

<b>FINAL ACTION MEMO</b> <b>Planning Commission Regular Meeting of September 9, 2025</b>	
<b><u>AGENDA ITEM/ACTION</u></b>	<b><u>FOLLOW-UP ACTION</u></b>
1. <b>Call to Order.</b> <ul style="list-style-type: none"> <li>Meeting called to order at 6:00 p.m. by Chair Missel.</li> <li>PC members present were Mr. Missel; Mr. Murray; Ms. Firehock, Mr. Clayborne; Mr. Bivins; and Mr. Moore</li> <li>Members absent were Mr. Carrazana</li> <li>Staff members present were Michael Barnes, Cameron Langille, Bart Svoboda, Jodie Filardo, Jenny Tevendale, and Carolyn Shaffer</li> </ul>	
2. <b>Establish Quorum</b>	
3. <b>Public Comment</b>	
4. <b>Consent Agenda:</b>  Approval of Minutes for August 26, 2025.  <b>Action:</b> 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. <b>Public Hearing.</b>  5a. <b>TA-2025-00002 Structure Height Regulations in Industrial Districts</b> Proposed zoning text amendment to allow increase in building height by special exception in the industrial districts. (Bill Fritz / Michael Barnes)  <b>Action:</b> 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. <b>ZMA202200002 Seig Property Rezoning</b>  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><b>Action:</b> 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. <b>Committee Reports:</b></p> <p><b>Commissioner Murray:</b> provided an update on the Crozet CAC meeting.</p> <p><b>Commissioner Moore:</b> provided an update on the Places29 Rio CAC meeting.</p>	<p><u>Clerk:</u>  None.</p>
<p>7. <b>Review of Board of Supervisors Meeting:</b></p> <p>Mr. Barnes reviewed September 3, 2025, Board of Supervisors meetings.</p>	<p><u>Clerk:</u>  None.</p>
<p>8. <b>New Business:</b>  Cancel the September 23, 2025, PC meeting and will reconvene on September 30, 2025, at 6:00 p.m.</p> <p><b>Action:</b> 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. <b>Old Business:</b></p>	<p><u>Clerk:</u>  None.</p>

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