

FINAL ACTION MEMO REGULAR MEETING
Planning Commission Meeting of January 24, 2023

<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 Vice Chair Missel. • PC members present were Mr. Missel, Vice-Chair; Mr. Bivins; Mr. Murray; Mr. Firehock; and Mr. Carrazana • PC Member absent was: Chair Clayborne • Staff members present were: Kevin McDermott, Rebecca Ragsdale, David Benish, Kevin McCollum, Jodie Filardo, Bart Svoboda, Andy Herrick, Alberic Karina-Plun and Carolyn Shaffer 	
<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 Minutes for December 13, 2022</p> <p>Action: On motion of Commissioner Firehock, seconded by Commissioner Carrazana, the Planning Commission approved the minutes from the December 13, 2022, meeting.</p> <p>Approved with a vote of 5:0 (Chair Clayborne absent)</p>	<p><u>Clerk:</u> Post to website.</p>
<p>4. Public Hearing</p> <p>4a. CCP202200002 Albemarle County Public Safety Operations Center Fashion Square Mall MAGISTERIAL DISTRICT: Rio TAX MAP/PARCEL(S):06100-00-00-12900 LOCATION: 1639 Rio Rd. East, the former JC Penney building in Fashion Square Mall. PROPOSAL: Establish an operations center for Albemarle County Police and Albemarle County Fire Rescue Departments. Specific uses consist primarily of storage, office space and performing routine maintenance of Fire Rescue apparatus. ZONING: Planned Unit Development and Planned Development Shopping Center ENTRANCE CORRIDOR (EC): Yes COMPREHENSIVE PLAN: Flex (Rio29 Small Area Plan Future Place Type) POTENTIALLY IN MONTICELLO VIEWSHED: No (David Benish)</p> <p>Action: On motion of Commissioner Bivins, seconded by Commissioner Firehock, the Planning Commission found the location, character, and extent of CCP2022-02, Albemarle County Public Safety Operations</p>	<p><u>Clerk:</u> Forward PC's finding to Board of Supervisors for the Board's information.</p>

	<p>Center public facility and public use thereof, as proposed, to be in substantial accord with the Comprehensive Plan, for the reasons identified as favorable factors in the Staff Report.</p>
<p>Approved with a vote of 5:0 (Chair Clayborne absent)</p>	
<p>4b. SP202200027, SE202200056 & SE202200057 Wakefield Kennel MAGISTERIAL DISTRICT: White Hall TAX MAP/PARCEL: 03100-00-00-047A0 LOCATION: 790 Wakefield Farm PROPOSAL: Special use permit amendment for an existing commercial kennel. PETITION: A request for a special use permit amendment under Section 18-10.2.2 for a new commercial kennel facility and associated parking on a 4.63-acre parcel. The proposed kennel is approximately 11,650 sf with 6,240 sf outdoor runs and has capacity for approximately 100 kennels. The proposal includes a request to operate the existing kennel until the completion of the new facility. Associated with this request are two special exception applications, one for a reduction in the required setbacks from residential properties, and one for a reduction in the required amount of parking for the proposed kennel. ZONING: RA Rural Area - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots) ENTRANCE CORRIDOR: No OVERLAY DISTRICT: AIA Airport Impact Area 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 1 in the Comprehensive Plan. (Kevin McCollum)</p> <p>Action: On motion of Commissioner Murray, seconded by Commissioner Firehock, the Planning Commission recommended approval of SP202200027, Wakefield Kennel, with conditions as recommended in the Staff Report.</p> <p>Approved with a vote of 5:0 (Chair Clayborne absent)</p>	<p><u>Clerk:</u> Forward PC recommendations to Board of Supervisors ahead of BoS public hearing.</p>
<p>4c. SP202200028 2240/2241 Gobblers Ridge Development Right MAGISTERIAL DISTRICT: Scottsville TAX MAP/PARCEL: 09200-00-00-036E0 LOCATION: 2240/2241 Gobblers Ridge, near the intersection with Thomas Jefferson Parkway PROPOSED: Special Use Permit for one additional development right to create a new parcel for an existing dwelling. The parcel would be a minimum of 2 acres in size.</p>	<p><u>Clerk:</u> Forward PC recommendations to Board of Supervisors ahead of BoS public hearing.</p>

Currently, two dwellings are located on a 4.82-acre parcel. ZONING CATEGORY/GENERAL USAGE: RA Rural Areas - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots) SECTION: 10.2.2.28 Divisions of land as provided in section 10.5.2.1; ENTRANCE CORRIDOR: No COMPREHENSIVE PLAN LAND USE/DENSITY: Rural Areas - preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources/ density (.5 unit/ acre in development lots) (Rebecca Ragsdale)

Action: On motion of Commissioner Missel, seconded by Commissioner Firehock, the Planning Commission recommended approval of SP2022-28, 2240/2241 Gobblers Ridge Development Right, to grant one additional development right.

Approved with a vote of 5:0 (Chair Clayborne absent)

4d. **SP202200030 Spring Hill Farm Development Rights Request**

MAGISTERIAL DISTRICT: Samuel Miller TAX MAP/PARCEL: 05800-00-00-09500 LOCATION: Grassmere Road/Ivy Depot Road/Loblolly Lane/Dick Woods Road (Rt 637), approximately 0.5 miles from the intersection of Route 637 and Interstate 64 PROPOSED: Special Use Permit amendment (SP198100001, SP198100055) to allow creation of a 24.64 acre lot for one dwelling and a 46.87 acre lot for one dwelling from an existing 442.42 acre parcel, with a 370.91 residue. ZONING CATEGORY/GENERAL USAGE: RA Rural Areas - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots) SECTION: 10.2.2.28 Divisions of land as provided in section 10.5.2.1; ENTRANCE CORRIDOR: No COMPREHENSIVE PLAN LAND USE/DENSITY: Rural Areas - preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources/ density (.5-unit/ acre in development lots) (Rebecca Ragsdale)

Action: On motion of Commissioner Firehock, seconded by Commissioner Missel, the Planning Commission recommended approval of SP2022-30, Spring Hill Farm Development Rights Request, with the revised conditions presented at this meeting and for the reasons stated in the Staff Report.

Clerk:

Forward PC recommendations to Board of Supervisors ahead of BoS public hearing.

	Approved with a vote of 4:1 (Chair Clayborne absent; Commissioner Murray voting no)	
5.	<p>Committee Reports:</p> <p>Commissioner Murray – A community meeting was held at the Crozet CAC to discuss expansion of the Crozet mobile home park, including the need for affordable housing.</p> <p>Commissioner Missel – Because there was not a quorum for the 5th & Avon CAC, there was no formal meeting.</p>	
6.	<p>Board of Supervisors Meeting: January 18, 2023</p> <p>Mr. McDermott gave an overview of the January 18, 2023, Board of Supervisors meeting and actions.</p>	
7.	<p>Old Business:</p> <p>None</p>	
8.	<p>Items for follow up:</p> <p>None.</p>	
9.	<p>Adjourn.</p> <p>The meeting adjourned at 8:15 p.m. until February 14, 2023 at 6:00 p.m.</p>	