

**PLANNING COMMISSION
FINAL AGENDA
WORK SESSION AND REGULAR MEETING
DECEMBER 17, 2024, 4:00 P.M.
LANE AUDITORIUM, COUNTY OFFICE BUILDING
401 MCINTIRE ROAD**

The public can access and participate in the meeting through information posted on the Albemarle County website, specifically on the Planning Commission homepage and the Albemarle County calendar. During the meeting, there will be opportunities for public comment on specific agenda items where input is invited.

1. Call to order and establish quorum.

2. Work Session.

a. [CPA202100002 AC44 Environmental Stewardship – Policies and Actions](#)

Staff will present on the draft Environmental Stewardship chapter and requests Planning Commission feedback on chapter content. (Tonya Swartzendruber/Scott Clark)

RECESS/RECONVENE at 6:00 p.m.

3. Public Comment on matters pending before the Commission, but not listed for a Public Hearing on this agenda.

4. Consent Agenda (on next sheet).

5. Public Hearing.

a. [ZMA202300002 Oak Bluff Development](#)

MAGISTERIAL DISTRICT: White Hall TAX MAP/PARCEL: 05600-00-00-09700, 05600-00-00-097B0, 05600-00-00-097C0, 05600-00-00-098A0, and 056L0-00-00-000F0 LOCATION: Located along Lickinghole Creek and future extension of Eastern Ave, between the communities of Westlake Hills, to the north off Westhall Drive, and Liberty Hall, to the south off Radford Lane/Patriot Way, in Crozet. PROPOSAL: Rezone five parcels of land from R-1 Residential to PRD Planned Residential Development. PETITION: Request to rezone 32.887 acres from R-1 Residential zoning district which allows residential uses at a density of 1 unit per acre to PRD Planned Residential Development zoning district which allows residential uses up to 35 units per acre with limited commercial uses. The proposal includes dedication of land for the extension of Eastern Avenue and 10.552 acres of the property as open space. The rezoning proposes a mixture of single family detached and single family attached units with a density range of 1.970 units per acre to 5.999 units per acre across 22.337 acres with a minimum of 44 units and a maximum of 134 units. ZONING: R-1 Residential – 1 unit/acre OVERLAY DISTRICT: FH Flood Hazard and Steep Slopes – Managed and Preserved PROFFERS: No? COMPREHENSIVE PLAN: Neighborhood Density Residential – residential 3-6 units/acre; supporting uses such as religious assembly, schools, childcare, institutional, commercial/retail, and other small-scale non-residential uses, Green Systems – sensitive environmental features including stream buffers, floodplains, and steep slopes; privately-owned open space; natural areas, and Public Land – parks and greenway systems that are accessible to the public; recreational and natural areas that are publicly-owned or publicly-accessible in the Crozet Master Plan. (Kevin McDermott)

b. [AFD202400001 Ivy Creek District Review](#)

Periodic (10-year) review of the Ivy Creek Agricultural and Forestal District, as required in section 15.2-4311 of the Code of Virginia. The district is composed of the following described lands, identified by parcel identification number: Tax map 44, parcels 18, 19, 19A, 19B, 20, 20A, 20B, 20C, 20D, 20E, 20F, 20G, 21A1, 21A2, 21A3, 21C (part), 21C1 (part); Tax map 45, parcels 5F, 5F4. The area is designated as Rural Area in the Comprehensive Plan and the included properties are zoned RA Rural Areas. (James Van Vranken)

c. [AFD202400002 Hardware District Review](#)

Periodic (5-year) review of the Hardware Agricultural and Forestal District, as required in section 15.2-4311 of the Code of Virginia. The district is composed of the following described lands, identified by parcel identification number: Tax map 72, parcel 51C; Tax map 73, parcels 38, 41A, 41B1, 41B2, 42, 42A, 43, 44; Tax map 74, parcels 6H, 6N, 26, 28, 28B; Tax map 75, parcels 4A, 5; Tax map 86, parcels 16, 16A, 16C, 16D, 16F, 16F1, 16F2, 16H, 27, 27A, 27B, 27C; Tax map 87, parcels 10, 13A1, 13A2, 13E (part), 16A; Tax map 88, parcels 2A, 3M, 3R, 3T, 3U, 3V, 6A, 20A, 20B, 20C, 20D, 20F, 23, 23E, 23F, 24, 24A, 24B, 26B2, 29, 40, 42; Tax map 99, parcels 10 (part), 29, 52, 52B. The area is designated as Rural Area in the Comprehensive Plan and the included properties are zoned RA Rural Areas. (James Van Vranken)

d. [AFD202400003 Eastham District Review](#)

