

**PLANNING COMMISSION  
FINAL AGENDA  
January 18, 2022  
6:00 P.M.  
ELECTRONIC MEETING**

This meeting is being held pursuant to and in compliance with Ordinance No. 20-A(16); An Ordinance to Ensure the Continuity of Government During the Covid-19 Disaster. Opportunities for the public to access and participate in the electronic meeting will be posted on the [www.albemarle.org/community/county-calendar](http://www.albemarle.org/community/county-calendar) when available.

1. Call to order and establish quorum.
2. Other Matters Not Listed on the Agenda from the Public.
3. Consent Agenda (on next sheet).
4. Item Requesting Deferral.
  - a. **SP202100016 CVEC Cash's Corner Substation.**  
MAGISTERIAL DISTRICT(S): Rivanna  
TAX MAP/PARCEL(S): 05000-00-00-045C0  
LOCATION: Approximately 1,850 feet north-west of Gordonsville Road (Route 231), from a point on Gordonsville Road approximately 0.4 miles north of the intersection of Gordonsville Road and Lindsay Road. PROPOSAL: Upgrade an existing electrical substation by expanding the equipment pad and adding equipment for 25 kilovolt distribution.  
PETITION: Energy and communications transmission facilities under Section 10.2.2(6) of the Zoning Ordinance, on 1-acre parcel. No dwelling units proposed.  
ZONING: RA Rural Area, which allows agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots) ENTRANCE CORRIDOR: No  
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). (Scott Clark)  
***DUE TO AN ADVERTISING ERROR THIS ITEM WILL BE HEARD AT THE FEBRUARY 15, 2022 PLANNING COMMISSION MEETING.***
5. Public Hearings.
  - a. **[SP202000008 Boys & Girls Club - Northside.](#)**  
MAGISTERIAL DISTRICT(S): Jack Jouett  
TAX MAP/PARCEL(S): 060000000078A0  
LOCATION: 2775 Hydraulic Road. Located on the County School Complex site located off of Hydraulic Rd. and Lambs Rd., adjacent to Jack Jouett Middle and Ivy Creek Schools.  
PROPOSAL: To allow a Community Center use within a 49,200 square foot building on approximately 5+ acres of a 216+ acre parcel.  
PETITION: To permit a Community Center use under Section 10.2.2.1 and Section 5.1.04 of the Zoning Ordinance, on a 216+ acre parcel. No dwelling units proposed.  
ZONING: RA Rural Area, which allows agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots)  
ENTRANCE CORRIDOR: Yes  
OVERLAY DISTRICT(S): (AIA) Airport Impact Area; (EC) Entrance Corridor  
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). (Cameron Langille)

b. [SP202100015 Midway - Martin's Store 115kV Transmission Line.](#)

MAGISTERIAL DISTRICT(S): Samuel Miller

TAX MAP/PARCEL(S): 07100000002500, 07100000002600, 071000000026C0, 071000000027A0, 071000000029B0, 071000000029H0, 071000000029I0, 071000000048A0, 07100000004900, 07100000005000, 07100000005200, 07100000005500, 0720000000700, 072000000010A0, 085000000016A0, 08500000001700, 085000000017B0, 08500000001800, 085000000018A0, 085000000018A2, 085000000018A3, 085000000018B0, 085000000018D0, 085000000018E0, 085000000020A0, 085000000020A1, 08500000002100, 085000000021D1, 085000000022B0

LOCATION: From Midway, running southwest for approximately 3.85 miles along an existing transmission corridor that continues west and south of Batesville.

PROPOSAL: Upgrade an existing electrical transmission line from wooden H-poles approximately 60 to 70 feet in height to single iron poles approximately 70 to 95 feet in height.

PETITION: Energy and communications transmission facilities under Section 10.2.2(6) of the Zoning Ordinance, on 29 parcels of land totaling approximately 859.68 acres. No dwelling units proposed.

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

ENTRANCE CORRIDOR: No

OVERLAY DISTRICT(S): Steep Slopes Overlay district, Flood Hazard Overlay district

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). (Scott Clark)

6. Committee Reports.
7. Old Business/New Business.
8. Items for follow up.

**ADJOURNMENT - 8:00 p.m.**

***THE NEXT PLANNING COMMISSION MEETING WILL BE SCHEDULED FOR TUESDAY, JANUARY 25, 2022.***

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**CONSENT AGENDA**

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THERE ARE NO ITEMS SCHEDULED ON THE CONSENT AGENDA.