

**PLANNING COMMISSION**  
**FINAL**  
**April 20, 2021**  
**6:00 P.M.**  
**ELECTRONIC MEETING**

This meeting is being held pursuant to and in compliance with Ordinance No. 20-A(16); An Ordinance to Ensure the Continuity of Government During the Covid-19 Disaster. Opportunities for the public to access and participate in the electronic meeting will be posted on the [www.albemarle.org/community/county-calendar](http://www.albemarle.org/community/county-calendar) when available.

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. Item Requesting Deferral.
  - a. **SP201900014 & SP201900015 Blue Ridge Swim Club Amendment**  
MAGISTERIAL DISTRICT: Samuel Miller TAX MAP/PARCEL: 05800-00-00-075A1 and 05800-00-00-075A2 LOCATION: 1275 Owensville Road PROPOSAL: SP201900014 and SP201900015 are requests to amend SP201500028 Blue Ridge Swim Club (Day Camp, Boarding Camp) and SP201500029 Blue Ridge Swim Club to construct additional facilities, including a pavilion with bathrooms and a kitchen as well as a garage/storage structure, and to expand the months of operation from April 1 through November 15 each year. PETITION: SP201900014: 10.2.2.4 Swim, golf, tennis or similar athletic facilities (reference 5.1.16) SP201900015: 10.2.2.20 Day camp, boarding camp (reference 5.1.05); ZONING: RA Rural Areas - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots) ENTRANCE CORRIDOR: No COMPREHENSIVE PLAN: Rural Areas – preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources/ density (0.5 unit/ acre in development lots) (Scott Clark) ***APPLICANT/STAFF REQUESTS DEFERRAL TO MAY 4, 2021.***
5. Public Hearings.
  - a. **SP202000002 MonU Park**  
MAGISTERIAL DISTRICT: Rivanna  
TAX MAP/PARCEL: 04600-00-00-018C0  
LOCATION: Southeast corner of US 29 and Polo Grounds Road (Route 643).  
PROPOSED: Request to amend special use permit for an athletic club with 4 soccer fields and 96 parking spaces, to increase the number of fields to 7; to extend the hours of operation; to remove the condition prohibiting games during July and August; to remove the existing condition prohibiting irrigation; and to remove the condition prohibiting games and practice sessions occurring on the same day as specified major event at the existing SOCA facility also located on Polo Grounds Road.  
ZONING CATEGORY/GENERAL USAGE: RA -- Rural Areas: agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots); FH Flood Hazard - Overlay to provide safety and protection from flooding; EC Entrance Corridor - Overlay to protect properties of historic, architectural or cultural significance from visual impacts of development along routes of tourist access  
SECTIONS: 10.2.2.4 Swim, golf, tennis or similar athletic facilities (reference 5.1.16)  
COMPREHENSIVE PLAN LAND USE/DENSITY: Rural Areas - preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources/ density ( .5 unit/ acre in development lots) ENTRANCE CORRIDOR: Yes (Scott Clark)

b. [SP202100001 Midway Solar Project](#)

MAGISTERIAL DISTRICT: Samuel Miller

TAX MAP/PARCEL(S): 08500-00-00-017B0

LOCATION: The proposed project is located on the west side of Craigs Store Road (Route 635) approximately 1 1/2 miles south of Batesville.

PROPOSAL: Solar-energy electrical generation facility including an approximately 8 megawatt photovoltaic system and 4 megawatt battery energy storage system occupying approximately 80 acres. PETITION: Solar energy system allowed by special use permit under section 10.2.2.58 of the Zoning Ordinance on a 136-acre parcel. No new dwelling units proposed.

ZONING: RA, Rural Areas - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots) OVERLAY DISTRICT(S): Flood Hazard Overlay District

COMPREHENSIVE PLAN: Rural Area – preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources; residential (0.5 unit/ acre in development lots) (Bill Fritz)

6. Committee Reports.
7. Old Business/New Business.
8. Items for follow-up.

**ADJOURNMENT - 8:00 p.m.**

***THERE IS NO MEETING SCHEDULED FOR TUESDAY, APRIL 27, 2021. THE NEXT PLANNING COMMISSION MEETING WILL BE SCHEDULED FOR TUESDAY, MAY 4, 2021.***

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## CONSENT AGENDA

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THERE ARE NO ITEMS SCHEDULED ON THE CONSENT AGENDA