

FINAL ACTION MEMO Planning Commission Work Session and Regular Meeting of February 25, 2025	
<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; Ms. Firehock; Mr. Murray; and Mr. Moore. PC Member(s) absent: Mr. Clayborne Staff members present were Michael Barnes, Ben Holt, James Van Vranken, Scott Clark, Rebecca Ragsdale, Kevin McDermott, Jodie Filardo, Bart Svoboda, Andy Herrick, and Alberic Karina-Plun 	
2. Work Session 2a. CPA202100002 AC44: Parks, Rec & Open Space Staff presented and received feedback on the draft Parks, Recreation, and Open Space chapter of the AC44 Comprehensive Plan. (Ben Holt)	<u>Clerk:</u> None
Recess from Work Session	
Reconvene for Public Hearing	
3. Public Comments	
4. Consent Agenda: Approval of Minutes for January 14, 2025, and January 25, 2025 Action: On motion of Commissioner Bivins, seconded by Commissioner Carrazana, the Planning Commission approved the minutes of the January 14, 2025, and January 25, 2025, meetings by a vote of 6:0 (Commissioner Clayborne absent).	<u>Clerk:</u> Post to website
5. Items Requesting Deferral 5a. SP202400001 Crozet Independence Day Celebration MAGISTERIAL DISTRICT: White Hall TAX MAP/PARCEL(S): 05500-00-00-08000, 05500-00-00-080A0, 05500-00-00-080A1, 05500-00-00-08100, 05500-00-00-034B0, 05500-00-00-034A00, 05500-00-00-02300, LOCATION: King Family Vineyard-6640 Roseland Farm, adjacent to Half Mile Branch Road/Jarmans Gap Road PROPOSAL: Community celebration, including fireworks, with over 2,000 attendees on a 199 acre property. PETITION: Section 18-10.2.2.42, Temporary Event Sponsored by a Non-Profit (Ref. Section 5.1.27.	<u>Clerk:</u> Add to the March 11, 2025 PC meeting agenda.

ZONING: RA, Rural Areas - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots)

OVERLAY DISTRICT(S): None

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).

(Rebecca Ragsdale) **THE APPLICANT REQUESTS DEFERRAL TO MARCH 11, 2025**

Action: On motion of Commissioner Murray, seconded by Commissioner Carrazana, by a vote of 6:0 (Commissioner Clayborne absent), the Planning Commission deferred SP2024-01 Crozet Independence Day Celebration to the March 11, 2025, meeting.

5b.

SP202400022 Living Earth School

MAGISTERIAL DISTRICT: Samuel Miller

TAX MAP/PARCELS: 10100-00-00-020C0, 10100-00-00-02000, and 10100-00-00-01900

LOCATION: 3626 Red Hill Road

PROPOSAL: A request for a special use permit to allow a boarding camp on approximately 287.13 acres. The requests includes a max of 250 individuals at any given time for year-round activities and special events for up to 12 times per year with a max of up to 500 individuals. The proposed development includes camp facilities, staff residences, camping areas, and a pavilion.

PETITION: Request for a special use permit in accordance with Section 18-10.2.2 (20) and Section 18-5.1.05 for a Boarding Camp.

ENTRANCE CORRIDOR: No

ZONING: RA Rural Area - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots)

OVERLAY DISTRICT: Flood Hazard

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 in the Comprehensive Plan.

(Scott Clark) **THE APPLICANT REQUESTS DEFERRAL TO MARCH 11, 2025**

Action: On motion of Commissioner Firehock, seconded by Commissioner Moore, by a vote of 6:0 (Commissioner Clayborne absent) the Planning Commission deferred SP2024-22 Living Earth School to the March 11, 2025, meeting.

