

**PLANNING COMMISSION
FINAL AGENDA
WORK SESSION (4:00 PM) AND REGULAR MEETING (6:00 PM)
MARCH 25, 2025
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 – Facilities & Infrastructure](#)**
Staff will present and seek feedback on the draft Facilities & Infrastructure chapter of the Comprehensive Plan.
(David Benish)

Recess/Reconvene 6:00 p.m.

3. Establish Quorum
4. Public Comment on matters pending before the Commission but not listed for a Public Hearing on this agenda.
5. Consent Agenda.
6. Public Hearing.
 - a. **[ZMA202300018 Albemarle Business Campus Amendment - NMD Amendment 2](#)**
MAGISTERIAL DISTRICT(S): Scottsville, Samuel Miller TAX MAP/PARCEL(S): 076000000046AA, 076000000046AB, 07600000005400 LOCATION: Property on the north side of 5th Street, across from the Albemarle County Office Building – 5th Street, from Wahoo Way to Old Lynchburg Road, and on the east side of Old Lynchburg Road from 5th Street to Country Green Road. PROPOSAL: Amend the Code of Development and application plan for permitted residential density, minimum non-residential square footage, various building form and permitted use requirements in Blocks 2-4, and permitted yard encroachments in Blocks 4 and 5. Additionally, an amendment to the proffers. PETITION: Request to amend the Code of Development, application plan, and proffers associated with ZMA202100014 in accordance with Sections 20A and 8.5.5.3(e) of the Zoning Ordinance. ZONING: NMD Neighborhood Model District - residential (minimum of two housing types) mixed with commercial, service, and industrial uses; in accordance with ZMA202100014. OVERLAY DISTRICT(S): EC – Entrance Corridor, Steep Slopes – Managed, AIA – Airport Impact Area PROFFERS: Yes COMPREHENSIVE PLAN: Community Mixed Use – residential (up to 34 units/acre), community scale retail, service and office uses, places of worship, schools, public and institutional uses; in Neighborhood 5; in the Southern and Western Urban Neighborhoods Master Plan area.
(Syd Shoaf, Kevin McDermott presenting)
 - b. **[SP202400024 Spring Hill Farm](#)**
MAGISTERIAL DISTRICT: Samuel Miller TAX MAP/PARCEL: 05800-00-00-095E0 LOCATION: Grassmere Road/Ivy Depot Road/Loblolly Lane/Dick Woods Road (Rt 637), approximately 0.5 miles from the intersection of Route 637 and Interstate 64 PROPOSED: Special Use Permit amendment to allow creation of additional residential lots of 21+ acres from a 349 acre parcel ZONING CATEGORY/GENERAL USAGE: RA Rural COMPREHENSIVE PLAN LAND USE/DENSITY: Rural Areas
(Rebecca Ragsdale)
7. Committee Reports.
8. Review of Board of Supervisors Meeting: February 26, 2025, March 5, 2025, March 12, 2025, AND March 19, 2025
9. Discussion and vote on May 6, 2025, extra PC Work Session Meeting at 6:00 PM
10. New Business.
11. Old Business.
12. Items for follow-up.

Adjournment

THE NEXT PLANNING COMMISSION MEETING WILL BE HELD TUESDAY, APRIL 8, 2025 @ 4:00 PM

CONSENT AGENDA

3. FOR APPROVAL (by recorded vote):
 - a. Approval of Draft Meeting Minutes [March 11, 2025](#)