

<p style="text-align: center;"><b>FINAL ACTION MEMO</b>  <b>Planning Commission Work Session (4:00 PM) and Regular Meeting (6:00 PM) of March 11, 2025</b></p>	
<b><u>AGENDA ITEM/ACTION</u></b>	<b><u>FOLLOW-UP ACTION</u></b>
1. <b>Call to Order.</b> <ul style="list-style-type: none"> <li>• Meeting called to order at 4:00 p.m. by Chair Missel.</li> <li>• PC members present were Mr. Missel; Mr. Carrazana; Mr. Murray, Mr. Clayborne, Mr. Bivins; and Mr. Moore.</li> <li>• Ms. Firehock (via Zoom) asked to participate remotely from Rhode Island on a personal matter: because she is there on a business trip. On motion by Commissioner Moore, seconded by Commissioner Murray, the Commissioners present voted 6:0 to allow Commissioner Firehock's remote participation.</li> <li>• Staff members present were Michael Barnes, David Benish, Emily Kilroy, Scott Clark, Ben Holt, Rebecca Ragsdale, Jodie Filardo, Bart Svoboda, Kevin McDermott, Andy Herrick, and Carolyn Shaffer</li> </ul>	
2. <b>Work Session</b>	<u>Clerk:</u> None
2a. <b>CPA202100002 AC44: Thriving Economy</b> Staff presented and received feedback on the draft Thriving Economy Chapter of the Comprehensive Plan (David Benish / Emily Kilroy)	
<b>Recess from Work Session</b>	
<b>Reconvene for Public Hearing</b>	
3. <b>Public Comments</b>	
4. <b>Consent Agenda:</b> Approval of Minutes for February 25, 2025  <b>Action:</b> On motion of Commissioner Bivins, seconded by Commissioner Clayborne, the Planning Commission approved the minutes for the February 25, 2025, meeting by a vote of 7:0.	<u>Clerk:</u> Post to website
5. <b>Public Hearings</b>	
5a. <b>SP202400001 Crozet Independence Day Celebration</b> 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	<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>PROPOSAL: Community celebration, including fireworks, with over 2,000 attendees on a 199 acre property.</p> <p>PETITION: Section 18-10.2.2.42, Temporary Event Sponsored by a Non-Profit (Ref. Section 5.1.27).</p> <p>ZONING: RA, Rural Areas - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots)</p> <p>OVERLAY DISTRICT(S): None</p> <p>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).</p> <p>(Rebecca Ragsdale)</p> <p><b>Action:</b> On motion of Commissioner Murray, seconded by Commissioner Clayborne, by a vote of 7:0, the Planning Commission recommended approval of SP2024-01 Crozet Independence Day Celebration with the conditions and for the reasons listed in the staff report.</p>	
<p>5b. <b>SP202400022 Living Earth School</b></p> <p>MAGISTERIAL DISTRICT: Samuel Miller</p> <p>TAX MAP/PARCELS: 10100-00-00-020C0, 10100-00-00-02000, and 10100-00-00-01900</p> <p>LOCATION: 3626 Red Hill Road</p> <p>PROPOSAL: A request for a special use permit to allow a boarding camp on approximately 287.13 acres. The request 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.</p> <p>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.</p> <p>ENTRANCE CORRIDOR: No</p> <p>ZONING: RA Rural Area - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots)</p> <p>OVERLAY DISTRICT: Flood Hazard</p> <p>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.</p> <p>(Scott Clark)</p> <p><b>Action:</b> On motion of Commissioner Firehock, seconded by Commissioner Moore, by a vote of 7:0, the Planning Commission recommended approval of SP2024-22 Living Earth School for the reasons stated in the staff</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>report, with the updated conditions requested by the applicant, and with the removal of condition #8.</p>	
<p><b>6. Committee Reports:</b></p> <p><b>Commissioner Bivins:</b> provided an update on Places29 Hydraulic.</p> <p><b>Commissioner Moore:</b> provided an update on Places29 Rio.</p>	<u>Clerk:</u> None.
<p><b>7. Review of Board of Supervisors Meeting:</b>  Mr. Barnes reviewed the February 26, 2025, and March 5, 2025, Board of Supervisors meetings.</p>	<u>Clerk:</u> None.
<p><b>8. AC44 Update.</b>  Mr. Barnes provided an update.</p>	<u>Clerk:</u> None.
<p><b>9. Old Business:</b></p>	<u>Clerk:</u> None.
<p><b>10. New Business:</b></p>	<u>Clerk:</u> None.
<p><b>11. Items for follow-up</b></p>	<u>Clerk:</u> None.
<p><b>Adjournment:</b>  Adjourn to March 25, 2025, at 4:00 p.m.  The meeting adjourned at 8:20 p.m.</p>	