Clerk:

Add to the March 11, 2025 PC meeting agenda

<p>6. Public Hearing</p> <p>6a. ZMA202400004 Flow Toyota & Mercedes Slopes Rezoning MAGISTERIAL DISTRICT: Scottsville TAX MAP/PARCEL(S): 07800000001400, 078000000014A0, 078000000014E0 LOCATION: 1357 Richmond Road (U.S. Route 250), Charlottesville, VA 22911 PROPOSAL: Rezone areas of the Preserved Steep Slopes Overlay District to the Managed Steep Slopes Overlay District on three (3) parcels. PETITION: Request to rezone approximately 35,180 total square feet of areas within the Preserved Steep Slopes Overlay District to the Managed Steep Slopes Overlay Districts on Tax Map Parcels (TMPs) 07800000001400, 078000000014A0, and 078000000014E0. The request also proposes to remove the proffers of ZMA201600023 that apply to TMPs 07800000001400 and 078000000014E0. ZONING: HC Highway Commercial – commercial and service; residential by special use permit (15 units/ acre) OVERLAY DISTRICT(S): EC – Entrance Corridor Overlay District; Steep Slopes Overlay District – Managed; Steep Slopes Overlay District - Preserved PROFFERS: Yes COMPREHENSIVE PLAN: Commercial Mixed Use - commercial/retail, wholesale businesses, hotels and conference centers, auto-commercial sales & services. Secondary residential (6-34 du/acre), office/R&D/flex/light industrial, institutional; Parks & Green Systems – stream buffers, floodplain, and steep slopes, privately owned open space, natural areas in Neighborhood 3 of the Pantops Master Plan. (Rebecca Ragsdale)</p> <p>Action: On motion of Commissioner Carrazana, seconded by Commissioner Firehock, by a vote of 6:0 (Commissioner Clayborne absent), the Planning Commission recommended denial of ZMA2024-04 Flow Toyota & Mercedes Slopes Rezoning for the reasons stated in the staff report.</p> <p>6b. ZTA2202400002 Data Centers Public Hearing to establish regulations for Data Centers. (Bill Fritz / Amelia McCulley)</p> <p>Action: On motion of Commissioner Firehock, seconded by Commissioner Carrazana, by a vote of 6:0 (Commissioner Clayborne absent), the Planning Commission recommended approval of ZTA2024-02 Data Centers with the following revised wording for proposed Section 5.1.65(E): “Neither subsection (a)(1) nor (b)(1)</p>	<p><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> <p><u>Clerk:</u> Forward the Planning Commission’s recommendations to the Board of Supervisors ahead of the Board’s public hearing on this proposed ordinance.</p>
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<p>may be modified or waived by special exception.”</p> <p>6c. AFD202400008 Keswick District Review Periodic (10-year) review of the Keswick 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 48, parcels 30, 30A, 30B, 30C, 30D, 30E, 45, 46; Tax map 63, parcels 39, 39A, 40, 42A; Tax map 64, parcels 5, 7, 7A, 8A, 9, 10, 10A, 10B, 10C, 10D, 11, 12, 13, 13A, 14; Tax map 65, parcels 13, 14A, 31C1, 31C3, 31D, 32; Tax map 79, parcel 46; Tax map 80, parcels 1, 2A, 2C, 2D, 2E, 3A, 3A1, 3G, 3H, 4, 61D, 88, 114A, 115, 164, 169, 169A, 169C, 169C1, 174, 176, 176A, 182, 183A, 190, 192, 194; Tax map 81, parcels 1, 8A, 11H, 15A6, 15B, 63, 69, 72, 73, 74, 79. The area is designated as Rural Area in the Comprehensive Plan and the included properties are zoned RA Rural Areas. (James Van Vranken)</p> <p>Action: On motion of Commissioner Carrazana, seconded by Commissioner Murray, by a vote of 6:0 Commissioner Clayborne absent), the Planning Commission recommended renewal of AFD2024-08 Keswick District with the staff-recommended changes.