## AGENDA ITEM/ACTION

### 1. Call to Order.
- Meeting called to order at 6:00 p.m. by Chair Bivins.
- PC members present were Mr. Bivins, Chair; Ms. Firehock, Vice-Chair; Mr. Keller; Ms. More; Mr. Dotson; Mr. Clayborne; Mr. Randolph; and Mr. Carrazana (UVA Rep.).
- Staff members present were David Benish, Cameron Langille, Tori Kanellopoulos, Charles Rapp, Jodie Filardo, Amelia McCulley, Kevin McDermott, Megan Nedostup, Frank Pohl, Andy Herrick, County Attorney’s Office, and Carolyn Shaffer, Clerk.

### 2. Other Matters Not on the Agenda from the Public
Clerk: No action required

### 3. Consent Agenda
Approval of Minutes: 02/18/2020
Approved with a vote of 6:1 (Clayborne abstained)
Clerk: Post to the Website

### 4. Public Hearing
#### 4a. ZMA201900008 Parkway Place
- MAGISTERIAL DISTRICT: Rio
- TAX MAP/PARCEL(S): 06100000016700, 061000000167C0
- LOCATION: 878 E. Rio Road
- PROPOSAL: Proposal to rezone two properties for up to 328 residential dwelling units
- PETITION: Rezone a total of approximately 27.31 acres from the R4 Zoning District, which allows residential uses at densities up to 4 units/acre to Planned Residential Development (PRD), which allows residential (3 – 34 units/acre) with limited commercial uses. A maximum of 328 multifamily residential units are proposed along with approximately 13 acres of both public and private open space at a net density of 16.17 units/acre, and a gross density of 12.01 units/acre. Request for a substitution of recreation facilities in accordance with 18-4.16.2.
- ZONING: R-4 Residential - 4 units/acre
- OVERLAY DISTRICT(S): AIA – Airport Impact Area Overlay, EC – Entrance Corridor, FH – Flood Hazard Overlay, Managed and Preserved Steep Slopes Steep Slopes
- PROFFERS: Yes
- COMPREHENSIVE PLAN: Neighborhood Service Center – commercial, retail, and
Clerk: Forward Planning Commission recommendations to Board of Supervisors ahead of Board’s public hearing.
Staff: Prepare Summary of Planning Commission Action for Board of Supervisors public hearing.
employment uses with supporting residential (3-20 units/acre); Urban Mixed Use (in Centers) – retail, residential, commercial, employment, office, institutional, and open space; Urban Density Residential – residential (6.01 – 34 units/acre); supporting uses such as religious institutions, schools, commercial, office and service uses; Public Open Space – recreation and open space uses; and Privately Owned Open Space, Environmental Features – privately owned recreational amenities and open space; floodplains, steep slopes, wetlands, and other environmental features in Neighborhood 2 of the Places29 Comprehensive Plan Area.

(Cameron Langille)

**Action:** The Commission recommended denial of ZMA201900009 Parkway Place, for reasons stated in the staff report. Failed with a vote of 2:5

**Action:** The Commission recommended approval of ZMA201900009 Parkway Place, for the reasons stated in the staff report. Approved with a vote of 5:2 (Randolph and Dotson opposed)

4b. **ZMA201800018 and SP201800023 River’s Edge**

MAGISTERIAL DISTRICT: Rivanna

TAX MAP/PARCEL(S): 032000000005A0 and 032000000005A1

LOCATION: 2260 and 2256 Rivers Edge Lane. Route 29 North, approximately 0.20 miles north from the intersection of Lewis and Clark Drive and Route 29.

PROPOSAL: Rezone two properties from Rural Areas (RA) to Planned Residential Development (PRD). Request for a special use permit for the disturbance of preserved steep slopes to accommodate the development of private facilities (entrance and accessway) for the proposed rezoning development.

PETITION: Rezone 32.52 acres from Rural Areas (RA), which allows agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots) to Planned Residential Development (PRD) that allows residential (3 – 34 units/acre) with limited commercial uses. A maximum of 100 units are proposed for a gross density of approximately 3 units/acre, and a net density of 12 units/acre. A special use permit for the disturbance of preserved slopes for “Private facilities on preserved slopes” pursuant to Zoning Ordinance Section 30.7.4.b.2. Request for

**Clerk:** None

**Staff:** Add to May 19, 2020 PC Meeting.
Applicant requested deferral. 

**Action:** The Commission recommended deferral of ZMA201800018 River's Edge. Approved with a vote of 7:0.

**Action:** The Commission recommended deferral of SP201800023 River’s Edge. Approved with a vote of 7:0

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<td><strong>Review of Board of Supervisors Meeting – March 4, 2020</strong></td>
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<td>7.</td>
<td><strong>Old Business / New Business</strong></td>
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<td>8.</td>
<td><strong>Items for follow-up.</strong> None</td>
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Adjourn to April 7, 2020 at 6:00 p.m., Auditorium, Second Floor, County Office Building, 401 McIntire Road, Charlottesville, Virginia.  
The meeting adjourned at 10:40 p.m.