

**PLANNING COMMISSION
FINAL AGENDA
JANUARY 24, 2023
6:00 P.M.
LANE AUDITORIUM, COUNTY OFFICE BUILDING
401 MCINTIRE ROAD**

Planning Commission 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.

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. [CCP202200002 Albemarle County Public Safety Operations Center Fashion Square Mall](#)
MAGISTERIAL DISTRICT: Rio TAX MAP/PARCEL(S):06100-00-00-12900 LOCATION: 1639 Rio Rd. East, the former JC Penney building in Fashion Square Mall. PROPOSAL: Establish an operations center for Albemarle County Police and Albemarle County Fire Rescue Departments. Specific uses consist primarily of storage, office space and performing routine maintenance of Fire Rescue apparatus. ZONING: Planned Unit Development and Planned Development Shopping Center ENTRANCE CORRIDOR (EC): Yes COMPREHENSIVE PLAN: Flex (Rio29 Small Area Plan Future Place Type) POTENTIALLY IN MONTICELLO VIEWSHED: No (David Benish)
 - b. [SP202200027, SE202200056 & SE202200057 Wakefield Kennel](#)
MAGISTERIAL DISTRICT: White Hall TAX MAP/PARCEL: 03100-00-00-047A0 LOCATION: 790 Wakefield Farm PROPOSAL: Special use permit amendment for an existing commercial kennel. PETITION: A request for a special use permit amendment under Section 18-10.2.2 for a new commercial kennel facility and associated parking on a 4.63-acre parcel. The proposed kennel is approximately 11,650 sf with 6,240 sf outdoor runs and has capacity for approximately 100 kennels. The proposal includes a request to operate the existing kennel until the completion of the new facility. Associated with this request are two special exception applications, one for a reduction in the required setbacks from residential properties, and one for a reduction in the required amount of parking for the proposed kennel. ZONING: RA Rural Area - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots) ENTRANCE CORRIDOR: No OVERLAY DISTRICT: AIA Airport Impact Area 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 1 in the Comprehensive Plan. (Kevin McCollum)
 - c. [SP202200028 2240/2241 Gobblers Ridge Development Right](#)
MAGISTERIAL DISTRICT: Scottsville TAX MAP/PARCEL: 09200-00-00-036E0 LOCATION: 2240/2241 Gobblers Ridge, near the intersection with Thomas Jefferson Parkway PROPOSED: Special Use Permit for one additional development right to create a new parcel for an existing dwelling. The parcel would be a minimum of 2 acres in size. Currently, two dwellings are located on a 4.82-acre parcel. ZONING CATEGORY/GENERAL USAGE: RA Rural Areas - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots) SECTION: 10.2.2.28 Divisions of land as provided in section 10.5.2.1; ENTRANCE CORRIDOR: No 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) (Rebecca Ragsdale)
 - d. [SP202200030 Spring Hill Farm Development Rights Request](#)
MAGISTERIAL DISTRICT: Samuel Miller TAX MAP/PARCEL: 05800-00-00-09500 LOCATION: Grassmere Road/Ivy Depot Road/Loblolly Lane/Dick Woods Road (Rt 637), approximately 0.5 miles from the intersection of Route 637 and Interstate 64 PROPOSED: Special Use Permit amendment (SP198100001, SP198100055) to allow creation of a 24.64 acre lot for one dwelling and a 46.87 acre lot for one dwelling from an existing 442.42 acre parcel, with a 370.91 residue. ZONING CATEGORY/GENERAL USAGE: RA Rural Areas - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots) SECTION: 10.2.2.28 Divisions of land as provided in section 10.5.2.1; ENTRANCE CORRIDOR: No 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) (Rebecca Ragsdale)
5. Committee Reports.
6. Review of Board of Supervisors Meeting: **January 18, 2023**
7. New Business.
8. Old Business.
9. Items for follow-up.

Adjournment—8:00 p.m.

THE NEXT PLANNING COMMISSION MEETING WILL BE HELD TUESDAY, FEBRUARY 14, 2023

CONSENT AGENDA

- a. Approval of Draft Minutes: [December 13, 2022](#)