

FINAL ACTION MEMO
Planning Commission Meeting of April 20, 2021

<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 Bivins. • PC members present were Mr. Bivins, Chair; Ms. Firehock, Vice-Chair; Mr. Bailey; Mr. Randolph; Mr. Clayborne; Mr. Keller; Mr. Carrazana (UVA Rep.) • PC Member absent were Ms. More • Staff members present were: Charles Rapp, Bill Fritz, Scott Clark, Frances MacCall, Jodie Filardo, Amelia McCulley, Andy Herrick and Carolyn Shaffer 	
<p>2. Other Matters Not Listed on the Agenda from the Public</p>	<p><u>Clerk:</u> None</p>
<p>3. Consent Agenda None</p>	<p><u>Clerk:</u> None</p>
<p>4. Items Requesting Deferral</p> <p>4a. SP201900014 & SP201900015 Blue Ridge Swim Club Amendment MAGISTERIAL DISTRICT: Samuel Miller TAX MAP/PARCEL: 05800-00-00-075A1 and 05800-00-00- 075A2 LOCATION: 1275 Owensville Road PROPOSAL: SP201900014 and SP201900015 are requests to amend SP201500028 Blue Ridge Swim Club (Day Camp, Boarding Camp) and SP201500029 Blue Ridge Swim Club to construct additional facilities, including a pavilion with bathrooms and a kitchen as well as a garage/storage structure, and to expand the months of operation from April 1 through November 15 each year. PETITION: SP201900014: 10.2.2.4 Swim, golf, tennis or similar athletic facilities (reference 5.1.16) SP201900015: 10.2.2.20 Day camp, boarding camp (reference 5.1.05); ZONING: RA Rural Areas - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots) ENTRANCE CORRIDOR: 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) (Scott Clark) APPLICANT/STAFF REQUESTS DEFERRAL TO MAY 4, 2021.</p>	<p><u>Clerk:</u> None</p> <p><u>Staff:</u> None</p>

<p>Action: The Planning Commission approved deferral of the SP2019-14 & SP2019-15 Blue Ridge Swim Club Amendment until May 4, 2021 PC Meeting with a vote of 6:0. (Commissioner More absent)</p>	
<p>5. Public Hearings:</p> <p>a. SP202000002 MonU Park MAGISTERIAL DISTRICT: Rivanna TAX MAP/PARCEL: 04600-00-00-018C0 LOCATION: Southeast corner of US 29 and Polo Grounds Road (Route 643). PROPOSED: Request to amend special use permit for an athletic club with 4 soccer fields and 96 parking spaces, to increase the number of fields to 7; to extend the hours of operation; to remove the condition prohibiting games during July and August; to remove the existing condition prohibiting irrigation; and to remove the condition prohibiting games and practice sessions occurring on the same day as specified major event at the existing SOCA facility also located on Polo Grounds Road. ZONING CATEGORY/GENERAL USAGE: RA -- Rural Areas: agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots); FH Flood Hazard - Overlay to provide safety and protection from flooding; EC Entrance Corridor - Overlay to protect properties of historic, architectural or cultural significance from visual impacts of development along routes of tourist access SECTIONS: 10.2.2.4 Swim, golf, tennis or similar athletic facilities (reference 5.1.16) COMPREHENSIVE PLAN LAND USE/DENSITY: Rural Areas - preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources/ density (.5 unit/ acre in development lots) ENTRANCE CORRIDOR: Yes (Scott Clark)</p> <p>Action: The Planning Commission recommended approval of SP2020-02 MonU Park with the conditions recommended in the staff report, plus the following conditions: requiring use of eco-friendly pesticides and insecticides with assistance of a professional (language to be refined by staff before the Board of Supervisors hearing); requiring applicants to provide a handicapped-accessible portable toilet on the site; and limiting irrigation to time periods within one week of grass-seed applications, with a vote of 6:0. (Commissioner More absent)</p> <p>Action: The Planning Commission amended a condition D to #7 with water withdrawal for</p>	

<p>irrigation will only be used during the week of seeding on the site has occurred, with a vote of 6:0. (Commissioner More absent)</p> <p>b. SP202100001 Midway Solar Project MAGISTERIAL DISTRICT: Samuel Miller TAX MAP/PARCEL(S): 08500-00-00-017B0 LOCATION: The proposed project is located on the west side of Craigs Store Road (Route 635) approximately 1 1/2 miles south of Batesville. PROPOSAL: Solar-energy electrical generation facility including an approximately 8 megawatt photovoltaic system and 4 megawatt battery energy storage system occupying approximately 80 acres. PETITION: Solar energy system allowed by special use permit under section 10.2.2.58 of the Zoning Ordinance on a 136-acre parcel. 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)</p> <p>Action: The Planning Commission recommended approval of SP2021-01 Midway7 Solar with conditions outline in the staff report, and <u>an additional condition to minimize disturbance of prime soils</u> with a vote of 6:0. (Commissioner More absent)</p> <p>Action: The Planning Commission recommended approval of SP2021-01 Midway7 Solar is in compliance with the Comprehensive Plan with a vote of 6:0. (Commissioner More absent)</p>	
<p>6. Committee Reports:</p>	
<p>7. Old Business/New Business:</p>	
<p>8. Items for follow-up:</p>	
<p>Adjourn to May 4, 2021 at 6:00 p.m., Virtual Meeting. The meeting adjourned at 9:50 p.m.</p>	