

**DRAFT ACTION MEMO**  
**Planning Commission Meeting of January 10, 2023**

<b><u>AGENDA ITEM/ACTION</u></b>	<b><u>FOLLOW-UP ACTION</u></b>
<p>1. <b>Call to Order.</b></p> <ul style="list-style-type: none"> <li>Meeting called to order at 6:00 p.m. by Mr. McDermott, Secretary.</li> <li>PC members present were Mr. Bivins; Mr. Bailey; Ms. Firehock; Mr. Clayborne; Mr. Carrazana; Mr. Missel</li> <li>Staff members present were: Kevin McDermott, Scott Clark, David Benish, Francis MacCall, Andy Herrick and Carolyn Shaffer</li> </ul>	
<p>2. <b>Other Matters Not Listed on the Agenda from the Public</b></p>	<p><u>Clerk:</u> None</p>
<p>3. <b>Election of Officers</b>  The following officers were unanimously elected or re-appointed:  Corey Clayborne, Chair  Fred Missel, Vice-Chair  Kevin McDermott, Secretary  Carolyn Shaffer, Recording Secretary</p>	<p><u>Clerk:</u> Share with staff</p>
<p>4. <b>Rules of Procedure</b>  The Rules of Procedure were readopted with a change in order of where remote meeting rules be moved to #6, communication with BoS to #8.</p> <p><b>Action:</b> On motion of Commissioner Carrazana, seconded by Commissioner Murray, the Planning Commission recommended approval of the Rules of Procedure, as re-ordered.</p> <p>Adopted with a vote of 6:0</p>	<p><u>Clerk:</u> Post re-ordered Rules of Procedure on County Website.</p>
<p>5. <b>Commission Liaisons</b>  Discussion of committees/boards/bodies on which Commissioners serve as liaisons.</p> <p><b>Action:</b> On motion of Commissioner Missel, seconded by Commissioner Murray, the Planning Commission recommended approval of the updated Commission Liaisons.</p> <p>Adopted with a vote of 6:0</p>	<p><u>Clerk:</u> Staff will revise list based upon agreed appointments.</p>
<p>6. <b>2023 Meeting Schedule</b></p> <p><b>Action:</b> On motion of Commissioner Bivins, seconded by Commissioner Missel, the Planning Commission voted to accept the 2023 PC Meeting Dates with the December 26, 2023, meeting moved to December 19, 2023.</p> <p>Adopted with a vote of 6:0</p>	<p><u>Clerk:</u> Finalize 2023 Meeting/Day/Time/Location schedule to reflect move of December 26 meeting..</p>

<p>7. <b>Consent Agenda:</b> Approval of Minutes for November 22, 2022, and November 29, 2022.</p> <p><b>Action:</b> On motion of Commissioner Firehock, seconded by Commissioner Murray, the Planning Commission approved the minutes of the November 22 and 29, 2022 meetings, as submitted.</p> <p>Approved with a vote of 6:0</p>	<p><u>Clerk:</u> Post to website.</p>
<p>8. <b>Public Hearings</b></p> <p>8a. <b><u>CCP202200001 Botanical Garden of the Piedmont – McIntire Park</u></b> MAGISTERIAL DISTRICT: Rio TAX MAP/PARCEL(S):06100-00-00-193A0 LOCATION: Southwest Corner of the Melbourne Road and John Warner Parkway PROPOSAL: Establish a botanical garden with parking and visitor center in McIntire Park on a portion of land located in Albemarle County. ZONING: R4 Residential ENTRANCE CORRIDOR (EC): Yes COMPREHENSIVE PLAN: Public Open Space POTENTIALLY IN MONTICELLO VIEWSHED: No (David Benish)</p> <p><b>Action:</b> On motion of Commissioner Murray, seconded by Commissioner Firehock, the Planning Commission finds the location, character, and extent of the “Botanical Garden of the Piedmont (CCP2202-01)” public facility and public use thereof, as proposed, to be in substantial accord with the Comprehensive Plan, for the reasons stated in the Staff Report.</p> <p>Approved with a vote of 6:0</p> <p>8b. <b><u>SP202200020 Esmont-Scottsville Transmission Line</u></b> MAGISTERIAL DISTRICT(S): Samuel Miller, Scottsville TAX MAP/PARCEL(S): 11100-00-00-074A0, 12800-00-00-01300, 12800-00-00-013A0, 12800-00-00-05600, 12800-00-00-05700, 12800-00-00-05900, 12800-00-00-08800, 12800-00-00-088A0, 12800-00-00-09000, 12800-00-00-09100, 12800-00-00-09400, 12800-00-00-12400, 128A2-00-00-00800, 128A2-00-00-00900, 128A2-00-00-01300, 128A2-00-00-01400, 128A2-00-00-01500, 128A2-00-00-015A0, 128A2-00-00-01800, 128A2-00-00-01900, 128A2-00-00-02100, 128A2-00-00-02200, 128A2-00-00-02300, 128A2-00-00-02400, 128A2-00-00-02500, 128A2-00-00-025B0, 128B0-00-00-01600, 128B0-00-00-01700, 12900-00-00-00600, 12900-00-00-00700, 12900-00-00-007A0,</p>	<p><u>Clerk:</u> Forward PC's finding to the Board of Supervisors for their information.</p> <p><u>Clerk:</u> Forward PC recommendation to Board of Supervisors ahead of BoS public hearing.</p>

