

**PLANNING COMMISSION  
FINAL AGENDA  
REGULAR MEETING  
DECEMBER 12, 2023, 6:00 P.M.  
LANE AUDITORIUM, COUNTY OFFICE BUILDING  
401 MCINTIRE ROAD**

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. [SP202300012 Kenridge Landscaping Amendment](#)  
MAGISTERIAL DISTRICT: Samuel Miller TAX MAP/PARCELS: 060K0-00-00-000A1; 060K0-00-00-000B1, B2, B3; 060K0-00-00-00100 through 060K0000006000 (Lots 1-60) LOCATION: North side of Ivy Road (Route 250 West across from Birdwood Golf Course) Approximately 1/2 mile west of the intersection of Ivy Road and the 29/250 Bypass. PROPOSED: Amendment to SP201200013 to change the approved conditions related to required landscape buffers, primarily along the eastern, western, and northern property line behind residential units. Approved uses remain unchanged and no increase in residential is proposed. ZONING CATEGORY/GENERAL USAGE: CO Commercial Office - offices, supporting commercial and service uses; and residential use by special use permit (15 units/acre) SECTION: 23.2.2(9) R-15 residential-15 units/acre ENTRANCE CORRIDOR: Yes COMPREHENSIVE PLAN LAND USE/DENSITY: Office Service - office uses, regional scale research, limited production and marketing activities, supporting commercial, lodging and conference facilities, and residential (6.01-34 units/acre) and Rural Areas - preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources/ density (.5 unit/acre in development lots) in Neighborhood 7.  
(Rebecca Ragsdale)
  - b. [CCP202300003 Secretarys Sand Solar Facility](#)  
PROJECT: CCP202300003 Secretarys Sand Solar Facility MAGISTERIAL DISTRICT: Samuel Miller TAX MAP/PARCEL(S): 12000-00-00-018A0 LOCATION: 5975 Alberene Rd., corner of Secretarys Sand Rd./Alberene Rd., 366.6 acres total acreage PROPOSAL: Solar-energy electrical generation facility, occupying approximately 85 acres, with 33 acres devoted to solar facilities. PETITION: Review per Code of Virginia §15.2-2232 (H) to determine if the location, character and extent of a proposed solar energy facility, a special use permit use in the RA District (§18-10.2.2.58,) is in substantial accord with the County Comprehensive Plan. ZONING: RA Rural Area - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots) ENTRANCE CORRIDOR: No; OVERLAY DISTRICT: No 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)  
(Rebecca Ragsdale)
5. Committee Reports.
6. Review of Board of Supervisors Meeting: December 6, 2023
7. AC44 Update
8. New Business.
9. Old Business.
10. Items for follow-up.

Adjournment

***THE NEXT PLANNING COMMISSION MEETING WILL BE HELD TUESDAY, DECEMBER 19, 2023 @ 6:00 PM***

**CONSENT AGENDA**

3. There are no items scheduled on the Consent Agenda.