

FINAL ACTION MEMO REGULAR MEETING
Planning Commission Meeting of October 25, 2022

<u>AGENDA ITEM/ACTION</u>	<u>FOLLOW-UP ACTION</u>
<p>1. Call to Order.</p> <ul style="list-style-type: none"> • Meeting called to order at 6:00 p.m. by Chair Firehock. • PC members present were Chair Firehock; Mr. Bivins; Mr. Murray; Mr. Missel; and Mr. Carrazana • PC Member absent was: Vice-Chair Clayborne • Staff members present were: Charles Rapp; Jodie Filardo; Rebecca Ragsdale; Kevin McCollum; Scott Clark; Andy Herrick, Alberic Karina-Plun, and Carolyn Shaffer (via Zoom) 	
<p>2. Other Matters Not Listed on the Agenda from the Public</p>	<p><u>Clerk:</u> None</p>
<p>3. Consent Agenda Approval of PC Minutes from the Work Session and Regular Meeting on September 27, 2022</p> <p>Action: On motion of Commissioner Bivins, seconded by Commissioner Missel, the Planning Commission approved the Consent Agenda by a vote of 5:0 (Commissioner Clayborne absent)</p>	<p><u>Clerk:</u> Post approved minutes to the website</p>
<p>4. Public Meeting</p> <p>4a. SP2022-18 St. Paul's Ivy Preschool MAGISTERIAL DISTRICT: Samuel Miller TAX MAP/PARCEL: 058A2-00-00-01800, 15.32 acres LOCATION: 851 Owensville Rd./773 Neves Ln. in Ivy PROPOSAL: Request for a preschool of up to 24 students within the existing building (851 Owensville Rd.) and using existing parking. Typical hours of operation 9am-2pm, Monday-Friday. PETITION: Section 18-12.2.2(7) Child Day Center ZONING: VR Village Residential 0.7 unit/acre ENTRANCE CORRIDOR: No OVERLAY DISTRICT: None 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) in Rural Area 3 of the Comprehensive Plan. (Rebecca Ragsdale)</p> <p>Action: On motion of Commissioner Firehock, seconded by Commissioner Murray, by a vote</p>	<p><u>Clerk:</u> Forward the Planning Commission's recommendation of the Board of Supervisors ahead of the Board's public hearing on this application.</p>

<p>of 5:0, the Planning Commission recommended approval of SP2022-18 St. Paul's Ivy Preschool, for the reasons stated in the Staff Report outlined in the Staff Report. (Commissioner Clayborne absent)</p> <p>4b. SP2022-19 Keswick School MAGISTERIAL DISTRICT: Rivanna TAX MAP/PARCEL: 08000-00-00-11000 LOCATION: 505 Little Keswick Ln PROPOSAL: An amendment to an existing special use permit for a private school use. PETITION: A request for a special use permit amendment under Section 18-10.2.2 to modify the conceptual plan to include a new arts center, storage building, and horse barn. The proposed amendment does not include any increase in student enrollment. ZONING: RA Rural Areas - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots) ENTRANCE CORRIDOR: Yes OVERLAY DISTRICT: EC Entrance Corridor, FH Flood Hazard Overlay 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) in Rural Area 2 of the Comprehensive Plan. (Kevin McCullum)</p> <p>Action: On motion of Commissioner Missel, seconded by Commissioner Carrazana, by a vote of 5:0, the Planning Commission recommended approval of SP2022-19 The Keswick School, for the reasons stated in the Staff Report and with the conditions outlined in the Staff Report. (Commissioner Clayborne absent)</p> <p>4c. SP2022-06 Crown Orchard Farm Worker Housing MAGISTERIAL DISTRICT(S): Samuel Miller TAX MAP/PARCEL(S): 10900-00-00-007A0 LOCATION: West side of Monacan Trail Road (US 29), approximately 0.35 miles south of the intersection with Henderson Lane (Route 805) PROPOSAL: Farm worker housing facility for 50 workers and one on-site manager, with one dormitory structure and one kitchen/dining structure. PETITION: Farm worker housing, Class B (more than ten occupants or more than two sleeping structures) under section 10.2.2(51) of the Zoning Ordinance, on one parcel of land of 32.37 acres. No dwelling units proposed. ZONING: RA Rural Area, which allows agricultural, forestal, and fishery uses;</p>	<p><u>Clerk:</u> Forward the Planning Commission's recommendation of the Board of Supervisors ahead of the Board's public hearing on this application.</p> <p><u>Clerk:</u> Forward the Planning Commission's recommendation of the Board of Supervisors ahead of the Board's public hearing on this application.</p>
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residential density (0.5 unit/acre in development lots)
ENTRANCE CORRIDOR: Yes
OVERLAY DISTRICT(S): Entrance Corridor Overlay, Steep Slopes Overlay
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: On motion of Commissioner Firehock, seconded by Commissioner Bivins, by a vote of 5:0, the Planning Commission recommended approval of SP2022-19 The Keswick School, for the reasons stated in the Staff Report, and with the removal of items 3 and 5, keeping conditions 1,2, and 4 with the conditions outlined in the Staff Report.
(Commissioner Clayborne absent)

4d.

