

FINAL ACTION MEMO
Planning Commission Regular Meeting of September 9, 2025

<u>AGENDA ITEM/ACTION</u>	<u>FOLLOW-UP ACTION</u>
1. Call to Order. <ul style="list-style-type: none"> Meeting called to order at 6:00 p.m. by Chair Missel. PC members present were Mr. Missel; Mr. Murray; Ms. Firehock, Mr. Clayborne; Mr. Bivins; and Mr. Moore Members absent were Mr. Carrazana Staff members present were Michael Barnes, Cameron Langille, Bart Svoboda, Jodie Filardo, Jenny Tevendale, and Carolyn Shaffer 	
2. Establish Quorum	
3. Public Comment	
4. Consent Agenda: Approval of Minutes for August 26, 2025. Action: On motion of Commissioner Firehock, seconded by Commissioner Clayborne, the Planning Commission approved the minutes from the August 26, 2025, meeting, with a vote of 4:0 (Commissioner Carrazana absent, Commissioners Bivins and Moore abstained)	<u>Clerk:</u> Post to website.
5. Public Hearing. 5a. TA-2025-00002 Structure Height Regulations in Industrial Districts Proposed zoning text amendment to allow increase in building height by special exception in the industrial districts. (Bill Fritz / Michael Barnes) Action: On motion of Commissioner Firehock, seconded by Commissioner Moore, the Planning Commission recommended approval of TA-2025-02 Structure Height Regulations in Industrial Districts, with the reasons stated in the staff report with a vote of 6:0 (Commissioner Carrazana absent)	<u>Clerk:</u> Forward the Planning Commission's recommendation to the Board of Supervisors ahead of the Board's public hearing on this application.

<p>5b. ZMA20220002 Seig Property Rezoning MAGISTERIAL DISTRICT: Samuel Miller TAX MAP/PARCEL(S): 07500-00-00-05300, 07500-00-00-05400, 07500-00-00-054A0, 07500-00-00-05500, 07500-00-00-055C0, 07500-00-00-05600 LOCATION: North side of U.S. 29 approximately 1500 feet south of Interstate 64. PROPOSAL: Request to rezone six (6) parcels to the Neighborhood Model District for a mixed-use development including residential and non-residential uses. (Cameron Langille)</p> <p>Action: At the request of the applicant, they requested deferral to December 16, 2025. On motion of Commissioner Firehock, seconded by Commissioner Bivins, the Planning Commission recommended deferral for ZMA2022-02 Seig Property to the December 16, 2025 meeting with a vote of 6:0 (Commissioner Carrazana absent)</p>	<p><u>Clerk:</u> Reschedule PC public hearing on this application to December 16, 2025.</p>
<p>6. Committee Reports:</p> <p>Commissioner Murray: provided an update on the Crozet CAC meeting.</p> <p>Commissioner Moore: provided an update on the Places29 Rio CAC meeting.</p>	<p><u>Clerk:</u> None.</p>
<p>7. Review of Board of Supervisors Meeting:</p> <p>Mr. Barnes reviewed September 3, 2025, Board of Supervisors meetings.</p>	<p><u>Clerk:</u> None.</p>
<p>8. New Business:</p> <p>Cancel the September 23, 2025, PC meeting and will reconvene on September 30, 2025, at 6:00 p.m.</p> <p>Action: On motion of Commissioner Bivins, seconded by Commissioner Firehock, the Planning Commission moved to cancel the September 23, 2025, meeting rescheduling to September 30, 2025, vote of 6:0 (Commissioner Carrazana absent)</p>	<p><u>Clerk:</u> Update Web Calendar.</p>
<p>9. Old Business:</p>	<p><u>Clerk:</u> None.</p>

10. Items for follow-up	<u>Clerk:</u> None.
Adjournment: Adjourn to September 30, 2025, at 6:00 p.m. The meeting adjourned at 9:45 p.m.	