning Commission Action for Board of Supervisors public hearing.</p>

<p>service uses; residential by special use permit (15 units/acre). Request to increase the maximum square footage on Tract III to 110,000 square feet. Currently, 71,800 square feet of uses are permitted on Tracts II and III. The total permitted square footage would be 181,800 square feet on Tracts II and III. Request to revise location of building footprints as shown on the application plan. ZONING: PD-SC Planned Development Shopping Center – shopping centers, retail sales and service uses; residential by special use permit (15 units/acre) OVERLAY DISTRICTS: Entrance Corridor, Airport Impact Area, Steep Slopes – Managed PROFFERS: Yes per ZMA198800016 COMPREHENSIVE PLAN: Urban Mixed Use (in Centers) – commercial, retail, and office uses that are accommodated in Centers and residential uses (6.01 – 34 units/acre) in the Places29 Master Plan. Located within Community Center, which calls for uses that serve the Places29 community. (Tori Kanellopoulos)</p> <p>Action: The Planning Commission recommended approval of ZMA-2020-09, Forest Lakes PDSC Amendment, by a vote of 5:2 (Commissioners Keller and Randolph dissenting)</p>	
<p>4. Old Business/New Business:</p> <p><u>SE202000011 Old Trail Creekside V Phase 1 and 2</u></p> <p>A request for an exception to the requirement for Jackson Lane to connect to Jarmans Gap Road. The property is zoned R-1. This special exception was approved by the Planning Commission on 12/5/2017, when it was associated with SUB201700146, but the plat was later withdrawn for inactivity. Approval of the special exception with SUB202000118 is therefore subject to reapproval in accordance with 14-409(C). (Paty Saternye)</p> <p>ACTION: By a vote of 7:0, the Commission approved the request for an exception from the Section 14-409(C) requirement (coordination of roads) to provide a public road connection to Jarmans Gap Road.</p>	<p><u>Clerk:</u> None</p> <p><u>Staff:</u> Action Letter -- Approved waiver request for coordination of streets as noted in the action.</p>
<p>5. Committee Reports:</p> <p>Commissioner Clayborne shared the items from the Pantops CAC meeting.</p>	

<p>6. Review of Board of Supervisors Meeting – Mr. Rapp gave a brief updated of the September 16, 2020 Board of Supervisors meeting.</p>	
<p>7. Items for follow-up</p>	
<p>Adjourn to October 13, 2020 at 6:00 p.m., Virtual Meeting. The meeting adjourned at 7:07 p.m.</p>	