Albemarle County

Meeting Agenda

Board of Supervisors

Supervisor, Jack Jouett District Sally A. Duncan
Supervisor, Rio District Ned L. Gallaway
Supervisor, Rivanna District Bea J.S. LaPisto-Kirtley
Supervisor, White Hall District Ann H. Mallek
Supervisor, Samuel Miller District Fred A. Missel
Supervisor, Scottsville District Mike O.D. Pruitt
County Executive, Jeffrey B. Richardson
Clerk, Claudette K. Borgersen

Wednesday, November 18, 2026 **1:00 PM** **Lane Auditorium**

Regular Second Meeting

1. Call to Order.

2. Pledge of Allegiance.

3. Moment of Silence.

4. Adoption of Final Agenda.

5. Brief Announcements by Board Members.

6. Proclamations and Recognitions:

6.1. 26-475 Proclamation Observing Restorative Justice Week.

(Xheni Llaguri, Central Virginia Community Justice)

7. Public Comment on: Matters Previously Considered or Currently Pending Before the Board (Other than Scheduled Public Hearings).

8. Consent Agenda (on next sheet)

1:30 p.m. - Presentations:

9. 26-429 Cannabis Regulations.

(Bart Svoboda, Director of Community Development)

2:30 p.m. - Recess

2:45 p.m. - Work Session:

10. 26-451 Five-Year Financial Plan Work Session.

(Katelyn Malcolm, Chief of Budget, Office of Management and Budget)

11. 4:15 p.m. - Closed Meeting.

12. Certify Closed Meeting.

6:00 p.m.

13. From the County Executive: Report on Matters Not Listed on the Agenda.

14. Public Comment on: Matters Previously Considered or Currently Pending Before the Board (Other than Scheduled Public Hearings).

Public Hearings:

15. 26-455 Public Hearing for Conveyance of a Private Access Easement on County-Owned Parcel (Hillsdale Park) Tax Map Parcel 061Z0-03-00-00900. To consider granting a private access easement to Our Lady of Peace across County-owned Parcel 061Z0030000900. The easement will facilitate ingress and egress to adjacent parcels (061Z00300001A0, 061Z0030000800).

(Jered Tate, Senior Planner I)

16. 26-462 26-3(3) – Agricultural and Forestal Districts. Ordinance to amend County Code Chapter 3, Agricultural and Forestal Districts, Article 2, Districts of Statewide Significance, Division 2, Districts, to review the Glen Oaks and South Garden Agricultural and Forestal Districts:
a. AFD 2025-05 Glen Oaks – District Review. The proposed ordinance would amend Section 3-216, Glen Oaks Agricultural and Forestal District, to modify it by removing Tax Map 93A5, parcels K2A11, K2A13, and Tax Map 94, parcel 15A2; and would continue the district for all other parcels identified in the district regulations, to set the next district review deadline date of December 1, 2031, and to remove any parcels in the district for which a request for withdrawal is received before the Board acts on the proposed ordinance.
b. AFD 2025-06 South Garden – District Review. The proposed ordinance would amend Section 3-230, South Garden Agricultural and Forestal District, to modify it by setting the next district review deadline date of October 5, 2036, and to remove any parcels in the district for which a request for withdrawal is received before the Board acts on the proposed ordinance.

(Scott Clark, Conservation Program Manager)

17. 26-438

ZTA202400001 Rio29 Form-Based Code Updates, ZMA-2026-00007 Amendments to the Rio29 Form-Based Code Overlay District, CPA-2026-00002 Amendments to the Rio29 Small Area Plan, and TA-2026-00011 Subdivision Text Amendments to Support the Rio29 FBC. To receive comments on a proposed zoning map amendment to the Rio29 Form-Based Code Overlay District, updates to the Rio29 Small Area Plan, and ordinance amendments related to the Rio29 Form-Base Code, including the following amendments to the Albemarle County Code:

- Repealing:
  - Sec. 18-20C.1 Purpose and intent.
  - Sec. 18-20C.2 Administration and general provisions.
  - Sec. 18-20C.3 Definitions.
  - Sec. 18-20C.4 Character areas.
  - Sec. 18-20C.5 Regulating plan.
  - Sec. 18-20C.6 Permitted uses.
  - Sec. 18-20C.7 Street standards.
  - Sec. 18-20C.8 Building standards.
  - Sec. 18-20C.9 Parking standards.
  - Sec. 18-20C.10 Architectural design standards.
  - Sec. 18-20C.11 Civic space standards.
  - Sec. 18-20C.12 Affordable housing requirement.
- Amending:
  - Sec. 14-233 When private streets in development areas may be authorized.
  - Sec. 18-3.1 Definitions
  - Sec. 18-4.15.10 Maximum sign number, area, and height, and minimum sign setback in the PUD, DCD, and NMD zoning districts
- Adding:
  - Sec. 18-20C.1 Establishment and Administration
  - Sec. 18-20C.2 Standards and Procedures
  - Sec. 18-20C.3 Definitions
  - Sec. 18-20C.4 Character Areas
  - Sec. 18-20C.5 Streets
  - Sec. 18-20C.6 Permitted Uses
  - Sec. 18-20C.7 Recreation Spaces
  - Sec. 18-20C.8 Building Form
  - Sec. 18-20C.9 Parking
  - Sec. 18-20C.10 Architecture
  - Sec. 18-20C.11 Landscaping and Lighting
  - Sec. 18-20C.12 Affordable Housing