</p> <p>6d. AFD202400009 Moorman’s River District Review Periodic (10-year) review of the 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 27, parcels 32, 34, 34A, 40, 40A, 40A1, 42, 42A; Tax map 28, parcels 2, 2A, 3, 4, 5, 6, 6A, 6B, 7A, 7A1, 7B, 8, 12, 12A, 12B, 13, 13A, 17A, 17C, 18, 25 (part), 30, 30A, 30A1, 30B, 31, 32B, 32D, 33, 34B, 35, 35B, 37A, 37B, 37C, 38; Tax map 29, parcels 2C, 4E, 8, 8B, 8E, 8E2, 8H1, 8J, 9, 10, 15C, 40B, 40C, 40D, 45, 45H1, 45H2, 49C, 50, 54A, 61, 62, 63, 63A, 63D, 67C, 70A1, 70B, 70C, 70F, 70H1, 71, 71A, 74A, 76, 78, 78A1, 79C, 79E, 79F, 84, 85; Tax map 30, parcels 10, 10A, 10C, 12, 12C, 12C1, 12D, 23; Tax map 41, parcels 8, 8B, 8C, 8D, 9E, 15, 15A, 17C, 18, 19, 41C, 41H, 44, 50, 50C, 65A1, 67B, 70, 72, 72B, 72C, 72E, 72F, 89; Tax map 42, parcels 5, 6, 6B, 8, 8C, 10, 10A, 10D, 37F, 37J, 38, 40, 40C, 40D, 40D1, 40G, 40H2, 41, 41B, 42B, 42B1, 43, 43A, 44; Tax map 43, parcels 1, 1F, 2A1, 2B, 3A, 4D, 5, 5A, 9, 10,</p>	<p><u>Clerk:</u> Forward the Planning Commission’s recommendation to the Board of Supervisors ahead of the Board’s public hearing on this district.</p> <p><u>Clerk:</u> Forward the Planning Commission’s recommendation to the Board of Supervisors ahead of the Board’s public hearing on this district.</p>
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<p>16B2, 16B3, 18E4, 18G, 18J, 19I, 19N, 19P, 20A, 20B, 20C, 21, 21A, 24A, 24B, 24C, 25A, 25B, 30, 30A, 30B, 30B1, 30B2, 30B3, 30B4, 30G, 30H, 30M, 30N, 32H, 33, 33E, 34D1, 43, 44, 45, 45C, 45D; Tax map 44, parcels 1, 2, 24, 26, 26A, 26B, 26C, 27B, 27C, 28, 29, 29A, 29D, 30, 30A, 30B1, 30B2, 30B3, 31, 31A, 31A1, 31D, 31F, 31G, 31H; Tax map 57, parcel 69; Tax map 58, parcels 65A4, 65E, 65I; Tax map 59, parcels 32, 32A, 34, 35, 82A; Tax map 60, parcels 2A1, 2A2; Tax map 60E3, parcel 1. The area is designated as Rural Area in the Comprehensive Plan and the included properties are zoned RA Rural Areas. (James Van Vranken)</p> <p>Action: On motion of Commissioner Murray, seconded by Commissioner Moore, by a vote of 6:0 Commissioner Clayborne absent), the Planning Commission recommended renewal of AFD2024-09 Moorman's River District with the staff-recommended changes.</p> <p>6e. AFD202400010 Kinloch District Review Periodic (10-year) review of the Kinloch 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 49, parcels 5C, 6A1; Tax map 50, parcels 13, 19, 19A1, 19B, 19C; Tax map 65, parcels 7, 7A, 8, 84A, 86B, 89, 90, 91, 91A, 92, 93A, 93A1, 94, 94A, 94B, 94C, 100, 121; Tax map 65-1, parcel 86; Tax map 66, parcels 2, 3C, 3G, 32, 32D, 32E, 34 (Albemarle County portion only), 34B. The area is designated as Rural Area in the Comprehensive Plan and the included properties are zoned RA Rural Areas. (James Van Vranken)</p> <p>Action: On motion of Commissioner Bivins, seconded by Commissioner Murray, by a vote of 6:0 Commissioner Clayborne absent), the Planning Commission recommended renewal of AFD2024-10 Kinloch District with the staff-recommended changes.</p> <p>6f. AFD202400012 Fox Mountain District Review Periodic (5-year) review of the Fox 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 14, parcels 26A, 26B, 26C; Tax map 15, parcels 10, 10A. The area is designated as Rural Area in the Comprehensive Plan and the included properties are zoned RA Rural Areas.</p>	<p><u>Clerk:</u> Forward the Planning Commission's recommendation to the Board of Supervisors ahead of the Board's public hearing on this district.</p> <p><u>Clerk:</u> Forward the Planning Commission's recommendation to the Board of Supervisors ahead of the Board's public hearing on this district.</p>
