

**PLANNING COMMISSION  
FINAL AGENDA  
DECEMBER 13, 2022  
4:00 P.M.  
LANE AUDITORIUM, COUNTY OFFICE BUILDING  
401 MCINTIRE ROAD**

**Planning Commission Work Session and 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.

**4:00 p.m.**

1. Call to order and establish quorum.
2. Work Session.

**a. ZTA – Sections 31, 32, 33**

Proposal: Presentation of an Ordinance Diagnostic and Proposed Table of Contents for a comprehensive review and revision of the zoning ordinance to reflect modern land use and regulation practices. Public Purpose to Be Served: The proposed amendments are intended to reduce inefficient and unnecessary administrative procedures, provide a clear and user-friendly format, and create an adaptive, modern ordinance meeting the current needs of Albemarle County. This will allow for clarity to both the public and County staff, more efficient review and permitting processes, and reduction of waste of resources. By addressing the zoning modernization process in a comprehensive manner, staff will be able to involve multiple levels of stakeholders, including staff, residents, developers, and landowners. (Lea Brumfield)

**5:30 p.m. – Recess**

**6:00 p.m.**

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. AFD202200002: Blue Run AFD – Periodic Review**

Periodic (10-year) review of the Blue Run 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 22, parcels 10, 12, 16; Tax map 34, parcel 51; Tax map 35, parcels 22, 23, 24A, 26, 26B, 26B1, 26C, 26D, 28A, 29, 31, 32A, 37A1, 41A, 41A1, 41E, 43; Tax map 36, parcels 6A, 9, 20; Tax map 49, parcels 4A1, 4A5, 24, 24A, 24B; Tax map 50: parcels 5, 5B, 32A, 41A, 41Q, 42A, 42A1, 43, 45B, 47, 47A, 47B; Tax map 51: parcels 13, 14. The area is designated as Rural Area in the Comprehensive Plan and the included properties are zoned RA Rural Areas. (Scott Clark)

**b. SP202200014: Woodridge Solar Substation**

MAGISTERIAL DISTRICT(S): Scottsville TAX MAP/PARCEL(S): 11400000005100, 11400000005500, 11400000005600, 11400000005800, 11400000006500, 11400000006800, 11400000006900, 11400000007000, 11500000001000 LOCATION: Secretary's Road (Route 708) between Blenheim and Woodridge PROPOSAL: A new electrical substation for transmission of power generated by the solar energy system proposed in SP202200015. PETITION: Energy and communications transmission facilities under Section 10.2.2(6) of the Zoning Ordinance, on parcel 11400000007000 that consists of approximately 1,728 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): 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). (Bill Fritz)

c. **SP20220015: Woodridge Solar**

MAGISTERIAL DISTRICT(S): Scottsville TAX MAP/PARCEL(S): 11400000005100, 11400000005500, 11400000005600, 11400000005800, 11400000006500, 11400000006800, 11400000006900, 11400000007000, 11500000001000 LOCATION: Secretary's Road (Route 708) between Blenheim and Woodridge PROPOSAL: Solar-energy electrical generation facility, with photovoltaic panels and related equipment. The total property acreage is approximately 2,260 acres with approximately 650 acres used for panels. PETITION: Solar energy system allowed by special use permit under section 10.2.2.58 of the Zoning Ordinance, on nine parcels of land totaling approximately 2,260 acres. No dwellings 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): 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). (Bill Fritz)

5. Committee Reports.
6. Review of Board of Supervisors Meeting – December 7, 2022
7. Old Business/New Business.
8. Items for follow-up.

Adjournment—8:00 p.m.

***NEXT PLANNING COMMISSION MEETING WILL BE HELD TUESDAY, JANUARY 10, 2023***

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**CONSENT AGENDA**

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THERE ARE NO ITEMS SCHEDULED ON THE CONSENT AGENDA