

**FINAL AGENDA**  
**WORK SESSION AND REGULAR MEETING**  
**JUNE 25, 2024, 4:00 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. Work Session.

**a. ZTA202200002 Zoning Modernization Phase 1 Wrap-Up**

Wrap-up session of Phase 1 of the Zoning Modernization ordinance rewrite. Present and review draft Articles 1, 2, 3, and 10, covering administrative and procedural ordinance sections in anticipation of presenting the draft Articles to the Board of Supervisors.

(Lea Brumfield)

Recess

4. Call to order and establish quorum.
5. Other Matters Not Listed on the Agenda from the Public
6. Consent Agenda (on next sheet),
7. Public Hearing.

**a. SP202400011 The Gray**

MAGISTERIAL DISTRICT: Scottsville TAX MAP/PARCEL(S): 07900-00-00-019LH, 07900-00-00-01900  
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 resources; residential (0.5 unit/ acre in development lots)  
(Rebecca Ragsdale)

**a. 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. 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)  
(Rebecca Ragsdale)

8. Committee Reports.
9. Review of Board of Supervisors Meeting:
10. AC44 Update
11. New Business.
12. Old Business.
13. Items for follow-up.

Adjournment

**THE NEXT PLANNING COMMISSION MEETING WILL BE HELD TUESDAY, JULY 9, 2024 @ 6:00 PM**

**CONSENT AGENDA**

6. None.