

**PLANNING COMMISSION  
FINAL AGENDA  
AUGUST 23, 2022  
4:00 P.M.  
LANE AUDITORIUM, COUNTY OFFICE BUILDING  
401 MCINTIRE ROAD**

**Planning Commission Work Session and Regular Meeting**

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.

**4:00 p.m.**

1. Call to order and establish quorum.
2. Work Session.
  - a. **[ZTA202200002 Zoning Ordinance Modernization](#)**  
Proposal: Initial stages of a comprehensive review and revision of the zoning ordinance to reflect modern land use and regulation practices. Public Purpose to Be Served: The proposed amendments are intended to reduce inefficient and unnecessary administrative procedures, provide a clear and user-friendly format, and create an adaptive, modern ordinance meeting the current needs of Albemarle County. This will allow for clarity to both the public and County staff, more efficient review and permitting processes, and reduction of waste of resources. By addressing the zoning modernization process in a comprehensive manner, staff will be able to involve multiple levels of stakeholders, including staff, residents, developers, and landowners. (Lea Brumfield)

**5:30 p.m. – Recess**

**6:00 p.m.**

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. **[SP202200011 and SE202200030 Verizon Scruby Property Tier III PWSF](#)**  
MAGISTERIAL DISTRICT: White Hall TAX MAP/PARCEL(S): 05500-00-00-01400  
LOCATION: The proposed facility is located adjacent to I-64 approximately 750 feet east of where Route 690 (Greenwood Station Road) crosses I-64.  
PROPOSAL: The applicant proposes to construct a 144 foot tall monopole tower to be used as a Personal Wireless Facility. The facility will include a lease area with ground equipment. The applicant has also requested a special exception to allow the antenna to be mounted 18 inches from the face of the tower instead of 12 inches.  
PETITION: Tier III Personal Wireless Service facilities are permitted by special use permit in the RA, Rural Areas district in accord with Chapter 18, Section 10.2.2(48) of the Code of Albemarle. A special exception request may be made in accord with Chapter 18, Section 5.1 of the Code of Albemarle.  
ZONING: RA, Rural Areas - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots) OVERLAY DISTRICT(S): EC- Entrance Corridor - – Overlay to protect properties of historic, architectural or cultural significance from visual impacts of development along routes of tourist

access PROFFERS: No COMPREHENSIVE PLAN: Rural Areas - preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources/residential density 0.5 unit/acre in development lots. Rural Areas 3 Comp Plan Area. (Bill Fritz)

b. [SP202100004 Clifton Inn & Collina Farm](#)

MAGISTERIAL DISTRICT: Scottsville TAX MAP/PARCEL(S): 079000000023B0, 079000000024B0, 07900000003600 and 079000000023F0

LOCATION: 1296-1320 Clifton Inn Drive, 3055-3097 Collina Farm, and property on the southeast side of Rt. 729 (North Milton Rd.) across from Stone-Robinson Elementary School and adjacent to the Rivanna River PROPOSAL: To amend the historic inn and tavern special use permit SP-2002-19 by adding approximately 83.28 acres and increasing total number of guest rooms to 71. The total guest rooms includes a proposed 25 room expansion at Clifton for a total of 50 and 16 proposed rooms in future cottages at Collina, for a total of 21 on that property; revision to SP-2002-19 to allow for more than 200 guests and to allow for an 100 seat restaurant at Clifton; add a 5,000 sf structure to accommodate a spa and event area for up to 75 persons at Clifton; continue to allow 200 person events at Clifton until proposed event structure at Collina is operational; add an approx. 10,500 sf event structure at Collina to hold events for up to 300 persons 12 times/year and in addition, allow other events of up to 200 persons; to establish new parking areas; and to close the existing entrance at Rt. 729 and establish a new entrance to Collina Farm. This request is associated with ZMA-2021-03, a request to rezone parcel 79-23F from PRD to RA in association with the expansion under this SP request. PETITION: To amend an existing Special Use Permit to allow expansion of an historic inn under Sections 10.2.2.27 and 5.1.61 of the zoning ordinance.

ZONING: Parcels 079000000023B0, 079000000024B0, 07900000003600 are zoned RA Rural Areas – agricultural, forestal and fishery uses; residential density (0.5 unit/acre in development lots); Parcel 079000000023F0 is zoned PRD Planned Residential Development - which allows residential (3-34 units/acre) with limited commercial uses. OVERLAY DISTRICT(S): Entrance Corridor; Flood Hazard; Monticello Viewshed COMPREHENSIVE PLAN: Rural Areas - preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources; residential density (0.5 unit/acres in development lots) (Rebecca Ragsdale)

c. [ZMA202100003 Clifton Inn & Collina Farm](#)

MAGISTERIAL DISTRICT: Scottsville TAX MAP/PARCEL: 079000000023F0

LOCATION: On the southeast side of Rt. 729 (North Milton Rd.) across from Stone-Robinson Elementary School PROPOSAL: Rezone the parcel from Planned Residential District, which allows residential (3-34 units/acre) with limited commercial uses, to Rural Areas, which allows agricultural, forestal and fishery uses, residential density (0.5 unit/acre in development lots), to allow for the improvements associated with an expansion of Clifton Inn and Collina Farm to include improvements such as drainfields and an entrance road to Collina Farm. Reference SP202100004. PROFFERS: No OVERLAY DISTRICT(S): Entrance Corridor; Flood Hazard; Monticello Viewshed COMPREHENSIVE PLAN: Rural Areas - preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources; residential density (0.5 unit/acres in development lots) (Rebecca Ragsdale)

5. Committee Reports.
6. Review of Board of Supervisors Meeting – August 17, 2022
7. Old Business/New Business.
8. Items for follow-up.

Adjournment—8:00 p.m.

**NEXT PLANNING COMMISSION MEETING WILL BE HELD TUESDAY, SEPTEMBER 13, 2022**

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## CONSENT AGENDA

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- a. Approval of Draft Minutes: [June 14, 2022](#), [June 28, 2022](#), [July 12, 2022](#) & [July 26, 2022](#).