

FINAL ACTION MEMO REGULAR MEETING
Planning Commission Meeting of June 13, 2023

<u>AGENDA ITEM/ACTION</u>	<u>FOLLOW-UP ACTION</u>
<p>1. Call to Order.</p> <ul style="list-style-type: none"> • Meeting called to order at 6:00 p.m. by Chair Clayborne. PC members present were Chair, Clayborne, Mr. Bivins, Ms. Firehock, Mr. Carrazana Mr. Moore, and Mr. Murray. Mr. Missel was absent. • Staff members present were Andy Herrick, Kevin McDermott, Alberic Karina-Plun, Bill Fritz, and Rebecca Ragsdale 	
<p>2. Other Matters Not Listed on the Agenda from the Public</p> <ul style="list-style-type: none"> • Neil Williamson from the Free Enterprise Forum commented that wireless dead zones in Albemarle County are a result of an outdated ordinance, with the goal today to update the language. Public/private partnership is needed to bring this infrastructure to the County. Albemarle County should embrace the recommendations from the wireless consultant. • Tom Olivier – Planning Commission reviews the comprehensive plan, and with worsening climate change, the current AC44 update does not address the dangers of climate change enough. • Lori Schweller form Williams Mullen, spoke about the importance of heeding the wireless consultant’s advice • John Foster – Concerned about the wireless consultant’s recommendation for more cell towers to be constructed, especially in the Batesville and Greenwood communities. Current level of coverage does not pose a public health concern. • Laura Good – Represents neighbors on Pea Ridge and White Hall. A cell tower was built in 2017 near their house without any warning. Concerned that increase of the tower height would affect views, property values, and their health. Fiber optic is now available; therefore, cell service is not needed in the area. • Jeff Woodbury – Concerned about cell tower being built very near his property. Concerned about people who would have to live in the shadow of these towers, which ruin the scenic 	<p><u>Clerk:</u> None</p>

<p>nature of where he lives. He did not see any of this coming.</p> <ul style="list-style-type: none"> • Ryan Woodbury – DHR ruled in favor of a cell tower for The Miller School. Verizon has not been listening to the concerns of residents, and regulations should be strict as to not affect neighbors nearby. 	
<p>3. Work Session</p> <p>3a. ZTA202300002 Personal Wireless Service Facilities (Bill Fritz): This work session discussed the impact of existing regulations on the provision of personal wireless services and identified potential changes in regulations to facilitate the provision of these services.</p> <p>The County's consultant gave a presentation on the types of cell towers and some of the restrictions that they face with infrastructure and County regulations. The Commission then discussed what wireless regulations would be appropriate for the County. Materials will be posted online.</p> <p>4. Public Hearing</p> <p>4.a SP202200032 The Miller School of Albemarle MAGISTERIAL DISTRICT: Samuel Miller TAX MAP/PARCEL(S): 07200000003200, 072000000032D0, 072000000032E0 LOCATION: 1000 Samuel Miller Loop, Charlottesville, VA 22903 PROPOSAL: Special Use Permit application to authorize the continuation and expansion of the historic private school use, which is currently a non-conforming use. Proposal includes the renovation and expansion of an existing dormitory structure, as well as a phased approach to increasing maximum student enrollment to 300 students then ultimately to 500 students, along with future construction of additional structures and improvements. PETITION: "Private school" per Section 10.2.2.5 of the Zoning Ordinance. ZONING: RA Rural Areas – agricultural, forestal, and fishery uses; residential uses at a density of 0.5 dwelling units/acre in development lots. ENTRANCE CORRIDOR (EC): No. OVERLAY DISTRICT(S): Critical Slopes; Flood Hazard. COMPREHENSIVE PLAN: Rural Areas – preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources; residential uses (0.5 unit/acre in development lots). (Rebecca Ragsdale)</p>	<p><u>Clerk:</u> None.</p> <p><u>Clerk:</u> Forward Commission's recommendation to the Board of Supervisors ahead of its public hearing on this application.</p>

<p>Action: On motion of Commissioner Firehock, seconded by Commissioner Murray, by a vote of 6:0, the Planning Commission recommended approval of SP2022-32, The Miller School of Albemarle, with the revised conditions presented at the meeting, and for the reasons stated in the staff report.</p>	
<p>5. Committee Reports:</p> <p>Commissioner Bivins: Recommends that Greg Harper come to the Planning Commission to discuss how stormwater is handled for the County on a macro level.</p> <p>Commissioner Murray: Attended community meeting regarding Oak Bluff. Still lots of concern about development from residents and about water and traffic with the current level of infrastructure in that area.</p> <p>Commissioner Carrazana: Went to AC44 meeting at Murray Elementary where lots of discussion was about Crozet. Oak Bluff and traffic concerns were brought up at the event as well.</p>	
<p>6. Board of Supervisors Meeting: Review of June 7 Meeting. Kevin McDermott gave an overview of the June 7, 2023, Board of Supervisors meeting and actions.</p>	
<p>7. New Business:</p> <p>a. AC44 Update Kevin McDermott gave an update on the AC44 project. At the final public meeting on toolkits on June 12, lots of feedback was given. Open house chat kits are available so that citizens can assess activity centers and provide feedback that would be like what a planner would look for at an activity center. There will be another work session on AC44 with the Planning Commission on July 25, where feedback from the activity centers will be provided.</p> <p>Commissioner Firehock: On June 22, the Southern Albemarle Convenience Center will be opening.</p>	
<p>8. Old Business: None</p>	
<p>9. Items for follow-up: None</p>	
<p>Adjournment: Adjourned at 9:05 pm to next scheduled meeting on June 27, 2023</p>	