

**PLANNING COMMISSION  
FINAL AGENDA  
JANUARY 9, 2024  
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. Election of Officers: Chair and Vice Chair, appointment of Secretary, if needed.
4. Discussion of [Planning Commission Rules of Procedure](#).
5. [Discussion of committees/boards/bodies to which Commission members serve as liaisons](#).
6. [Review and adopt meeting schedule for 2024 / PC Legal Notice](#)
7. Consent Agenda (on next sheet)
8. Presentation.
  - a. [Broadway Blueprint Phase 2, Corridor Plan](#)  
The purpose of this presentation is to make the Commission aware of the Broadway Corridor Phase 2 Study now underway for the Broadway Street area, near the Wool Factory, and to provide the Commission with a status of the work to date on the project. The study is considered the second phase of the Broadway Blueprint Study ("Phase 1"), conducted by the Economic Development Office (Attachment C provides background on the Phase 1 Study).  
(David Benish)
9. Public Hearings.
  - a. [SP202300007 Home Depot Outdoor Sales, Storage and Display](#)  
MAGISTERIAL DISTRICT: Rio TAX MAP/PARCEL(S): 06100000013100, 06100000013200  
LOCATION: 1531-1638 Rio Rd. East PROPOSAL: Request for a special use permit to establish outdoor storage, display and sales of merchandise. PETITION: Outdoor storage, display and sales serving or associated with a permitted use in accordance with Section 30.6.3.2(b) of the Zoning Ordinance on approximately 12.4 acres. No dwelling units proposed. ZONING: Planned Development Shopping Center (PDSC) which allows shopping centers, retail sales and service uses; residential by special use permit (15 units/acre) OVERLAY DISTRICT(S): Entrance Corridor, Airport Impact Area, Managed Steep Slopes COMPREHENSIVE PLAN: Core (mix of uses including residential, commercial, retail, office, institutional, employment) and Flex (mix of residential, commercial, retail, office, institutional, and employment) Areas within the Rio29 Small Area Plan.  
(Margaret Maliszewski)
10. Committee Reports.
11. Review of Board of Supervisors Meeting:
12. AC44 Update.
13. Old Business
14. New Business.
15. Items for follow-up.

Adjournment

**THE NEXT PLANNING COMMISSION MEETING WILL BE SCHEDULED FOR TUESDAY, JANUARY 23, 2024.**

**CONSENT AGENDA**

3. FOR APPROVAL (by recorded vote):
  - a. Approval of Draft Meeting Minutes [December 19, 2023](#)