

**PLANNING COMMISSION
FINAL AGENDA
WORK SESSION AND REGULAR MEETING
OCTOBER 22, 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. Work Session.
 - a. [CPA202100002 AC44 DA Land Use Policies](#)
During the October 22 Work Session, staff will share information on the Development Areas Land Use Categories, Future Land Use Map, and Activity and Employment Centers.
(Tonya Swartzendruber)

Recess/Reconvene

3. Public Comment on matters pending before the Commission, but not listed for a Public Hearing on this agenda.
4. Consent Agenda (on next sheet).
5. Public Hearing.
 - a. [CCP202400001 Northern Albemarle Convenience Center](#)
MAGISTERIAL DISTRICT: Rio TAX MAP/PARCEL(S): 046000000018B1 LOCATION: Northeast corner of the intersection of Berkmar Dr. and Rio Mills Rd. PROPOSAL: Construct a convenience center to provide a location for community drop off of recyclable materials and bagged household trash. ZONING: RA Rural Areas - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots); Airport Impact Area Overlay ENTRANCE CORRIDOR (EC): No COMPREHENSIVE PLAN: Rural Areas – preserve and protect agricultural, forestal, open space, and natural, historic, and scenic resources/ density (0.5 unit/ acre in development lots) POTENTIALLY IN MONTICELLO VIEWSHED: No
(Michael Barnes)
 - b. [SP202300017 Walnut Creek Substation](#)
MAGISTERIAL DISTRICT: Samuel Miller TAX MAP/PARCEL: 10100-00-00-012C0, 10100-00-00-012C1, 10100-00-00-012C2 LOCATION: 2419, 2443, 2447 Old Lynchburg Rd. PROPOSAL: Request to establish a new Dominion Energy Virginia electric substation (switching station) to allow for new equipment, fencing, and stormwater management on 3 parcels totaling 10.95 acres. PETITION: Section 18-10.2.2(6) Energy and communications transmission facilities (reference 18-5.1.12). ZONING: Rural Areas – agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots) OVERLAY DISTRICT: None; 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) in Rural Area 3 in the Comprehensive Plan.
(Michael Barnes)
6. Committee Reports.
7. Review of Board of Supervisors Meeting:
8. AC44 Update
9. New Business.
10. Old Business.
11. Items for follow-up.

Adjournment

THE NEXT PLANNING COMMISSION MEETING WILL BE HELD TUESDAY, OCTOBER 29, 2024 @ 5:30 PM

CONSENT AGENDA

3. FOR APPROVAL (by recorded vote):
 - a. Approval of Draft Meeting Minutes [October 8, 2024](#)
 - b. [SE202400010 Pen Place – Planting Strip Design Exception](#)
(Jered Tate)