

**PLANNING COMMISSION
FINAL AGENDA
WORK SESSION (4:00 PM), REGULAR MEETING (6:00 PM)
FEBRUARY 25, 2025, 6:00 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. **[CPA20210002 AC44 Comp Plan Update – AC44: Parks, Rec & Open Space](#)**
Staff will present and seek feedback on the draft Parks, Recreation, and Open Space chapter of the Comprehensive Plan.
(Ben Holt)

Recess/Reconvene

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. Items Requesting Deferral.
 - a. **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. 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**
 - b. **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**
6. Public Hearing.

- a. **[ZMA20240004 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 District 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)
- b. **[ZTA202400002 Data Centers](#)**
Public Hearing to establish regulations for Data Centers.
(Bill Fritz / Amelia McCulley)
- c. **[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)
- d. **[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, 16B2, 16B3, 18E4, 18G, 18J, 19I, 19N, 19P, 20A, 20B, 20C, 21, 21A, 24A, 24B, 24C, 25A, 25B, 30, 30A, 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)

e. [**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)

f. [**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.
(James Van Vranken)

g. [**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)

h. [**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)

i. [**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)

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, MARCH 11, 2025 @ 4:00 PM

CONSENT AGENDA

3. FOR APPROVAL (by recorded vote): [January 14, 2025](#), and [January 28, 2025](#)