

COUNTY OF ALBEMARLE
TRANSMITTAL TO THE BOARD OF SUPERVISORS
SUMMARY OF PLANNING COMMISSION ACTION

AGENDA TITLE: SP202200021 Dominion Hollymead Substation	AGENDA DATE: January 18, 2023
SUBJECT/PROPOSAL/REQUEST: A special use permit (Section 18-13.2.2(6) and 18-18.2.2(6)) request to expand an existing substation to add additional equipment, associated stormwater-management facilities, and landscape screening.	STAFF CONTACT(S): Filardo, McDermott, Ragsdale
SCHOOL DISTRICT: Baker Butler Elementary, Lakeside Middle, Albemarle High	PRESENTER(S): Rebecca Ragsdale, Planning Manager

BACKGROUND:

At its meeting on October 25, 2022, the Planning Commission (PC) voted 5:0 to recommend approval of SP202200021 for the reasons and with the conditions stated in the staff report.

Attachments A, B, and C are the PC staff report, action letter, and meeting minutes.

DISCUSSION:

The PC raised no objections. No members of the public spoke at the public hearing on this proposal. At the meeting, the applicant provided additional sound analysis (Attachment B) that addressed some outstanding questions related to potential noise impacts. Staff no longer has concerns about the new equipment meeting the ordinance decibel level limits and believes that the previously recommended condition #2 regarding a sound study is no longer needed.

RECOMMENDATIONS:

Staff recommends that the Board adopt the attached Resolution (Attachment E) to approve SP202200021 with only Condition 1 that requires general accord with the Conceptual Plan.

1. Development of the use must be in general accord (as determined by the Director of Community Development, or the Director's designee) with the Concept Plan entitled "Preliminary Site and Grading Plan Hollymeade [sic] Substation Expansion," prepared by Dominion Energy. To be in general accord with the plan, development must reflect:
 - a. Location of the substation and related infrastructure
 - b. Limits of disturbance and wooded areas to remainMinor modifications to the plan that do not conflict with that essential element may be made to ensure compliance with the Zoning Ordinance.

ATTACHMENTS:

- A. October 25, 2022 Planning Commission Staff Report
 - A1. Location Map
 - A2. Application Narrative
 - A3. Concept Plan
 - A4. October 13, 2022 Community Meeting Applicant's Presentation
- B. Sound Analysis
- C. October 25, 2022 Planning Commission Action Letter
- D. October 25, 2022 Planning Commission Minutes
- E. Resolution to Approve SP202200021