

FINAL ACTION MEMO Planning Commission Work Session and Regular Meeting of October 8, 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. Carrazana; Mr. Bivins; Mr. Murray; and Mr. Moore. PC members absent: Ms. Firehock (from 4:00 Work Session), Mr. Clayborne Staff members present were Michael Barnes, Tonya Swartzendruber, Kevin McDermott, Jodie Filardo, Bart Svoboda, Andy Herrick, and Carolyn Shaffer 	
2. Other Matters Not Listed on the Agenda from the Public	<u>Clerk:</u> None
3. Consent Agenda: Approval of Minutes for September 10, 2024. Action: On motion of Commissioner Murray, seconded by Commissioner Carrazana, the Planning Commission approved the minutes of the September 10 meeting by a vote of 5:0 (Commissioners Clayborne and Firehock absent).	<u>Clerk:</u> Post to website
4. Work Session 4a. CPA202100002 AC44 Growth Management, FLUM, Activity Centers Policies Staff shared information on the AC44 Comprehensive Plan update, which is now in Phase 3. Topics included: Growth Management Policy, Development Area Utilization Review, and a preview of the Land Use categories and Activity Centers. (Tonya Swartzendruber)	<u>Clerk:</u> None. <u>Staff:</u> Forward Commission's comments to the Board of Supervisors.
Recess from Work Session	
Reconvene for Public Hearing	
5. Items Requesting Deferral 5a. SP202400012 City Church MAGISTERIAL DISTRICT: Rio TAX MAP/PARCEL(S): 06100-00-00-153A1 LOCATION: 1010 Rio Road East PROPOSAL: Amend existing special use permit, SP202200012, to allow a 13,100 square foot building and up to 111 additional parking spaces on site. Associated is a special exception request (SE202400018) in accordance with Section 18-4.12.2 (c) to modify the limitation on the maximum number	<u>Clerk:</u> Reschedule PC public hearing on this application for December 10, 2024.

<p>of parking spaces allowed by Section 18-4.12.4 (a). PETITION: Religious assembly in the R4 Zoning District on a 4.23-acre parcel under Section 15.2.2.12 of the Zoning Ordinance. ENTRANCE CORRIDOR: Yes ZONING: R4 Residential (4.0 units/acre) OVERLAY DISTRICT(S): Airport Impact Area, Steep Slopes – Managed COMPREHENSIVE PLAN: Urban Density Residential which allows residential uses (6.01 – 34 units/ acre) and supporting uses such as religious institutions, schools, commercial, office and service uses in Neighborhood 2 of the Places 29 Master Plan. (Syd Shoaf) THIS ITEM REQUESTS DEFERRAL TO DECEMBER 10, 2024</p> <p>Action: On motion of Commissioner Moore, seconded by Commissioner Murray, by a vote of 6:0 (Commissioner Clayborne absent), the Planning Commission deferred SP2024-12 City Church to the December 10, 2024, meeting.</p>	
<p>6. Public Hearings</p> <p>6a. SP202400019 UVA CCU Tier III PWSF MAGISTERIAL DISTRICT: Scottsville TAX MAP/PARCEL(S): 07600-00-00-05500 LOCATION: 1201 5th St PROPOSAL: The applicant proposes to relocate and replace an existing 155.5-foot monopole tower with a proposed 165-foot monopole tower as part of their redevelopment plans for the property. The proposal includes an enclosed lease area at the base of the tower that will house associated equipment. PETITION: Tier III Personal Wireless Service Facilities are permitted by special use permit in accord with Chapter 18, Section 24.2.2(16) of the Code of Albemarle and are subject to the supplementary regulations in Chapter 18, Section 5.1.40. ZONING: HC Highway Commercial – commercial and service; residential by special use permit (15 units/ acre) ENTRANCE CORRIDOR: YES OVERLAY DISTRICT(S): AIA Airport Impact Area, Flood Hazard, and Steep Slopes – Managed and Preserved. COMPREHENSIVE PLAN: Parks and Green Systems – parks, playgrounds, play fields, greenways, trails, paths, recreational facilities and equipment, plazas, outdoor sitting areas, natural areas, preservation of stream buffers, floodplains and steep slopes adjacent to rivers and streams; and Community Mixed Use – residential (up to 34 units/acre), community scale retail, service and office uses, places of worship, schools, public and institutional uses</p>	<p><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>

in Neighborhood 5 of the Southern and Western Neighborhoods Master Plan.
(Bill Fritz)