Periodic (10-year) review of the Eastham Agricultural and Forestal District, as required in section 15.2-4311 of the Code of Virginia. The district is composed of the following described lands, identified by parcel identification number: Tax map 46, parcels 91B, 91C, 91E; Tax map 47, parcel 17B; Tax map 63, parcels 1, 1A, 1A1, 2, 4, 14G, 14H, 14I, 26, 26A, 27, 28, 28A, 30F, 30G, 41A, 41A1, 41A2. The area is designated as Rural Area in the Comprehensive Plan and the included properties are zoned RA Rural Areas. (James Van Vranken)

e. [AFD202400004 Pasture Fence Mountain District Review](#)

Periodic (10-year) review of the Pasture Fence Mountain Agricultural and Forestal District, as required in section 15.2-4311 of the Code of Virginia. The district is composed of the following described lands, identified by parcel identification number: Tax map 13, parcels 1, 5, 8, 10, 12A, 12B. The area is designated as Rural Area in the Comprehensive Plan and the included properties are zoned RA Rural Areas. (James Van Vranken)

f. [AFD202400005 North Fork Moorman's River District Review](#)

Periodic (10-year) review of the North Fork Moorman's River Agricultural and Forestal District, as required in section 15.2-4311 of the Code of Virginia. The district is composed of the following described lands, identified by parcel identification number: Tax map 4, parcels 1, 2, 3, 4. The area is designated as Rural Area in the Comprehensive Plan and the included properties are zoned RA Rural Areas. (James Van Vranken)

g. [AFD202400006 Free Union District Review](#)

Periodic (5-year) review of the Free Union Agricultural and Forestal District, as required in section 15.2-4311 of the Code of Virginia. The district is composed of the following described lands, identified by parcel identification number: Tax map 7, parcels 6, 7, 8A, 9, 9A, 9B, 9B1, 9C, 26B, 33; Tax map 16, parcels 4B, 4C, 13A, 13D, 15A, 15C, 15E, 15G, 16B, 17, 26, 30B, 36, 37, 52B1, 52B2, 54; Tax map 17, parcels 8C, 17C, 18H, 20A2, 22; Tax map 29, parcels 1D, 1H (part), 31A. The area is designated as Rural Area in the Comprehensive Plan and the included properties are zoned RA Rural Areas. (James Van Vranken)

h. [AFD202400007 Carter's Bridge District Review](#)

Periodic (5-year) review of the Carter's Bridge Agricultural and Forestal District, as required in section 15.2-4311 of the Code of Virginia. The district is composed of the following described lands, identified by parcel identification number: Tax map 101, parcels 55A, 60; Tax map 102, parcels 17A, 17B, 17B1, 17C, 17D, 18, 19, 19A, 19C, 20B; Tax map 111, parcel 48; Tax map 112, parcels 1, 3, 15, 15A, 16E, 16E1, 16E2, 16F2, 16J, 16K, 18H, 19E, 19F, 20, 21, 33A, 37D; Tax map 113, parcels 1, 1A, 6A, 11F, 11F1, 11F2, 11F3, 11H, 11I, 11J, 11K; Tax map 114, parcels 2, 25A, 30, 31B, 31C, 31D, 57, 57C, 57D, 67C, 67D, 67E, 67F, 67I (part); Tax map 122, parcels 4, 4A, 6, 7, 8, 9, 10, 12, 12D1, 12D2, 12E, 12N, 18, 18D, 33, 33A, 36 (part); Tax map 123, parcel 13B. The area is designated as Rural Area in the Comprehensive Plan and the included properties are zoned RA Rural Areas.
(James Van Vranken)

i. [AFD202400011 Jacobs Run District Review](#)

Periodic (5-year) review of the Jacobs Run Agricultural and Forestal District, as required in section 15.2-4311 of the Code of Virginia. The district is composed of the following described lands, identified by parcel identification number: Tax map 18, parcel 16C; Tax map 19, parcels 25, 25A; Tax map 19A, parcels 9, 22, 31; Tax map 20, parcels 6J, 6S; Tax map 30, parcel 32B; Tax map 31, parcels 1, 1B, 4K, 8, 8E, 16, 16B, 44C, 44G2, 45, 45B. The area is designated as Rural Area in the Comprehensive Plan and the included properties are zoned RA Rural Areas.
(James Van Vranken)

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

Adjournment

THE NEXT PLANNING COMMISSION MEETING WILL BE HELD TUESDAY, JANUARY 14, 2025 @ 6:00 PM

CONSENT AGENDA

3. None