

Agenda

PLANNING COMMISSION REGULAR DOCKET TUESDAY, January 10, 2023 at 5:30 P.M. Hybrid Meeting

I. Commission Pre-Meeting (Agenda discussion(s))

Beginning: 5:00 p.m.

Location: (CitySpace, 100 5th St NE, Charlottesville, VA 22902 and Electronic/Virtual)

II. Commission Regular Meeting

Beginning: 5:30 p.m.

Location: (CitySpace, 100 5th St NE, Charlottesville, VA 22902 and Electronic/Virtual)

A. COMMISSIONERS' REPORTS

B. UNIVERSITY REPORT

C. CHAIR'S REPORT

D. DEPARTMENT OF NDS

E. MATTERS TO BE PRESENTED BY THE PUBLIC NOT ON THE FORMAL AGENDA

F. CONSENT AGENDA

(Items removed from the consent agenda will be considered at the end of the regular agenda)

- i. Minutes – Work Session - September 21, 2021

III. JOINT MEETING OF COMMISSION/ COUNCIL

Beginning: 6:00 p.m.

Continuing: until all public hearings are completed

Format: (i) Staff Report, (ii) Applicant, (iii) Hearing

1 SP22-00011 Three Notch'd Brewery Expansion – On January 10, 2023, the Planning Commission and City Council will conduct a joint public hearing for an application for a Special Use Permit ("SUP") for the property located at 522 2nd Street SE and identified in the City's land records as Tax Map and Parcel (TMP) 280208100 (the "Subject Property"). The public hearing will be conducted both in-person and via virtual (electronic) means; individuals who wish to participate electronically or in person may register on the City's website. Following the public hearing, it is the intention of the Planning Commission to vote on whether to recommend approval of the SUP. Scott Roth (Three Notch'd Brewing Company, LLC, representing the owner, Monticello Associates, LLC) has submitted a SUP application for the Subject Property. Pursuant to City Code Sections 34-796 and 34-158, the applicant has submitted a SUP application to expand its existing operation and establish a small brewery. The applicant currently operates a microbrewery on site and seeks to expand production from the current maximum of 15,000 barrels per year to a maximum of 30,000 barrels per year. The Subject Property is approximately 6.72 acres with road frontage on 2nd Street SE and Monticello Avenue. The Comprehensive Land Use Map for this area calls for Urban Mixed Use Node. The Subject property is located in the Downtown Extended Zoning area, the use Matrix of which (City Code Sec. 34-796) allows for the use of property so zoned as small breweries pursuant to the approval of a SUP by City Council. The current use of the property is as a microbrewery, which is allowed By Right in the Downtown Extended Corridor. Additional information pertaining to this application (SP 22-00011) may be viewed online at www.charlottesville.gov/agenda. Persons interested in the SUP application may also contact NDS Planner Carrie Rainey by e-mail (raineyc@charlottesville.gov) or by telephone (434-970-3453).

2. SP 22-00008 and P 22-0091 250 Bypass Fire Station – On January 10, 2023, the Planning Commission and City Council will conduct a joint public hearing for an application for a Special Use Permit (“SUP”) and Critical Slope Waiver for the property located at 345 250 Bypass and identified in the City’s land records as Tax Map and Parcel (“TMP”) 450001000 (the “Subject Property”). The public hearing will be conducted both in-person and via virtual (electronic) means; individuals who wish to participate electronically may register on the City’s website. Following the public hearing, it is the intention of the Planning Commission to vote on whether to recommend approval of the SUP. Charlottesville Public Works, on behalf of the owner of the Subject Property, the City of Charlottesville, has submitted a SUP Application and Critical Slope Waiver for the Subject Property. Pursuant to City Code Sec. 34-796 and Sec. 34-420, the owner has applied for a SUP to build a new fire station on the Subject Property. The Subject Property is approximately 145.17 acres with road frontage on the 250 Bypass, John Warner Parkway and Melbourne Road. The Comprehensive Land Use Map for this area calls for Open Spaces and Parks and the Subject Property is located within the R-1 and Public Park Protection Overlay zoning district classifications. The City’s zoning matrix allows municipal offices and buildings in R-1 districts with the approval of a SUP. The property is adjacent to other properties currently used for residential and school uses, and is located across from multifamily housing on the opposite side of Melbourne Road. The proposed development calls for disturbance of land within a Critical Slopes area, so a waiver is requested per City Code Sec. 34-1120(b)(6). Additional information pertaining to these applications (SP 22-00008 and P 22-0091) may be viewed online at www.charlottesville.gov/agenda. Persons interested in the Special Use Permit application may also contact NDS Planner Dannan O’Connell by e-mail (oconnell@charlottesville.gov) or by telephone (434-970-3991).

IV. COMMISSION’S ACTION ITEMS

Continuing: until all action items are concluded.

1. Presentation - Entrance Corridor Design Review Overview
2. Street Grade Waiver - Appeal

V. FUTURE MEETING SCHEDULE/ADJOURN

Tuesday January 24, 2023	Work Session	Zoning Ordinance - Critical slopes, Flood Plain, Entrance Corridors
Tuesday February 14, 2023 – 5:00 PM	Pre-Meeting	
Tuesday February 14, 2023 – 5:30 PM	Regular Meeting	<u>Minutes</u> - October 11, 2021, October 12, 2021, October 21, 2021, November 9, 2021 <u>Rezoning and SUP</u> –1120 Avon Street

Anticipated Items on Future Agendas

Zoning Text Amendments –Off-street parking facilities requirements along streets designated as “framework streets” (initiated May 8, 2018), Site Plan Requirements, Accessory Dwelling Unit, Middle Density zoning and Affordable Dwelling Unit , 12th and Rosser/CH Brown Historic Conservation District (six properties)

Rezoning and SUP – 0 Carlton Road, 1120 Avon Street

Site Plan –Flint Hill PUD, 240 Stribling Ave, Belmont Heights (1000 Monticello), Hillsdale Place, 1613 Grove Street Extended

Future Entrance Corridor

- 1801 Hydraulic Road – revised Comp Sign Plan, revised design review (*Hillsdale Place, Riverbend*)
- 2005 JPA

PLEASE NOTE: THIS AGENDA IS SUBJECT TO CHANGE PRIOR TO THE MEETING.

PLEASE NOTE: We are including suggested time frames on Agenda items. These times are subject to change at any time during the meeting.

Individuals with disabilities who require assistance or special arrangements to participate in the public meeting may call the ADA Coordinator at (434) 970-3182 or submit a request via email to ada@charlottesville.gov. The City of Charlottesville requests that you provide a 48 hour notice so that proper arrangements may be made.

Planning Commission premeeting and regular meetings are held in person with limited seating and by Zoom webinar. Instructions for meeting attendance is located here: <https://www.charlottesville.gov/1552/Reserve-a-Seat-for-Planning-Commission-M>. The webinar is broadcast on Comcast Channel 10 and on all the City's streaming platforms including: Facebook, Twitter, and www.charlottesville.gov/streaming. Public hearings and other matters from the public will be heard via the Zoom webinar which requires advanced registration here: www.charlottesville.gov/zoom . You may also participate via telephone and a number is provided with the Zoom registration or by contacting staff at 434-970-3182 to ask for the dial in number for each meeting.