

**PLANNING COMMISSION
FINAL AGENDA
WORK SESSION AND REGULAR MEETING
OCTOBER 8, 2024, 4:00 P.M.
LANE AUDITORIUM, COUNTY OFFICE BUILDING
401 MCINTIRE ROAD**

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. Public Comment on matters pending before the Commission, but not listed for a Public Hearing on this agenda.
3. Consent Agenda (on next sheet).
4. Work Session.
 - a. [CPA202100002 AC44 Growth Management, FLUM, Activity Centers Policies](#)
During the October 8 Work Session, staff will share information on the AC44 Comprehensive Plan update, which is now in Phase 3. Topics will include: Growth Management Policy, Development Area Utilization Review, and a preview of the Land Use categories and Activity Centers.
(Tonya Swartzendruber)

RECESS/RECONVENE

5. Items Requesting Deferral to a New Date.
 - a. **SP202400012 City Church**
MAGISTERIAL DISTRICT: Rio TAX MAP/PARCEL(S): 06100-00-00-153A1 LOCATION: 1010 Rio Road East PROPOSAL: Amend existing special use permit, SP202200012, to allow a 13,100 square foot building and up to 111 additional parking spaces on site. Associated is a special exception request (SE202400018) in accordance with Section 18-4.12.2 (c) to modify the limitation on the maximum number of parking spaces allowed by Section 18-4.12.4 (a). PETITION: Religious assembly in the R4 Zoning District on a 4.23 acre parcel under Section 15.2.2.12 of the Zoning Ordinance. ENTRANCE CORRIDOR: Yes ZONING: R4 Residential (4.0 units/acre) OVERLAY DISTRICT(S): Airport Impact Area, Steep Slopes – Managed COMPREHENSIVE PLAN: Urban Density Residential which allows residential uses (6.01 – 34 units/ acre) and supporting uses such as religious institutions, schools, commercial, office and service uses in Neighborhood 2 of the Places 29 Master Plan.
(Syd Shoaf) **THIS ITEM REQUESTS DEFERRAL TO DECEMBER 10, 2024**
 6. Public Hearings
 - a. [SP202400019 UVA CCU Tier III PWSF](#)
MAGISTERIAL DISTRICT: Scottsville TAX MAP/PARCEL(S): 07600-00-00-05500 LOCATION: 1201 5th St PROPOSAL: The applicant proposes to relocate and replace an existing 155.5 foot monopole tower with a proposed 165 foot monopole tower as part of their redevelopment plans for the property. The proposal includes an enclosed lease area at the base of the tower that will house associated equipment.
PETITION: Tier III Personal Wireless Service Facilities are permitted by special use permit in accord with Chapter 18, Section 24.2.2(16) of the Code of Albemarle and are subject to the supplementary regulations in Chapter 18, Section 5.1.40. ZONING: HC Highway Commercial – commercial and service; residential by special use permit (15 units/ acre) ENTRANCE CORRIDOR: YES OVERLAY DISTRICT(S): AIA Airport Impact Area, Flood Hazard, and Steep Slopes – Managed and Preserved. COMPREHENSIVE PLAN: Parks and Green Systems – parks, playgrounds, play fields, greenways, trails, paths, recreational facilities and equipment, plazas, outdoor sitting areas, natural areas, preservation of stream buffers, floodplains and steep slopes adjacent to rivers and streams; and 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 of the Southern and Western Neighborhoods Master Plan.
(Bill Fritz)
 - b. [SP202400002 Midway-Martin Store Powerline Upgrade](#)
MAGISTERIAL DISTRICT: Samuel Miller TAX MAP/PARCEL(S): 08500-00-00-004I0, 08500-00-00-004F0, 08500-00-00-004B1, 08500-00-00-004B0, 08500-00-00-004B3, 08500-00-00-004B2, 08500-00-00-004A0, 08400-00-00-047A0, 08400-00-00-048C0, 08400-00-00-048B0, 08400-00-00-048A0, 08400-00-00-04800, 08400-00-00-04900, 08400-00-00-07000, 08400-00-00-05000, 08400-00-00-050A1, 08400-00-00-05100, 08400-00-00-051A0, 08400-00-00-064N0, 08400-00-00-05200, 08400-00-00-064M0, 08400-00-00-064L0, 08400-00-00-064J0, 08400-00-00-064I0, 08400-00-00-064H0, 08400-00-00-064C0, 08400-00-00-062A0, 08400-00-00-06300, 08400-00-00-06200, 08400-00-00-062B0, 08400-00-00-056B0, 08400-00-00-056A0, 08400-00-00-01600, 08400-00-00-014D0, 08400-00-00-057B0, 08400-00-00-01400, 08400-00-00-014H0, 08400-00-00-014E1, 08400-00-00-014E4, 08400-00-00-014E3, 08400-00-00-01300. LOCATION: 1985 Thunder Ridge Road to 2897 Craigs Store Road PROPOSAL: Replace existing power-line support poles with an average height of approximately 60-70 feet with new poles that range in height from 70-95 feet along an existing 115 kV transmission line route of approximately 6.8 miles, within an existing 150' easement. PETITION: Energy and communications transmission facilities Section 10.2.2(6) of the Zoning Ordinance, crossing 40 parcels of land. No dwelling units proposed. ZONING: RA, Rural Areas - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots) OVERLAY DISTRICT(S): None
(Kevin McDermott)
 7. Committee Reports.
 8. Review of Board of Supervisors Meeting:
September 18, 2024, and October 2, 2024
 9. AC44 Update
 10. New Business.
 11. Old Business.
 12. Items for follow-up.
- Adjournment

THE NEXT PLANNING COMMISSION MEETING WILL BE HELD TUESDAY, OCTOBER 22, 2024 @ 4:00 PM

CONSENT AGENDA

3. FOR APPROVAL (by recorded vote):
 - a. Approval of Draft Meeting Minutes [September 10, 2024](#)