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. **ZMA201900003 Albemarle Business Campus (Formerly Royal Fern)**
      MAGISTERIAL DISTRICT(S): Samuel Miller, Scottsville
      TAX MAP/PARCEL(S): 076000000046A0, 076000000046F0, 07600000005400
      LOCATION: Property on the northwest side of 5th Street across from the Albemarle County Office Building – 5th Street, from Wahoo Way to Old Lynchburg Road, on the east side of Old Lynchburg Road from 5th Street to Country Green Road, and on the west side of Old Lynchburg Road from Country Green Road to Mountainwood Road. PROPOSAL: Rezone two parcels of land and a portion of a third parcel of land from R2 Residential, R10 Residential, and CO, Commercial Office, to PUD, Planned Unit Development district. A maximum of 128 residential units, with a mix of multi-family units and single-family attached units, and a maximum of 225,000 square feet of non-residential space are proposed. PETITION: Request to rezone 10.17 acres from R2 Residential, which allows residential units at a density of 2 units per acre; 0.58 acres from CO Commercial Office, which allows offices, supporting commercial and service, and residential by special use permit (15 units per acre); and 2.88 acres from R10 Residential, which allows residential units at a density of 10 units per acre, to PUD, Planned Unit Development district, which allows residential (3-34 units per acre) mixed with commercial, service, and industrial uses. A maximum of 128 residential units is proposed for a gross density of approximately 25.2 units/acre. A maximum of 225,000 square feet of non-residential space is proposed. Associated with this request are requests for special exceptions to modify the acreage requirement for a Planned Unit Development zoning district; to waive the requirement for the issuance of building permits for eighty (80) percent of the dwelling units prior to the issuance of the building permits for shopping center uses; to waive the requirement for the issuance of building permits for eighty (80) percent of the dwelling units prior to the issuance of the building permits for commercial/service uses; and to waive the requirements of gross floor area for uses in the commercial/service areas. ZONING: R-2 Residential - 2 units/acre; R-10 Residential - 10 units/acre; and CO Commercial Office – offices, supporting commercial and service; residential by special use permit (15 units/acre). OVERLAY DISTRICT(S): Entrance Corridor, Steep Slopes – Managed, Airport Impact Area PROFFERS: Yes COMPREHENSIVE PLAN: Community Mixed Use – residential (up to 34 units/acre), community scale retail, service and office uses, places of worship, schools, public and institutional uses; and Urban Density Residential – residential (6.01-34 units/acre); supporting uses such as places of worship, schools, public and institutional uses, neighborhood scale commercial, office, and service uses, in Neighborhood 5 of the Southern and Western Urban Neighborhoods Master Plan area. (Andy Reitelbach)

5. Presentation.
   a. **Housing Policy Status Report**
      Work to update the County’s affordable housing policy began in October 2019. The community engagement phase wrapped up in December 2019, and staff has been working with a nine-member stakeholder committee to review community feedback and draft a series of policy recommendations and implementation strategies. Staff is presenting an update of the work completed to date, as well as outlining the next steps in the process. (Stacy Pethia)
6. Committee Reports.
7. Review of Board of Supervisors Meeting – February 5, 2020
8. Old Business.
10. Items for follow-up.
    Adjournment—9:00 p.m.

NEXT PLANNING COMMISSION MEETING WILL BE HELD TUESDAY, FEBRUARY 18, 2020.

CONSENT AGENDA

THERE ARE NO ITEMS SCHEDULED ON THE CONSENT AGENDA