

**PLANNING COMMISSION  
FINAL AGENDA  
WORK SESSION AND REGULAR MEETING  
DECEMBER 10, 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. Work Session.
  - a. [CPA202100002 AC44 RA Land Use Actions](#)  
Staff will present and requests feedback on the AC44 Rural Area Land Use draft actions, and implementation of the objectives and goal statement.  
(Tonya Swartzendruber)

**RECESS/RECONVENE**

- 3. Establish Quorum
- 4. Public Comment on matters pending before the Commission, but not listed for a Public Hearing on this agenda.
- 5. Consent Agenda (on next sheet).
- 6. Public Hearing.
  - a. [ZMA2023000017 & SP202300020 Chestnut Grove Manufactured Home Park Community](#)  
MAGISTERIAL DISTRICT: Samuel Miller TAX MAP/PARCEL: 13400-00-00-00400 LOCATION: Adjacent to 9020 Chestnut Grove Rd. On the southside of Chestnut Grove Rd (723) approximately one mile west of the intersection of Chestnut Grove Rd and James River Rd (626). PROPOSAL: Rezone property from Rural Areas to R-4 Residential with a special use permit and special exception application to establish a manufactured home park community. PETITION: Rezone 50.618 acres from Rural Areas to R-4 Residential with a special use permit under section 18-15.2.2(14) to establish a 50 unit manufactured home park on the site. Associated with this request is a special exception application to modify the manufactured home park regulations in section 18-5.3. ZONING: RA Rural Areas - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots) ENTRANCE CORRIDOR: No OVERLAY DISTRICT: None PROFFERS: No 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) in Rural Area 4 of the Comprehensive Plan.  
(Kevin McDermott)
  - b. [SP202400012 City Church Multi-Use Space Addition](#)  
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 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)
- 7. Committee Reports.
- 8. Review of Board of Supervisors Meeting:
- 9. AC44 Update
- 10. New Business.
- 11. Old Business.
- 12. Items for follow-up.

Adjournment

**THE NEXT PLANNING COMMISSION MEETING WILL BE HELD TUESDAY, DECEMBER 17, 2024 @ 4:00 PM**

**CONSENT AGENDA**

- 3. FOR APPROVAL (by recorded vote):
  - a. Approval of Draft Meeting Minutes [November 19, 2024](#), and [November 26, 2024](#)