The proposed zoning map amendment to the Rio29 Form-Based Code Overlay has the following boundaries: the area within a half-mile radius of the intersection of Rio Road and U.S. Route 29, except for the Berkeley, Four Seasons, Greenfields, Woodbrook, Raintree, and Northfields subdivisions and Parcels 04500000002600,

045000000026A1, 045000000026A2, 045000000026A3, 045000000026A4, 045000000026A5, 045000000026A6, 045000000026A7, 045000000026A8, 045000000026A9, 045000000026B6, 04500000002700, 045000000027A0, 045000000027B0, 045000000029A0, 04500000009500, 045000000095A0, 045000000093A0, 045000000093D0, 04500000010800, 06100000012700, 061000000127A0, 06100000013400, 061Z0030000600, 061Z0030000700, and 061Z0030000800.

(Mariah Gleason, Senior Planner II – Urban Designer)

18. From the Board: Committee Reports and Matters Not Listed on the Agenda.

19. Adjourn to December 2, 2026, 1:00 p.m. Lane Auditorium.

CONSENT AGENDA

8. FOR APPROVAL (by recorded vote):

8.1. 26-449 Quarterly Tax Refund Approval Request.

(Jennifer Matheny)

8.2. 26-454 Schedule a Public Hearing to consider Conveyance of a Utility Easement Across County-Owned Parcel 62F-E2 to Serve the 999 Rio Development.

(Rebecca Ragsdale)

8.3. 26-452 Schedule a Public Hearing for Conveyance of a Portion of County-Owned Parcel 32-18B (ACFR Station 12-Hollymead).

(Kevin McDermott)

8.4. 26-464 Commonwealth BioAccelerator Development Grant Agreement.

(Emily Kilroy)

8.5. 26-448 SE-2026-00021 Sentara Martha Jefferson Hospital Medical Office Building Special Exception.

(Ben Loppacker)

8. FOR INFORMATION (no vote necessary):

8.6. 26-457 FY 27 First Quarter Financial Report.

(Ryan Davidson)

Thank you for attending today's public hearing. During the 2026 Calendar Year, the Chair is Ned Gallaway and the Vice-Chair is Fred Missel.

Opportunities for the public to access and participate in this meeting are posted on the Albemarle County website on the Board of Supervisors 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.

During the time set aside for "Public Comment on: Matters Previously Considered or Currently Pending Before the Board (Other than Scheduled Public Hearings)", individuals are allowed three minutes to speak. Up to 10 persons may speak during each “From the Public” session. The 10 speakers are determined on a first-come, first-served basis. Each speaker may speak at only one “Matters from the Public” session at each meeting. The sign-up period closes when “Matters from the Public” begins. Electronic presentation materials may be displayed by a member of the public provided it is emailed to the Clerk at least 48 hours in advance of the Board meeting.

During Public Hearings, the Board will only acknowledge speakers addressing the item listed for Public Hearing. Speakers are limited to one appearance of three minutes per public hearing item, unless otherwise decided. Applicants are limited to a ten-minute presentation of their proposal and are allowed a five-minute rebuttal at the close of the public hearing.

To speak during Public Hearings and "From the Public” Albemarle County community members may sign up online in advance of the meeting at https://albemarle.legistar.com/Calendar.aspx. Click on eComment for the select meeting. To create an account, click on the sign-up link at the top right corner of the eComment webpage. Community Members who are unable to sign up in advance of the meeting may do so during the meeting either through the webinar chat or in person, provided there are remaining slots available. If you require assistance, please contact the clerk’s office at clerk@albemarle.org or call 434-296-5843.

Time keeping is conducted by the Clerk. In order to give all speakers equal treatment and courtesy, the Board requests that speakers adhere to the following guidelines:

Time keeping is conducted through a timer and a light system at the podium. The green light will go on when you begin speaking and this begins your allotted time; a yellow light indicates you have one minute to finish your comment; a red light indicates your time has expired. In order to give all speakers equal treatment and courtesy, the Board requests that speakers adhere to the following guidelines:

- When called to the speaker's podium, state your name and magisterial district
- Address comments directly to the Board as a whole
- Give written statements and other supporting material to the Clerk
- If you represent a group or organization, you may ask others present to raise their hands and be recognized
- If you exceed your allotted time, you will be asked to end your comments
- If a speaker does not use all allocated time, the unused time may not be shared with another speaker
- Back-and-forth debate is prohibited
- Do not speak from your seat or out of turn
- Persons in the audience are encouraged to raise their hands to indicate their support or opposition to speakers at the podium or any item during the meeting
- Please refrain from applause and other forms of approval or disapproval, as a courtesy to each speaker
- Signs are permitted in the meeting room so long as they are not attached to any stick or pole and do not obstruct the view of persons attending the meeting

All comments are live streamed, recorded and published on the Albemarle County website.
Please turn all devise notifications to vibrate.

Clerk, Board of County Supervisors
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