

**PLANNING COMMISSION
FINAL AGENDA
February 15, 2022
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 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. Public Hearings.

a. [ZMA202000005 Old Dominion Village](#)

MAGISTERIAL DISTRICT: White Hall

TAX MAP/PARCELS: 056000000067B0, 056000000074A0

LOCATION: 1263 Parkview Drive, Crozet, VA 22932, 5258 Three Notch'd Road, Crozet, VA 22932

PROPOSAL: Request to rezone two properties from RA Rural Area to NMD Neighborhood Model District to allow a mixed-use development with up to 115 residential units and veterinary clinic uses.

PETITION: Request to rezone 23.68 acres from the RA Rural Area zoning district which allows for agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots) to NMD Neighborhood Model District which allows for residential (3 – 34 units/acre) mixed with commercial, service and industrial uses. Proposal includes 0.9 acres to be used for a veterinary clinic with open space and recreation areas throughout the development. A maximum of 110 dwelling units are proposed at a gross residential density of 4.64 du/acre for the entire development and a net density of 7.93 du/acre for the area designated for development in the Crozet Master Plan. Request for a Special Exception to Section 18-5.1.11 (b) of the Zoning Ordinance to reduce the minimum required 200' separation distance to 50' between soundproofed animal confinements and residential properties. Request to approve an Application to Amend the Service Authority Jurisdictional Area from No designation and Water Only to existing structures to Water and Sewer. Request for approval of a central sewerage system request to allow a private pump station within the development.

OVERLAY DISTRICT: Entrance Corridor (EC); Flood Hazard (FH); Managed and Preserved Steep Slopes. PROFFERS: Yes

COMPREHENSIVE PLAN: Urban Density Residential - 6 – 12 units /acre; supporting uses such as religious institutions, schools, commercial, office and service uses; Neighborhood Density Residential - 3-6 units/acre; supporting uses such as religious institutions, schools and other small scale non-residential uses; and Greenspace - public parks, open space, environmental features within the Crozet Master Plan. Rural Area – preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources; residential (0.5 unit/ acre in development lots).

(Kevin McDermott)

b. [SP202100016 CVEC Cash's Corner Substation](#)

MAGISTERIAL DISTRICT(S): Rivanna

TAX MAP/PARCEL: 05000-00-00-045C0

LOCATION: Approximately 1,850 feet north-west of Gordonsville Road (Route 231), from a point on Gordonsville Road approximately 0.4 miles north of the intersection of Gordonsville Road and Lindsay Road.

PROPOSAL: Upgrade an existing electrical substation by expanding the equipment pad and adding equipment for 25 kilovolt distribution.

PETITION: Energy and communications transmission facilities under Section 10.2.2(6) of the Zoning Ordinance, on 1-acre parcel. No dwelling units proposed.

ZONING: RA Rural Area, which allows agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots) ENTRANCE CORRIDOR: No

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)

5. Committee Reports.
6. Review of Board of Supervisors Meeting: February 2, 2022.
7. Old Business/New Business.
8. Items for follow up.

ADJOURNMENT - 8:00 p.m.

THE NEXT PLANNING COMMISSION MEETING WILL BE SCHEDULED FOR TUESDAY, MARCH 1, 2022.

CONSENT AGENDA

- a. **Approval of Minutes: January 18, 2022 & February 1, 2022**