

FINAL ACTION MEMO Planning Commission Meeting of August 3, 2021	
<u>AGENDA ITEM/ACTION</u>	<u>FOLLOW-UP ACTION</u>
1. Call to Order. <ul style="list-style-type: none"> Meeting called to order at 6:00 p.m. by Chair Bivins. PC members present were Mr. Bivins, Chair; Ms. More; Mr. Keller; Mr. Bailey; Mr. Clayborne; Mr. Randolph; and Mr. Carrazana (UVA Rep.). PC members absent were Ms. Firehock Staff members present were Charles Rapp, Scott Clark, Bart Svoboda, Amelia McCulley, Cameron Langille, Andy Herrick and Carolyn Shaffer 	
2. Other Matters Not on the Agenda from the Public	<u>Clerk:</u> No action required
3. Consent Agenda Approval of Minutes for July 6, 2021 and July 13, 2021. Action: The Planning Commission approve the minutes with a vote of 6:0 (Commissioner Firehock absent).	<u>Clerk:</u> Post to website
4. Public Hearing	
4a. <u>AFD2021-01 Henley Sugar Hollow Addition</u> Notice is hereby given that the Albemarle County Planning Commission will hold a public hearing to receive public comments regarding the addition of the following parcel to the Sugar Hollow Agricultural and Forestal District (Albemarle County Code § 3-231) on August 3, 2021, at 6 p.m. The parcel proposed for addition is Tax Map 40 Parcel 12A (19.1 acres, located at 2005 White Hall Rd). The Albemarle County Agricultural and Forestal Districts Advisory Committee has recommended approval of this addition. (Scott Clark) Action: The Commission recommended approval of AFD2021-01 Henley Sugar Hollow Addition as stated in the staff report. Approved with a vote of 6:0 (Commissioner Firehock absent).	<u>Clerk</u> Forward Planning Commission recommendations to Board of Supervisors ahead of Board's public hearing. <u>Staff:</u> Prepare Summary of Planning Commission Action for Board of Supervisors public hearing.
4b. <u>AFD2021-02 Neff Moorman's River Addition</u> Notice is hereby given that the Albemarle County Planning Commission will hold a public hearing to receive public comments regarding the addition of the following parcels to the Moorman's River Agricultural and Forestal District (Albemarle County Code § 3-226) on August 3, 2021, at 6 p.m. The parcels proposed for addition are Tax Map 28 Parcels	<u>Clerk</u> Forward Planning Commission recommendations to Board of Supervisors ahead of Board's public hearing. <u>Staff:</u> Prepare Summary of Planning Commission Action for Board of Supervisors public hearing.