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<p>(James Van Vranken)</p> <p>Action: On motion of Commissioner Murray, seconded by Commissioner Moore, by a vote of 6:0 (Commissioner Clayborne absent), the Planning Commission recommended renewal of AFD2024-12 Fox Mountain District with the staff-recommended changes.</p> <p>6g. AFD202400013 Buck’s Elbow Mountain District Review Periodic (5-year) review of the Buck’s Elbow 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 25, parcel 1; Tax map 38, parcels 4, 7, 8, 10, 20; Tax map 39, parcels 1, 1D, 1F, 1F1, 1G, 2B, 8, 10A, 21Q, 21R, 21Z. The area is designated as Rural Area in the Comprehensive Plan and the included properties are zoned RA Rural Areas. (James Van Vranken)</p> <p>Action: On motion of Commissioner Murray, seconded by Commissioner Moore, by a vote of 6:0 (Commissioner Clayborne absent), the Planning Commission recommended renewal of AFD2024-13 Buck’s Elbow Mountain District with the staff-recommended changes.</p> <p>6h. AFD202400014 Sugar Hollow District Review Periodic (5-year) review of the Sugar Hollow 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 25, parcels 11C, 12, 13, 14, 14A, 14B, 14C, 18, 18A, 18B, 21, 21A, 24, 25, 26, 27, 28; Tax map 26, parcels 5A, 10, 10B, 10D, 10F, 10G, 11C, 11D, 12A, 13, 14F, 19, 40B, 40C, 41A, 52, 52D; Tax map 27, parcels 8, 8E6 (part), 25, 26A, 26B; Tax map 39, parcels 2, 2A, 3, 4, 13C3, 14, 15, 25, 25A; Tax map 40, parcels 1, 9, 9C, 9D (part), 9E, 10, 10A, 10B, 10C, 12A, 22, 22A, 27A, 46C1, 49. The area is designated as Rural Area in the Comprehensive Plan and the included properties are zoned RA Rural Areas. (James Van Vranken)</p> <p>Action: On motion of Commissioner Murray, seconded by Commissioner Moore, by a vote of 6:0 (Commissioner Clayborne absent), the Planning Commission recommended renewal of AFD2024-14 Sugar Hollow District with the staff-recommended changes.</p>	<p><u>Clerk:</u> Forward the Planning Commission’s recommendation to the Board of Supervisors ahead of the Board’s public hearing on this district.</p> <p><u>Clerk:</u> Forward the Planning Commission’s recommendation to the Board of Supervisors ahead of the Board’s public hearing on this district.</p>
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<p>6i. AFD202400015 Bucks Mountain District Review Periodic (5-year) review of the Buck 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 8, parcels 16A, 16C, 17E, 17F, 37, 44A, 44B, 44C, 44R; Tax map 17, parcels 2D6, 26B, 26C1, 26C2, 26C3. The area is designated as Rural Area in the Comprehensive Plan and the included properties are zoned RA Rural Areas. (James Van Vranken)</p> <p>Action: On motion of Commissioner Carrazana, seconded by Commissioner Moore, by a vote of 6:0 (Commissioner Clayborne absent), the Planning Commission recommended renewal of AFD2024-15 Bucks Mountain District with the staff-recommended changes.</p>	<p><u>Clerk:</u> Forward the Planning Commission's recommendation to the Board of Supervisors ahead of the Board's public hearing on this district.</p>
<p>7. Committee Reports:</p> <p>Commissioner Bivins: provided an update on the Places29 Hydraulic meeting.</p> <p>Commissioner Firehock: provided an update on the Historic Preservation Committee meeting.</p> <p>Commissioner Murry: provided an update on the MPO-Tech meeting.</p>	<p><u>Clerk:</u> None.</p>
<p>8. Review of Board of Supervisors Meeting: Mr. Barnes reviewed the February 2, 2025, February 12, 2025, and February 19, 2025, Board of Supervisors meetings.</p>	<p><u>Clerk:</u> None.</p>
<p>9. AC44 Update. Mr. Barnes provided an update.</p>	<p><u>Clerk:</u> None.</p>
<p>10. Old Business:</p>	<p><u>Clerk:</u> None.</p>
<p>11. New Business:</p>	<p><u>Clerk:</u> None.</p>
<p>12. Items for follow-up</p>	<p><u>Clerk:</u> None.</p>
<p>Adjournment:</p> <p>Adjourn to March 11, 2025, at 4:00 p.m. The meeting adjourned at 9:00 p.m.</p>	