

FINAL ACTION MEMO Planning Commission Work Session and Regular Meeting of November 26, 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 4:03 p.m. by Chair Missel. PC members present were Mr. Missel; Mr. Carrazana; Mr. Murray; Ms. Firehock; Mr. Bivins; Mr. Clayborne; and Mr. Moore. PC Members absent were Mr. Bivins and Mr. Moore. (Mr. Missel departed after the Work Session and was absent for the 6:00 p.m. session, beginning with item #3 below.) Staff members present were Michael Barnes, Scott Clark, Frances MacCall, Amelia McCulley, Bill Fritz, Rebecca Ragsdale, Khris Taggart, Margaret Maliszewski, Jodie Filardo, Andy Herrick, and Carolyn Shaffer 	
2. Work Session 2a. ZTA202300006, STA202300003, WPtA202300003, and OTA202400002 Riparian Buffer Protection Standards This work session focused on the sections proposed for amendment or addition in the Zoning Ordinance. (Other revisions to address housekeeping items and wording updates are to be presented to the Planning Commission and Board of Supervisors later.) (Scott Clark)	<u>Clerk:</u> None
Recess from Work Session	
Reconvene for Public Hearing	
3. Public Comments	
4. Consent Agenda: a. Approval of Minutes for October 22, 2024. Action: On motion of Commissioner Firehock, seconded by Commissioner Clayborne, the Planning Commission approved the minutes of the October 8 meeting by a vote of 4:0 (Commissioners Bivins, Missel, and Moore absent).	<u>Clerk:</u> Post to website
5. Public Hearing 5a. SP202400020 Carter Machinery MAGISTERIAL DISTRICT: Rivanna TAX MAP/PARCEL(S): 04600000010800; 04600000010900 LOCATION: 2883 and 2885 Seminole Trail; and 1374 Ridgewood Circle	<u>Clerk:</u> Forward the Planning Commission's recommendation to the Board of Supervisors ahead of the Board's public hearing on this application.

<p>PROPOSAL: Amend a rezoning on two Planned Residential Development (PRD) parcels.</p> <p>PETITION: Request to rezone portions of two parcels totaling approximately 19.51 acres from Planned Residential Development (PRD), which allows residential (maximum of 35 units/acre) with limited commercial uses to PRD. The property was previously zoned PRD through ZMA202000007 RST Residences. This proposal seeks to amend the zoning to allow for a variety of residential unit types. Portions of the RST zoning on the eastern side of the property adjacent to Forest Lakes will remain as previously zoned.</p> <p>ZONING: PRD Planned Residential Development – residential (maximum of 35 units/acre) with limited commercial uses.</p> <p>OVERLAY DISTRICT(S): AIA – Airport Impact Area, EC – Entrance Corridor, Steep Slopes – Managed, and Steep Slopes – Preserved</p> <p>PROFFERS: No</p> <p>COMPREHENSIVE PLAN: Urban Density Residential – residential (6.01 – 34 units/acre); supporting uses such as religious institutions, schools, commercial, office, and service uses; and Privately-Owned Open Space – privately owned recreational amenities and open space; floodplains, steep slopes, wetlands, and other environmental features; in the Community of Hollymead in the Places29 Master Plan area. (Kevin McDermott)</p> <p>Action: On motion of Commissioner Carrazana, seconded by Commissioner Clayborne, by a vote of 4:0 (Commissioners Bivins, Missel, and Moore absent), the Planning Commission recommended approval of SP2024-20 Carter Machinery for the reasons stated in the staff report.</p> <p>5b. SP202300023 Buck Island Solar MAGISTERIAL DISTRICT: Scottsville TAX MAP/PARCEL(S): 10500-00-00-001A0 LOCATION: 2826/2828 Campbell Farm Lane, immediately west of its intersection with Buck Island Rd., and approx. ½ mile south of the intersection of Buck Island Rd./Thomas Jefferson Pkwy PROPOSAL: Solar-energy electrical generation 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): Flood Hazard Overlay District COMPREHENSIVE PLAN: Rural Area – preserve and protect agricultural, forestal,</p>	<p><u>Clerk:</u> Forward the Planning Commission's finding and recommendation to the Board of Supervisors ahead of the Board's public hearing on this application.</p>
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<p>open space, and natural, historic and scenic resources; residential (0.5 unit/ acre in development lots) (Bill Fritz)</p> <p>Action: On motion of Commissioner Clayborne, seconded by Commissioner Firehock, by a vote of 4:0 (Commissioners Bivins, Missel, and Moore absent), the Planning Commissioner found SP2023-34 Buck Island Solar to be substantially in accord with the adopted comprehensive plan.</p> <p>Action: On motion of Commissioner Clayborne, seconded by Commissioner Firehock, by a vote of 4:0 (Commissioners Bivins, Missel, and Moore absent), the Planning Commission recommended approval of SP2023-23 Buck Island Solar for the reasons and with the conditions stated in the staff report, as updated in the staff presentation.</p>	
<p>6. Committee Reports: Commissioner Murray: provided an update on the Crozet CAC meeting.</p> <p>Commissioner Firehock: provided an update on the Historic Preservation Committee meeting.</p>	<p><u>Clerk:</u> None.</p>
<p>7. Review of Board of Supervisors Meeting: Mr. Barnes reviewed the November 20, 2024, Board of Supervisors meeting.</p>	<p><u>Clerk:</u> None.</p>
<p>8. AC44 Update. Mr. Barnes provided an update.</p>	<p><u>Clerk:</u> None.</p>
<p>9. Old Business:</p>	<p><u>Clerk:</u> None.</p>
<p>10. New Business:</p>	<p><u>Clerk:</u> None.</p>
<p>11. Items for follow-up</p>	<p><u>Clerk:</u> None.</p>
<p>Adjournment:</p> <p>Adjourn to December 10, 2024, at 4:00 p.m. The meeting adjourned at 7:40 p.m.</p>	