Action: On motion of Commissioner Missel, seconded by Commissioner Carrazana, by a vote of 6:0 (Commissioner Clayborne absent), the Planning Commission recommended approval of SP2024-19 UVA CCU Tier III PWSF with the conditions listed in the staff report.

6b.

SP202400002 Midway-Martin Store Powerline Upgrade

MAGISTERIAL DISTRICT: Samuel Miller
TAX MAP/PARCEL(S): 08500-00-00-004I0, 08500-00-00-004F0, 08500-00-00-004B1, 08500-00-00-004B0, 08500-00-00-004B3, 08500-00-00-004B2, 08500-00-00-004A0, 08400-00-00-047A0, 08400-00-00-048C0, 08400-00-00-048B0, 08400-00-00-048A0, 08400-00-00-04800, 08400-00-00-04900, 08400-00-00-07000, 08400-00-00-05000, 08400-00-00-050A1, 08400-00-00-05100, 08400-00-00-051A0, 08400-00-00-064N0, 08400-00-00-05200, 08400-00-00-064M0, 08400-00-00-064L0, 08400-00-00-064J0, 08400-00-00-064I0, 08400-00-00-064H0, 08400-00-00-064C0, 08400-00-00-062A0, 08400-00-00-06300, 08400-00-00-06200, 08400-00-00-062B0, 08400-00-00-056B0, 08400-00-00-056A0, 08400-00-00-01600, 08400-00-00-014D0, 08400-00-00-057B0, 08400-00-00-01400, 08400-00-00-014H0, 08400-00-00-014E1, 08400-00-00-014E4, 08400-00-00-014E3, 08400-00-00-01300.
LOCATION: 1985 Thunder Ridge Road to 2897 Craigs Store Road
PROPOSAL: Replace existing power-line support poles with an average height of approximately 60-70 feet with new poles that range in height from 70-95 feet along an existing 115 kV transmission line route of approximately 6.8 miles, within an existing 150' easement.
PETITION: Energy and communications transmission facilities Section 10.2.2(6) of the Zoning Ordinance, crossing 40 parcels of land. No 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

Action: On motion of Commissioner Firehock, seconded by Commissioner Murray, by a vote of 6:0 (Commissioner Clayborne absent), the Planning Commission recommended approval of SP2024-02 Midway-Martin Store Powerline

Clerk:

Forward the Planning Commission's recommendations to the Board of Supervisors ahead of the Board's public hearing on this application.

	Upgrade with the conditions listed in the staff report.	
6.	Committee Reports: Commissioner Moore: provided an update on the Places29 Rio CAC, and CTAC. Commissioner Murray: provided an update on the Crozet CAC. Commissioner Firehock: provided an update on the 5 th & Avon CAC. Commissioner Bivins: provided an update on the Places29 Hydraulic CAC.	<u>Clerk:</u> None.
7.	Review of Board of Supervisors Meeting: Mr. Barnes reviewed the September 18, 2024, and October 2, 2024, Board of Supervisors meetings.	<u>Clerk:</u> None.
8.	AC44 Update. Mr. Barnes provided an update.	<u>Clerk:</u> None.
9.	Old Business:	<u>Clerk:</u> None.
10.	New Business: Add presentations to meetings when the Commission doesn't have a full public hearing schedule.	<u>Clerk:</u> None.
11.	Items for follow-up	<u>Clerk:</u> None.
	Adjournment: Adjourn to October 22, 2024, at 4:00 p.m. The meeting adjourned at 7:05 p.m.	