SP2022-04 Scottsville Substation Expansion Project

MAGISTERIAL DISTRICT(S): Scottsville
TAX MAP/PARCEL(S): 13000-00-00-041A0, 13000-00-00-041C1
LOCATION: 454 James River Road
PROPOSAL: Amend SP-79-44 to upgrade electrical-transmission substation equipment and expand the substation site to accommodate entrance upgrades and stormwater-management facilities.
PETITION: Energy and communications transmission facilities under Section 10.2.2(6) of the Zoning Ordinance, on two parcels of land totaling approximately 7.92 acres. 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
OVERLAY DISTRICT(S): Steep Slopes Overlay
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: On motion of Commissioner Missel, seconded by Commissioner Firehock, by a vote of 5:0, the Planning Commission recommended approval of SP2022-04 Scottsville Substation Expansion Project, for the reasons stated in the Staff Report and with

Clerk:

Forward the Planning Commission's recommendation of the Board of Supervisors ahead of the Board's public hearing on this application.

<p>the condition outlined in the Staff Report. (Commissioner Clayborne absent)</p> <p>4e. SP2022-21 Dominion Hollymead Substation Expansion Project MAGISTERIAL DISTRICT: Rivanna TAX MAP/PARCEL: 03200-00-00-03700, 6.72 acres LOCATION: 3317 Worth Crossing PROPOSAL: Request for an approx. 0.77 acre expansion of the existing Dominion Energy Virginia electric substation to allow for new equipment, fencing, and stormwater management. Currently, the substation covers 1.59 acre and following the proposed expansion would occupy 2.36 acres of the site. The expansion would be located southeast of the existing facility, which will remain, and accessed by the existing entrance from Worth Crossing. PETITION: Section 18-13.2.2(6) and 18-18.2.2(6) Electrical power substations, transmission lines and related towers; gas or oil transmission lines, pumping stations and appurtenances; unmanned telephone exchange centers; micro-wave and radio-wave transmission and relay towers, substations and appurtenances (reference 18-5.1.12). ZONING: R-1 Residential - 1 unit/acre; R-15 Residential - 15 units/acre ENTRANCE CORRIDOR: No OVERLAY DISTRICT: None COMPREHENSIVE PLAN: Urban Density Residential – residential (6.01 – 34 units/ acre); supporting uses such as religious institutions, schools, commercial, office and service uses. (Rebecca Ragsdale)</p> <p>Action: On motion of Commissioner Carrazana, seconded by Commissioner Missel, by a vote of 5:0, the Planning Commission recommended approval of SP2022-21 Dominion Hollymead Substation Expansion, for the reasons stated in the Staff Report and with the conditions outlined in the Staff Report. (Commissioner Clayborne absent)</p>	<p><u>Clerk:</u> Forward the Planning Commission's recommendation of the Board of Supervisors ahead of the Board's public hearing on this application.</p>
<p>5. Committee Reports: Commissioner Missel: Pantops CAC was redistricted and part of it is in the Scottsville District. A New Development was discussed as well.</p> <p>Commissioner Bivins: Bus tour of the Places29 Hydraulic CAC district.</p>	

	<p>Commissioner Murray: Crozet CAC there was follow up on a stream/river in the Crozet Master Plan.</p> <p>Commissioner Firehock: HPC didn't meet due to lack of quorum.</p>	
6.	<p>Board of Supervisors Meeting: October 5 and 19, 2022</p> <p>Mr. Rapp gave an overview of the October 5 and 19, 2022 Board of Supervisors meetings and actions.</p>	
7.	<p>New Business:</p> <p>7a. Draft Planning Commission Rules of Procedure</p> <p>Action: On motion of Commissioner Murray, seconded by Commissioner Carrazana, by a vote of 5:0, the Planning Commission approved the proposed amendment of its Rules of Procedure. (Commissioner Clayborne absent)</p> <p>7b. November meeting dates: Due to election day, we needed to move the November 8, 2022, to November 29, 2022. Cancel December 27, 2022 as well.</p> <p>Action: On motion of Commissioner Missel, seconded by Commissioner Murray, by a vote of 5:0, the Planning Commission approved amend the calendar by rescheduling the November 8 meeting to November 29, and canceling the December 27, 2022 meeting. (Commissioner Clayborne absent)</p>	
8.	<p>Old Business:</p> <p>None</p>	
9.	<p>Items for follow-up:</p> <p>None</p>	
	<p>Adjourned at 10:40 pm to next scheduled meeting on Tuesday, November 24, 2022, at 6:00 p.m.</p>	