

**COUNTY OF ALBEMARLE**  
**TRANSMITTAL TO THE BOARD OF SUPERVISORS**  
**SUMMARY OF PLANNING COMMISSION ACTION**

<b>AGENDA TITLE:</b> SP202300017 – Walnut Creek Substation	<b>AGENDA DATE:</b> January 15, 2025
<b>SUBJECT/PROPOSAL/REQUEST:</b> Request for a special use permit to allow construction of a new electric power substation.	<b>STAFF CONTACT(S):</b> Filardo, Herrick, Svoboda, Barnes, McDermott, Ragsdale, Benish
<b>SCHOOL DISTRICT:</b> Red Hill (Elementary); Walton (Middle); Monticello (High)	<b>PRESENTER (S):</b> David Benish, Development Process Manager

**BACKGROUND:**

The Planning Commission held a public hearing on October 22, 2024 to review SP202300017, Walnut Creek Substation. Two members of the public spoke during the public hearing with concerns. The Commission recommended approval of by a vote of 7:0, with clarifying modifications to the initial staff-recommended conditions.

Attachments A, B, and C are the PC staff report, action letter, and meeting minutes.

**DISCUSSION:**

Since the Planning Commission meeting, the applicant has provided an updated Landscape Exhibit, dated 10/11/24 (Attachment D). This revised exhibit provides more specificity as to the height and size of proposed plants and contains some minor modifications consistent with staff recommendations. Information presented at the meeting confirmed, to the satisfaction of staff and the Commission, the applicant's limited ability to move the "limits of grading" for the site any farther away from the northern boundary of the property. Staff had previously requested the applicant consider some adjustments to the limits of grading along that boundary, if possible.

**RECOMMENDATIONS:**

Staff recommends that the Board adopt the attached resolution (Attachment E) to approve SP202300017, with the updated conditions and landscape exhibit dated 10-11-24.

**ATTACHMENTS:**

- A. Walnut Creek Substation PC Staff Report
  - A1: Location Map
  - A2: Applicant's Project Narrative
  - A3: Site Exhibits/Concept Plan
  - A4: Site Visibility Exhibits
- B. Planning Commission Action Letter
- C. Planning Commission Minutes
- D. Revised Landscape Exhibit (dated 10-11-24)
- E. Resolution to Approve SP202300017 Walnut Creek Substation