

FINAL ACTION MEMO Planning Commission Work Session & Regular Meeting of June 25, 2024	
<u>AGENDA ITEM/ACTION</u>	<u>FOLLOW-UP ACTION</u>
1. Call to Order. <ul style="list-style-type: none"> Meeting called to order at 4:00 p.m. by Chair Missel. PC members present were Mr. Missel; Mr. Bivins; Mr. Murray; Ms. Firehock; and Mr. Moore. PC members absent were Vice-Chair Carrazana and Mr. Clayborne Staff members present were: Michael Barnes, Lea Brumfield, Frances MacCall, Jodie Filardo, Amelia McCulley, Kein McDermott, Rebecca Ragsdale, Andy Herrick, and Carolyn Shaffer 	
2. Other Matters Not Listed on the Agenda from the Public	<u>Clerk:</u> None
3. Work Session 3a. ZTA202200002 Zoning Modernization Phase 1 Wrap-Up In this wrap-up session of Phase 1 of the Zoning Modernization ordinance rewrite, staff presented and reviewed draft Articles 1, 2, 3, and 10, covering administrative and procedural ordinance sections, in anticipation of presenting these draft Articles to the Board of Supervisors. (Lea Brumfield)	<u>Clerk:</u> None
Reconvene/Establish Quorum	
4. Consent Agenda:	<u>Clerk:</u> None
5. Public Hearing. 5a. SP202400011 The Gray Restaurant MAGISTERIAL DISTRICT: Scottsville TAX MAP/PARCEL(S): 07900-00-00-019LH LOCATION: 3015 Louisa Road, just east of the intersection of Richmond Road and Louisa Road PROPOSAL: Use of an existing approx. 2,100 square foot building for a wine, beer and specialty shop, to include food service. PETITION: Section 22.2.2.16(c) restaurant not served by public water. No new dwelling units proposed. ZONING C-1 Commercial – retail sales and service; residential by special use permit (15 units/ acre) OVERLAY DISTRICT(S): EC Entrance Corridor COMPREHENSIVE PLAN: Rural Area – preserve and protect agricultural, forestal, open space, and natural, historic and scenic	<u>Clerk:</u> Forward the Planning Commission's recommendations to the Board of Supervisors ahead of the Board's public hearing on this application.

<p>resources; residential (0.5 unit/ acre in development lots) (Rebecca Ragsdale)</p> <p>Action: On motion of Commissioner Missel, seconded by Commissioner Bivins, by a vote of 5:0 (Commissioners Carrazana and Clayborne absent), the Planning Commission recommended approval of SP2024-11, The Gray Restaurant, with the conditions outlined in the staff report.</p> <p>5b. SP202400008 Crown Orchard Solar MAGISTERIAL DISTRICT: Samuel Miller TAX MAP/PARCEL(S): 09700-00-00-00100 LOCATION: 2859 Crown Orchard Road, off Stillhouse Creek Road, approx. 2 miles south of Batesville PROPOSAL: Solar energy facility of approximately 1.5 acres on a 346 acre property to provide energy to an existing orchard operation and cold storage facility PETITION: 10.2.2.58, Solar energy systems on a 137-acre parcel. No new dwelling units proposed ZONING: RA, Rural Areas - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots) OVERLAY DISTRICT(S): None 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)</p> <p>Action: On motion of Commissioner Firehock, seconded by Commissioner Moore, by a vote of 5:0 (Commissioners Carrazana and Clayborne absent), the Planning Commission recommended approval of SP2024-08, Crown Orchard Solar, with the conditions outlined in the staff report.</p>	
<p>6. Committee Reports: Commissioner Murray: provided an update on the Crozet CAC.</p> <p>Commissioner Firehock: provided an update on the 5th & Avon CAC and Historic Preservation Committee.</p>	<p><u>Clerk:</u> None.</p>
<p>7. Review of Board of Supervisors Meeting: Mr. Barnes reviewed the June 12, 2024, Board of Supervisors meetings.</p>	<p><u>Clerk:</u> None.</p>

8.	AC44 Update. Mr. Barnes provided an update.	<u>Clerk:</u> None.
9.	Old Business:	<u>Clerk:</u> None.
10.	New Business:	<u>Clerk:</u> None.
11.	Items for follow-up	<u>Clerk:</u> None.
	Adjournment: The meeting adjourned at 7:00 p.m., with the next meeting scheduled for July 9, 2024 at 6:00 p.m.	