<p>31, 31A, and 33 (111.22 acres, located at 4225 and 4257 Ballards Mill Rd). The Albemarle County Agricultural and Forestal Districts Advisory Committee has recommended approval of this addition. (Scott Clark)</p> <p>Action: The Commission recommended AFD2021-02 Neff Moormans River Addition of as stated in the staff report.</p> <p>Approved with a vote of 6:0 (Commissioner Firehock absent).</p> <p>4c. <u>AFD2021-03 Maddock Jacobs Run Addition</u> Notice is hereby given that the Albemarle County Planning Commission will hold a public hearing to receive public comments regarding the addition of the following parcel to the Jacobs Run Agricultural and Forestal District (Albemarle County Code § 3-222) on August 3, 2021, at 6 p.m. The parcel proposed for addition is Tax Map 18 Parcel 16C (51.66 acres, located at 767 Allen Rd). The Albemarle County Agricultural and Forestal Districts Advisory Committee has recommended approval of this addition. (Scott Clark)</p> <p>Action: The Commission recommended approval of AFD2021-03 Maddock Jacob's Run Addition as stated in the staff report.</p> <p>Approved with a vote of 6:0 (Commissioner Firehock absent).</p> <p>4d. <u>AFD2021-04 Hatton District Review</u> Periodic (10-year) review of the Hatton Agricultural and Forestal District, as required in section 15.2-4311 of the Code of Virginia. The district is composed of the following described lands, identified by parcel identification number: Tax map 135: parcels 13, 13A, 13B, 14B, 15, 15A, 15C, 17, 18, 19, 22, 22A, 22C, 22C1, 22C2. Tax map 136: parcels 2A, 6B, 8H, 9 (part), 9A2, 9B, 9C, 9D1, 9E. The area is designated as Rural Area in the Comprehensive Plan and the included properties are zoned RA Rural Areas. (Scott Clark)</p> <p>Action: The Commission recommended approval of AFD2021-04 Hatton district for a 10-year period, with the requested withdrawal, as stated in the staff report.</p> <p>Approved with a vote of 6:0 (Commissioner Firehock absent).</p>	<p><u>Clerk</u> Forward Planning Commission recommendations to Board of Supervisors ahead of Board's public hearing.</p> <p><u>Staff:</u> Prepare Summary of Planning Commission Action for Board of Supervisors public hearing.</p> <p><u>Clerk</u> Forward Planning Commission recommendations to Board of Supervisors ahead of Board's public hearing.</p> <p><u>Staff:</u> Prepare Summary of Planning Commission Action for Board of Supervisors public hearing.</p>
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4e. **AFD2021-05 Totier Creek District Review**
Periodic (10-year) review of the Totier Creek Agricultural and Forestal District, as required in section 15.2-4311 of the Code of Virginia. The district is composed of the following described lands, identified by parcel identification number: Tax map 121: parcels 70A, 70D, 70E, 72C, 85, 85A. Tax map 122: parcels 5, 5A. Tax map 127: parcel 39. Tax map 128: parcels 13, 14A, 14B, 14C, 14D, 27, 29, 30, 72. Tax map 129: parcels 3, 5, 6, 6A, 7A, 7D, 9. Tax map 130: parcels 1, 5A. Tax map 134: parcels 3, 3A, 3B, 3C, 3D, 3E, 3F, 3G, 3H, 3I, 3J, 3K, 3L. Tax map 135: parcels 7, 10. The area is designated as Rural Area in the Comprehensive Plan and the included properties are zoned RA Rural Areas.
(Scott Clark)

Action: The Commission recommended approval of AFD2021-05 Totier Creek district for a 10-year period, with the requested withdrawal, as stated in the staff report.

Approved with a vote of 6:0 (Commissioner Firehock absent).

4f. **SP202100006 Ivy Landfill Solar Facilities**
MAGISTERIAL DISTRICT: Samuel Miller TAX MAP/PARCEL(S): 07300-00-00-02800
LOCATION: 4576 Dick Woods Rd., Charlottesville, VA 22903-7205
PROPOSAL: Solar-energy electrical generation facility, with solar panels occupying approximately 15 acres
PETITION: Solar energy system allowed by special use permit under section 10.2.2.58 of the Zoning Ordinance on a 300.59-acre parcel. No dwellings proposed.
ZONING: RA Rural Area - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots)
OVERLAY DISTRICT(S): Entrance Corridor, 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)
(Scott Clark)

Action: The Commission recommended approval SP2021-06 Ivy Landfill Solar Facilities with the conditions outlined in the staff report.

Approved with a vote of 6:0 (Commissioner Firehock absent).

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.

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Staff: Prepare Summary of Planning Commission Action for Board of Supervisors public hearing.

<p>Action: The Commission recommended approval SP2021-06 Ivy Landfill Solar Facilities Proposal, to be in compliance with the Albemarle County Comprehensive Plan.</p> <p>Approved with a vote of 6:0 (Commissioner Firehock absent).</p>	
<p>5. Committee Reports:</p>	
<p>6. Review of Board of Supervisors Meeting – July 21, 2021</p> <p>Mr. Rapp gave an overview of the BoS Meeting.</p>	
<p>7. Old Business/New Business</p>	
<p>8. Items for follow-up.</p>	None
<p>Adjourn to August 24, 2021 at 6:00 p.m., Virtual Meeting. The meeting adjourned at 7:42 p.m.</p>	