12900-00-00-007C0, 12900-00-00-007D0,  
13000-00-00-007N0, 13000-00-00-007NN,  
13000-00-00-007P0, 13000-00-00-007Q0,  
13000-00-00-007R0, 13000-00-00-007T0,  
13000-00-00-00800, 13000-00-00-011A0,  
13000-00-00-01500, 13000-00-00-04000,  
13000-00-00-040A0, 13000-00-00-040C0,  
13000-00-00-04100, 13000-00-00-041C0,  
13000-00-00-041C1

LOCATION: From the northwest side of the intersection of Route 6 (Irish Rd) and Route 715 (Esmont Rd), running eastward on the south side of Route 6 to the Scottsville Substation on Route 726 (James River Rd), a corridor of approximately six miles.

PROPOSAL: Replace existing power-line support poles with an average height of approximately 40 feet with new poles with an average height of approximately 60 feet in order to install a new 46-kiloVolt powerline, on an existing transmission line route of approximately 6 miles, along an existing utility easement.

PETITION: Energy and communications transmission facilities under Section 26.2(a) and Section 10.2.2(6) of the Zoning Ordinance, crossing 47 parcels of land totaling approximately 2,277 acres. No dwelling units proposed.

ENTRANCE CORRIDOR: Yes

OVERLAY DISTRICT(S): Steep Slopes Overlay district, Flood Hazard Overlay district

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 Clayborne, by a vote of 6:0, the Planning Commission recommended approval of SP2022-20 Esmont-Scottsville Transmission Line, with the condition and for the reasons stated in the Staff Report.

Approved with a vote of 6:0

8c. **SP202200001 Misty Mountain Campground**

MAGISTERIAL DISTRICT: Samuel Miller

TAX MAP/PARCEL(S): 07100-00-00-00300

LOCATION: 56 Misty Mountain Rd

PROPOSAL: Special use permit amendment to permit 158 total campsites (increasing by 53), to permit 19 cabins, and to permit year-round cabin use (30-day occupancy limit) rather than prohibiting cabin use from November 15 to March 15.

PETITION: Day camp, boarding camp under Section 10.2.2.20 of the zoning ordinance on a

Clerk:

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

<p>414.93-acre parcel. No dwelling units proposed.  ZONING: RA Rural Areas - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots)  OVERLAY DISTRICT(S): Entrance Corridors Overlay District, Flood Hazard Overlay District, Steep Slopes Overlay District  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)</p> <p><b>Action:</b> On motion of Commissioner Firehock, seconded by Commissioner Carrazana, the Planning Commission recommended approval of SP2022-01 Misty Mountain Campground, for the reasons stated in the Staff Report, with the conditions stated in the staff report and the following additional conditions:</p> <ol style="list-style-type: none"> <li>5. Other than the owners or their employees or agents, no one may reside or camp on the Property for more than 180 days in any calendar year.</li> <li>6. The proposed new bath house may not be located within 150 feet of any adjacent parcel.</li> </ol> <p>The Commission further recommended that staff work with the applicants to determine appropriate locations for screening and security fencing, to make the new campground layout more compact, and to increase visual buffering, before the Board of Supervisors hearing.</p> <p>Approved with a vote of 6:0</p>	
<p>9. <b>Committee Reports:</b></p> <p><b>Commissioner Bivins:</b> Discussed that CAC meetings are now connected to the CAPE (Communication and Public Education) office, and are no longer run by the Community Development Department.</p>	
<p>10. <b>Old Business / New Business</b></p> <p>Mr. McDermott discussed the ARB Meeting regarding the Form-Based Code.</p>	
<p>11. <b>Items for follow-up:</b>  None</p>	
<p>Adjourn to January 24, 2023, at 6:00 p.m., Meeting.  The meeting adjourned at 9:49 p.m.</p>	