

**PLANNING COMMISSION  
FINAL AGENDA  
WORK SESSION AND REGULAR MEETING  
MARCH 12, 2024, 4:00 P.M.  
ROOM 241 AND 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. Work Session
  - a. **[CPA20210002 AC44 Goals and Objectives for Rural Area Land Use and Transportation](#)**  
Planning Commission feedback on the draft Goals and Objectives for Rural Area Land Use and Transportation.  
(Ben Holt)
5. Public Hearing.
  - a. **[SP202300016 Charlottesville Climbing Gym](#)**  
MAGISTERIAL DISTRICT: Jack Jouett TAX MAP/PARCEL: 06000-00-00-046C0 LOCATION: 2200 Old Ivy Road PROPOSAL: Request to amend an existing special use permit (SP201200001) for an indoor climbing gym. The proposal includes an expansion of the existing special use permit for an indoor athletic facility from 2,000 square feet to 6,125 square feet for climbing, bouldering, strength and fitness, yoga space, kids zone, retail space, locker rooms, storage, a group fitness room, and a small office associated with the gym use.  
PETITION: A special use permit request under Section 18-23.2.2 (14) for an indoor athletic facility. ENTRANCE CORRIDOR: Yes ZONING: CO Commercial Office – offices, supporting commercial and service; residential by special use permit (15 units/ acre) OVERLAY DISTRICT: AIA – Airport Impact Area; EC – Entrance Corridor Overlay District; and Steep Slopes – Managed COMPREHENSIVE PLAN: Community Mixed Use – residential (up to 34 units/acre), community scale retail, service and office uses, places of worship, schools, public and institutional uses. In Neighborhood 7 of the Southern and Western Neighborhoods Master Plan.  
(Syd Shoaf)
  - b. **[SP202200026 Shull Property](#)**  
MAGISTERIAL DISTRICT: Scottsville TAX MAP/PARCEL: 12100-00-00-086I0, 6.41 acres LOCATION: Southeast corner of the intersection between Scottsville Road, Plank Road, and Coles Rolling Road PROPOSAL: Request for approval of a special use permit for a public garage use. PETITION: Request for special use permit to allow a public garage in the RA Rural Areas Zoning District per Section 18-10.2.2 (37) of the Zoning Ordinance. No dwelling units proposed. ZONING: RA Rural Areas - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots). OVERLAY DISTRICT: EC Entrance Corridor Overlay District COMPREHENSIVE PLAN: Rural Area 4 – preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources; residential (0.5 unit/ acre in development lots).  
(Cameron Langille)
6. Committee Reports.
7. Review of Board of Supervisors Meeting:
8. AC44 Update
9. New Business.
10. Old Business.
11. Items for follow-up.

Adjournment

**THE NEXT PLANNING COMMISSION MEETING WILL BE HELD  
TUESDAY, MARCH 26, 2024 @ 6:00 PM**

**CONSENT AGENDA**

3. FOR APPROVAL (by recorded vote):

- a. **[Approval of Draft Meeting Minutes February 27, 2024](#)**