

**PLANNING COMMISSION  
FINAL AGENDA  
WORK SESSION AND REGULAR MEETING  
NOVEMBER 26, 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. [ZTA202300006, STA202300003, WPTA202300003, and OTA202300002 Riparian Buffer Protection Standards](#)  
This work session focuses on the sections proposed for amendment or addition in the Zoning Ordinance. (Other chapters will be revised to address housekeeping items and wording updates and will be presented to the Planning Commission and Board of Supervisors later.)  
(Scott Clark)

**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. [SP202400020 Carter Machinery](#)  
MAGISTERIAL DISTRICT: Rio TAX MAP/PARCEL: 06100-00-00-12000 LOCATION: 721 Rio Road W  
PROPOSAL: Establish outdoor storage, display, and sales of construction equipment/vehicles  
PETITION: Outdoor storage, display and sales serving or associated with a permitted use in accordance with Section 30.6.3.a.2(b) of the Zoning Ordinance on approximately 4.37 acres. No dwelling units proposed.  
ZONING: HC Highway Commercial – commercial and service; residential by special use permit (15 units/acre)  
ENTRANCE CORRIDOR: Yes OVERLAY DISTRICT: EC Entrance Corridor, AIA Airport Impact Area, and Steep Slopes – Managed  
COMPREHENSIVE PLAN: Core Area within Rio 29 Small Area Plan - area intended to have a mixture of uses including residential, commercial, retail, office, institutional and employment uses. Buildings with heights of 3-6 stories, built close to the street, with pedestrian access and relegated parking.  
(Khris Taggart)
  - b. [SP202300023 Buck Island Solar](#)  
MAGISTERIAL DISTRICT: Scottsville TAX MAP/PARCEL(S): 10500-00-00-001A0 LOCATION: 2826/2828 Campbell Farm Lane, immediately west of its intersection with Buck Island Rd., and approx. ½ mile south of the intersection of Buck Island Rd./Thomas Jefferson Pkwy  
PROPOSAL: Solar-energy electrical generation facility. PETITION: 10.2.2.58, Solar energy systems, No new dwelling units proposed. ZONING: RA, Rural Areas - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots)  
OVERLAY DISTRICT(S): 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)  
(Bill Fritz)

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, DECEMBER 10, 2024 @ 4:00 PM**

**CONSENT AGENDA**

3. FOR APPROVAL (by recorded vote):
  - a. Approval of Draft Meeting Minutes [November 12, 2024](#)