

**PLANNING COMMISSION
TENTATIVE AGENDA
OCTOBER 11, 2022
6:00 P.M.
LANE AUDITORIUM, COUNTY OFFICE BUILDING
401 MCINTIRE ROAD**

Planning Commission Regular Meeting

The opportunities for the public to access and participate in the hybrid meeting are posted on the Albemarle County website on the Planning Commission home page and on the Albemarle County calendar. Participation will include the opportunity to comment on those matters for which comments from the public will be received.

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. Public Hearings.
 - a. [SP202200022 & SE202200047 Verizon – Walnut Creek Park – Tier III PWSF](#)
MAGISTERIAL DISTRICT: Samuel Miller
TAX MAP/PARCEL: 10000-00-00-03500
LOCATION: The proposed facility is located immediately south of the nearest addressed parcel at 3760 Walnut Creek Park. PROPOSAL: The applicant proposes to construct a 195 foot tall monopole tower to be used as a Personal Wireless Service Facility. The facility will include a lease area with ground equipment. The applicant has also requested a special exception to allow the antenna to be mounted 18 inches from the face of the tower instead of 12 inches. PETITION: Tier III Personal Wireless Service Facilities are permitted by special use permit in the RA, Rural Areas district in accord with Chapter 18, Section 10.2.2(48) of the Code of Albemarle. A special exception request may be made in accord with Chapter 18, Section 5.1 of the Code of Albemarle. ZONING: RA, Rural Areas - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots) OVERLAY DISTRICT(S): FH Flood Hazard Overlay PROFFERS: No. COMPREHENSIVE PLAN: Rural Areas - preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources/residential density 0.5 unit/acre in development lots. Rural Area 4 Comp Plan Area.
(Kevin McCollum)
 - b. [SP202200004 Scottsville Substation Expansion Project](#)
MAGISTERIAL DISTRICT: Scottsville
TAX MAP/PARCEL(S): 13000-00-00-041A0, 13000-00-00-041C1
LOCATION: 454 James River Road PROPOSAL: Amend SP-79-44 to upgrade electrical-transmission substation equipment and expand the substation site to accommodate entrance upgrades and stormwater-management facilities. PETITION: Energy and communications transmission facilities under Section 10.2.2(6) of the Zoning Ordinance, on two parcels of land totaling approximately 7.92 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. 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)

c. [SP202200006 Crown Orchard Farm Worker Housing](#)

MAGISTERIAL DISTRICT: Samuel Miller

TAX MAP/PARCEL: 10900-00-00-007A0

LOCATION: West side of Monacan Trail Road (US 29), approximately 0.35 miles south of the intersection with Henderson Lane (Route 805) PROPOSAL: Farm worker housing facility for 50 workers and one on-site manager, with one dormitory structure and one kitchen/dining structure.

PETITION: Farm worker housing, Class B (more than ten occupants or more than two sleeping structures) under section 10.2.2(51) of the Zoning Ordinance, on one parcel of land of 32.37 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: Yes. OVERLAY DISTRICT(S): Entrance Corridor Overlay, Steep Slopes Overlay. 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)

5. Committee Reports.
6. Review of Board of Supervisors Meeting: October 5, 2022
7. New Business.
 - a. [Draft Planning Commission Rules of Procedure.](#)
8. Old Business.
9. Items for follow-up.

Adjournment—8:00 p.m.

THE NEXT PLANNING COMMISSION MEETING WILL BE HELD TUESDAY, OCTOBER 25, 2022

CONSENT AGENDA

THERE ARE NO ITEMS SCHEDULED ON THE CONSENT AGENDA