

FINAL ACTION MEMO Planning Commission Meeting of January 14, 2025	
<u>AGENDA ITEM/ACTION</u>	<u>FOLLOW-UP ACTION</u>
<p>1. Call to Order.</p> <ul style="list-style-type: none"> • Meeting called to order at 6:00 p.m. by Mr. Barnes, Secretary. • PC members present were Mr. Bivins; Ms. Firehock; Mr. Clayborne; Mr. Carrazana; Mr. Missel; and Mr. Murray • PC Members absent were Mr. Moore • Staff members present were: Kevin McDermott, Michael Barnes, Bill Fritz, Syd Shoaf, Jodie Filardo, Andy Herrick, and Carolyn Shaffer 	
<p>2. Other Matters Not Listed on the Agenda from the Public</p>	<p><u>Clerk:</u> None</p>
<p>3. Election of Officers</p> <p>Action: On motion by Commissioner Clayborne, seconded by Commissioner Bivins, Mr. Missel was elected Chair by a vote of 6:0 (Commissioner Moore absent).</p> <p>Action: On motion by Commissioner Clayborne, seconded by Commissioner Murray, Mr. Carrazana was elected Vice-Chair by a vote of 6:0 (Commissioner Moore absent).</p> <p>Action: On motion by Commissioner Bivins, seconded by Commissioner Clayborne, reappointments of Michael Barnes, Secretary; and Carolyn Shaffer, Recording Secretary by a vote of 6:0 (Commissioner Moore absent).</p> <p>The following officers were unanimously elected or re-appointed: Fred Missel, Chair Luis Carrazana, Vice-Chair Michael Barnes, Secretary Carolyn Shaffer, Recording Secretary</p>	<p><u>Clerk:</u> Share with staff</p>
<p>4. Rules of Procedure The Rules of Procedure were readopted as submitted.</p> <p>Action: On motion of Commissioner Clayborne, seconded by Commissioner Murray, the Planning Commission re-adopted its Rules of Procedure by a vote of 6:0 (Commissioner Moore absent)</p>	<p><u>Clerk:</u> Post re-adopted Rules of Procedure on County Website.</p>
<p>5. Commission Liaisons Discussion of committees/boards/bodies on which Commissioners serve as liaisons. The Commission agreed that Commissioner</p>	<p><u>Clerk:</u> Staff will revise list based upon agreed appointments.</p>

<p>Carrazana would now be on the AC44 Comprehensive Plan Working Group, and Commissioner Murray would be on the Charlottesville-Albemarle MPO Technical Advisory</p> <p>Action: On motion of Commissioner Firehock, seconded by Commissioner Clayborne, the Planning Commission approved the updated Commission Liaisons by a vote of 6:0 (Commissioner Moore absent)</p>	
<p>6. 2024 Meeting Schedule</p> <p>Action: On motion of Commissioner Carrazana, seconded by Commissioner Firehock, the Planning Commission adopted the 2025 PC Meeting Schedule (with the first November meeting moved to November 18, 2025, and the second December meeting moved to December 16, 2025). by a vote of Adopted with a vote of 6:0 (Commissioner Moore absent)</p> <p>Action: On motion of Commissioner Carrazana, seconded by Commissioner Firehock, the Planning Commission adopted the Resolution to set the 2025 PC Meeting Dates and Establish Continuation Dates for Meetings by a vote of 6:0 (Commissioner Moore absent)</p>	<p><u>Clerk:</u> Finalize 2025 Meeting/Day/Time/Location schedule to reflect move of first November and second December meetings.</p>
<p>7. Consent Agenda: Approval of Minutes for December 11, and December 17, 2024.</p> <p>Action: On motion of Commissioner Clayborne, seconded by Commissioner Firehock, the Planning Commission approved the minutes of the December 10, and December 17, 2024, meetings, by a vote of 6:0 (Commissioner Moore absent)</p>	<p><u>Clerk:</u> Post to website.</p>
<p>8. Public Hearings.</p> <p>8a. ZTA202300001 Commercial Solar Public Hearing on proposed Zoning Ordinance amendments for solar energy facilities and battery energy storage facilities. (Bill Fritz)</p> <p>Action: On motion of Commissioner Missel, seconded by Commissioner Bivins, by a vote of 6:0 (Commissioner Moore absent), the Planning Commission recommended approval of ZTA2023-01 Commercial Solar with the following additions:</p> <ul style="list-style-type: none"> • The Commission supports ZTA 202300001 Commercial Solar as written 	<p><u>Clerk:</u> Forward the Planning Commission's recommendations to the Board of Supervisors ahead of the Board's public hearing on this ordinance.</p>

<p>but has concerns about scale of 21 acres or any size by right until more clarity is documented to guide by-right developments in the areas of sensitivity including forest, soil, historic districts and viewsheds and others.</p> <ul style="list-style-type: none"> • The Commission does not oppose retention of the existing provision allowing facilities up to ½ acres by-right. • The Commission recommends decommissioning requirements for all solar facilities. • The Commission recommends that the County explore ways to expedite review of solar projects provided that the expedited review does not exclude public involvement or Planning Commission review. <p>8b. SP202400018 Charlottesville Community Church MAGISTERIAL DISTRICT: Scottsville PARCEL ID: 09100-00-00-016B0 LOCATION: 26 Pebble Drive PROPOSAL: A request for a special use permit to allow religious assembly use on a R-1 residential parcel. The proposal includes associated Church facilities and a 10' shared use path along Route 20. PETITION: Request for a special use permit in accordance with Section 13.2.2 (10) to allow religious assembly use. ENTRANCE CORRIDOR: Yes ZONING: R-1 Residential – 1 unit/acre OVERLAY DISTRICT: Steep Slopes – Managed COMPREHENSIVE PLAN: Office/R&D/Flex/Light Industrial – professional office, commercial; research and development, design, development of prototypes, engineering; light manufacturing, fabrication, distribution if with a non-industrial use in Neighborhood 4 of the Southern and Western Urban Neighborhoods Master Plan. (Syd Shoaf)</p> <p>Action: On motion of Commissioner Bivins, seconded by Commissioner Clayborne, by a vote of 6:0 (Commissioner Moore absent), the Planning Commission recommended approval of SP2024-12 Charlottesville Community Church with the updated condition #3 stated in the staff report.</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>
<p>9. Committee Reports:</p>	<p><u>Clerk:</u> None.</p>
<p>10. AC44 Update. Mr. Barnes provided an update.</p>	<p><u>Clerk:</u> None.</p>
<p>11. Review of Board of Supervisors Meeting:</p>	<p><u>Clerk:</u></p>

	Mr. Barnes provided an overview.	None.
12.	Old Business/New Business:	<u>Clerk:</u> None.
13.	Items for follow-up	<u>Clerk:</u> None.
	Adjourn to January 28, 2025, at 4:00 p.m. meeting. The meeting adjourned at 8:15 p.m.	