FINAL ACTIONS Planning Commission Meeting of May 23, 2017	
May 23, 2017	
AGENDA ITEM/ACTION	**FOLLOW-UP ACTION**
1. **Call to Order.** • Meeting called to order at 6:00 p.m., by Chair, Mr. Keller. All Commissioners were present. Also present were Elaine Echols, Scott Clark, Amelia McCulley, Rebecca Ragsdale, Sharon Taylor, Andrew Gast-Bray and John Blair.	
2. **Other Matters Not on the Agenda from the Public.** • There was none.	
3. **Consent Agenda.** **SUB-2017-00001 Ben Plummber** Request for private street approval in development area for a two-lot subdivision. Associated with the request are special exception requests to permit a rural cross section void of curb & gutter, sidewalks, & planting strips. (Chris Perez) • **ACCEPTED,** consent agenda by a vote of 7:0 as shown in **Attachment 1.**	Clerk**:** Action Letter – SUB-2017-00001 as noted in the actions.
4a. **Public Hearing Items.** **ZTA 2016-00007 –Utility Scale Photovoltaic Generation Facility** The Planning Commission will hold a public hearing to receive comments on its intent to recommend adoption of an ordinance amending Sections 18-3.1, Definitions, and 18-10.2.2, By Special Use Permit of the Albemarle County Code. The ordinance would amend Section 18-3.1 by adding a definition of solar energy systems. The ordinance would amend Section 18-10.2.2 to allow solar energy systems by special use permit in the Rural Areas (RA) zoning district. A copy of the full text of the proposed ordinance amendments is on file in the office of the Clerk of the Board of Supervisors and in the Department of Community Development, County Office Building, 401 McIntire Road, Charlottesville, Virginia. (Margaret Maliszewski)	Clerk: This matter will be forwarded to the Board of Supervisors to be heard on a date to be determined. Staff: Action Letter – Recommend Approval as noted in the actions. The Commission encouraged staff to make sure the discussion points raised by the Commission are included in staff's presentation to the Board.

• By a vote of 7:0, **RECOMMEND ADOPTION** of ZTA-2016-07 Utility-Scale Photovoltaic Generation Facilities with the points added to the discussion going forward as well as shown in attachment 2.	
5. **Committee Reports** The following committee reports were given: **Commissioner Spain** reported: • Pantops CAC met with discussion on the master plan update with staff present to input on implementation and estimated timelines. • Places29 North CAC met and discussed funding initiatives prioritized for the region and a potential area bus tour for CAC members on the area boundaries. **Commissioner Riley** reported: • 5th and Avon Street CAC met and reviewed the neighborhood funding initiative results with Board input on the next steps. **Commissioner More** reported: • ACE Committee met and reviewed the new pool of applicants for 2017 and discussed the ranking review criteria for properties. • Historic Preservation Committee did not meet for May. • Crozet CAC met and discussed the neighborhood funding called the NIFY projects. **Commissioner Dotson** reported: • Rio 29 Small Area Plan Group held a charrette last week with official results report next week. • Residential Impact Fiscal Committee held initial meeting. Two things emerged – 1) looking specifically at how the county might within the current state laws find a way to offset some of the cost impacts of residential development, and 2) to look much more broadly at the issue of "impacts" not just necessarily the "cost impacts" of development and look at other innovative tools that had been successfully used in other	.

locations. The committee decided to move forward to split time on the two fronts rather than addressing one and then the other.	
6. **Review of Board of Supervisors Meeting** – May 10, 2017. Mr. Gast Bray reviewed the actions taken on May 10, 2017.	
7. **Old Business.** a. **ZTA-2017-00001 Transient Lodging** Transient Lodging presentation provided to the Board of Supervisors on May 3, 2017 – Rebecca Ragsdale made a presentation to the Commission that she gave to the Board in early May. The presentation included recommendations for changes to the tax code and possible changes to the zoning ordinance. The Board wants further study so another work session will be held in July. The presentation was provided for information only and to prepare the Commission for future work after the Board decides how it wants to proceed.	Staff**:** Update Commission on further Board review.
8. **New Business.** **Tim Keller**: • Vacation schedules. • There will be no meetings on Tuesday, May 30, 2017, June 6, 2017 and June 13, 2017. • The next meeting will be held on Tuesday, June 20, 2017 at 6:00 p.m.	Staff**:** Email request for vacation dates.
9. Adjourn to June 20, 2017, 6:00 p.m., Lane Auditorium, Second Floor, COB McIntire. • The meeting was adjourned at 7:48 p.m.	

/sct

Attachment 1 – SUB-2017-00001 Ben Plummber – Planning Commission Action
Attachment 2 - ZTA-2016-7 Utility Scale Photovoltaic Generation Facility - Planning Commission Recommendation

ATTACHMENT 1

SUB-2017-00001 Ben Plummber – Planning Commission Action

The Planning Commission approved the four (4) requests outlined below:

1. Section 14-233 and 14-234 - Authorization of a Private Street serving two lots within the Development Area with the following conditions:
    a. The private street shall be bonded prior to final plat approval.
    b. A private street maintenance agreement shall be recorded with the final plat.
2. Section 14-410 (I) – Exception of the curb and gutter requirement.
3. Section 14-422 (E)(2) - Exception of the sidewalk requirement.
4. Section 14-422 (F)(2) - Exception of the planting strip requirement.

ATTACHMENT 2

ZTA-2016-7 Utility Scale Photovoltaic Generation Facility - Planning Commission Recommendation

By a vote of 7:0, **RECOMMEND ADOPTION** of ZTA-2016-07 Utility-Scale Photovoltaic Generation Facilities. The Commission encouraged staff to make sure the discussion points raised by the Commission are included in staff's presentation to the Board.