

**PLANNING COMMISSION
TENTATIVE
NOVEMBER 12, 2019
6:00 P.M.
LANE AUDITORIUM, COUNTY OFFICE BUILDING
401 MCINTIRE ROAD**

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. [AFD201900003 Buck Mountain District Review](#)
Periodic (10-year) review of the Buck Mountain Agricultural and Forestal District, as required in section 15.2-4311 of the Code of Virginia. The district is composed of the following described lands, identified by parcel identification number: Tax map 8: parcels 16A, 16C, 17E, 17F, 37, 43A, 44; Tax map 17: parcels 2D6, 26B, 26C, 26C1, 26C2, 26C3, 31 (part), 32. The area is designated as Rural Area in the Comprehensive Plan and the included properties are zoned RA Rural Areas (Scott Clark)
 - b. [AFD201900004 Bucks Elbow Mountain District Review](#)
Periodic (10-year) review of the Bucks Elbow Mountain Agricultural and Forestal District, as required in section 15.2-4311 of the Code of Virginia. The district is composed of the following described lands, identified by parcel identification number: Tax map 25: parcel 1; Tax map 38: parcels 4, 7, 8, 10, 20; Tax map 39: parcels 1, 1D, 1F, 1F1, 1G, 2B, 8, 10A, 21Q, 21R, 21Z. The area is designated as Rural Area in the Comprehensive Plan and the included properties are zoned RA Rural Areas. Committee Reports. (SC)
 - c. [AFD201900005 Chalk Mountain District Review](#)
Periodic (10-year) review of the Chalk Mountain Agricultural and Forestal District, as required in section 15.2-4311 of the Code of Virginia. The district is composed of the following described lands, identified by parcel identification number: Tax map 97: parcels 2, 21A1, 21B, 21B1, 21C, 21D, 22, 22A, 22B, 27; Tax map 98: parcels 1G (part), 11, 12, 13, 14; Tax map 99: parcel 30. The area is designated as Rural Area in the Comprehensive Plan and the included properties are zoned RA Rural Areas. (Scott Clark)
 - d. [AFD201900006 Fox Mountain District Review](#)
Periodic (10-year) review of the Fox Mountain Agricultural and Forestal District, as required in section 15.2-4311 of the Code of Virginia. The district is composed of the following described lands, identified by parcel identification number: Tax map 14: parcels 26A, 26B, 26C; Tax map 15: parcels 1, 10A. The area is designated as Rural Area in the Comprehensive Plan and the included properties are zoned RA Rural Areas. (Scott Clark)
 - e. [AFD201900007 Jacobs Run District Review](#)
Periodic (10-year) review of the Jacobs Run Agricultural and Forestal District, as required in section 15.2-4311 of the Code of Virginia. The district is composed of the following described lands, identified by parcel identification number: Tax map 19: parcels 25, 25A; Tax map 19A: parcels 9, 22, 31; Tax map 20: parcels 6J, 6S; Tax map 30: parcel 32B; Tax map 31: parcels 1, 1B, 4K, 8, 8E, 16, 16B, 44C, 45, 45B. The area is designated as Rural Area in the Comprehensive Plan and the included properties are zoned RA Rural Areas (Scott Clark)
 - f. [AFD201900008 Sugar Hollow District Review](#)
Periodic (10-year) review of the Sugar Hollow Agricultural and Forestal District, as required in section 15.2-4311 of the Code of Virginia. The district is composed of the following described lands, identified by parcel identification number: Tax map 25: parcels 11C, 12, 13, 14, 14A, 14B, 14C, 18, 18A, 18B, 21, 21A, 24, 25, 26, 27, 28; Tax map 26: parcels 5A, 10, 10B, 10D, 10F, 10G, 11C, 11D, 12A, 13, 14F, 19, 40B, 40C, 41A, 52, 52D; Tax map 27: parcels 8, 8E (part), 24A, 25, 26; Tax map 39: parcels 2, 2A, 3, 4, 13C3, 14, 15, 25, 25A; Tax map 40: parcels 1, 9, 9C, 9D (part), 9E, 10, 10A, 10B, 10C, 22, 22A, 27A, 46C1, 49. The area is designated as Rural Area in the Comprehensive Plan and the included properties are zoned RA Rural Areas. (Scott Clark)
 - g. [AFD201900009 Yellow Mountain District Review](#)
Periodic (10-year) review of the Yellow Mountain Agricultural and Forestal District, as required in section 15.2-4311 of the Code of Virginia. The district is composed of the following described lands, identified by parcel identification number: Tax map 54: parcels 41, 43, 43A, 43D, 71B; Tax map 55: parcel 15; Tax map 70: parcels 15, 15A, 15D, 15E, 15G, 29, 37B, 37B1 (part), 37D (part), 37K, 37L; Tax map 71: parcel 2B, 22, 22A, 22B, 22K, 64, 64A. The area is designated as Rural Area in the Comprehensive Plan and the included properties are zoned RA Rural Areas. (Scott Clark)

h. [AFD201900011 Yellow Mountain Addition-Albert](#)

Notice is hereby given that the Albemarle County Planning Commission will hold a public hearing to receive public comments regarding the addition of the following parcel to the Yellow Mountain Agricultural and Forestal District (Albemarle County Code § 3-233) on November 12, 2019, at 6 p.m., in the Auditorium of the Albemarle County Office Building, 401 McIntire Road, Charlottesville, Virginia. The parcel proposed for addition (Tax map 71, parcels 22C2) is approximately 14.56 acres in size and is located at 7124 Plank Road. (Scott Clark)

i. [SP201900010 Rivanna Solar](#)

MAGISTERIAL DISTRICT: Scottsville TAX MAP/PARCEL(S): 09400-00-00-017A0 LOCATION: 2631 Buck Island Rd PROPOSAL: Request to amend SP201700018 to extend expiration time by three years for approved solar-energy electrical generation facility, with solar panels occupying approximately 90 acres on a 149-acre parcel. PETITION: 10.2.2.58, Solar energy systems. No new dwelling units proposed. ZONING: RA Rural Area - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots) OVERLAY DISTRICT(S): Entrance Corridor, 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) POTENTIALLY IN MONTICELLO VIEWSHED: Yes (Scott Clark)

5. Work Session.

a. [ZTA201900006 Rio-29 Form-based Code](#)

In March 2019, staff was directed to draft a zoning text amendment to implement the vision outlined in the Rio29 Small Area Plan. Staff seeks input from the Planning Commission on the draft framework and implementation options for the Rio29 form-based code. (Rachel Falkenstein & Michaela Accardi)

6. Committee Reports.

7. Review of Board of Supervisors Meeting - November 6, 2019

8. Old Business

a. [2019 Growth Management Report Revisions & Findings](#)
(Andrew Knuppel)

9. New Business.

10. Items for follow-up.

Adjournment—9:00 p.m.

NEXT PLANNING COMMISSION MEETING WILL BE HELD TUESDAY, NOVEMBER 19, 2019

CONSENT AGENDA

- a. Approval of Minutes: October 15, 2019 & October 22, 2019