

**PLANNING COMMISSION  
FINAL AGENDA  
OCTOBER 25, 2022  
6:00 P.M.  
LANE AUDITORIUM, COUNTY OFFICE BUILDING  
401 MCINTIRE ROAD**

**Planning Commission Regular Meeting**

The opportunities for the public to access and participate in the hybrid meeting are posted on the Albemarle County website on the Planning Commission home page and on the Albemarle County calendar. Participation will include the opportunity to comment on those matters for which comments from the public will be received.

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. SP202200018 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)

**b. SP202200019 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 McCollum)

c. [\*\*SP202200006 Crown Orchard Farm Worker Housing\*\*](#)

MAGISTERIAL DISTRICT: Samuel Miller  
TAX MAP/PARCEL: 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; 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)

d. [\*\*SP202200004 Scottsville Substation Expansion Project\*\*](#)

MAGISTERIAL DISTRICT: 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)

e. [\*\*SP202200021 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)

5. Committee Reports.
6. Review of Board of Supervisors Meeting: October 5 & 19, 2022
7. New Business.
  - a. [\*\*Draft Planning Commission Rules of Procedure.\*\*](#)
  - b. November meeting dates.
8. Old Business.
9. Items for follow-up.

Adjournment—8:00 p.m.

**THE NEXT PLANNING COMMISSION MEETING WILL BE HELD TUESDAY, NOVEMBER 22, 2022**

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## CONSENT AGENDA

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- a. Approval of [Draft Work Session Minutes](#) and [Draft Regular Meeting Minutes](#) from September 27, 2022