

FINAL ACTION MEMO
Planning Commission Regular Meeting of October 28, 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. Carrazana; Mr. Clayborne; Mr. Murray; Mr. Bivins; Ms. Firehock; and Mr. Moore. • Staff members present were Michael Barnes, Khris Taggart, Syd Shoaf, Rebecca Ragsdale, Kevin McDermott, Francis MacCall, Stacy Pethia, Jenny Tevendale, and Carolyn Shaffer 	
2. Public Comments	
4. Consent Agenda: Approval of Minutes for October 14, 2025 Action: On motion of Commissioner Firehock, seconded by Commissioner Missel, the Planning Commission approved the minutes of the October 14, 2025, meeting by a vote of 7:0	<u>Clerk:</u> Post to website
5. Items Requesting Deferral <p>5a. ZMA-2024-00005 – Belvedere Amendment TAX MAP/PARCEL ID: 062G0-01-00-000A0, 062A3-00-00-001B5, 06200-00-00-002A0, 06200-00-00-002B0 LOCATION: North and northeast of the intersection of Belvedere Boulevard and Fowler Street (Cameron Langille) THIS ITEM REQUESTS DEFERRAL TO DECEMBER 9, 2025</p> <p>Action: On motion of Commissioner Moore, seconded by Commissioner Murray, by a vote of 7:0, the Planning Commission deferred ZMA2024-05 Belvedere Amendment until December 9, 2025.</p>	<u>Clerk:</u> None.

<p>6. Public Hearing</p> <p>6a. SP-2025-00003 – Flow HCDJR Outdoor Storage, Display, Sale Expansion TAX MAP/PARCEL: 04500-00-00-068D4 LOCATION: 960 Hilton Heights Rd. MAGISTERIAL DISTRICT: Rio PROJECT INFORMATION: Special use permit request to expand an existing area for outdoor storage/display/sales of vehicles visible from the Entrance Corridor Overlay District by approximately 0.13 acres (Khris Taggart)</p> <p>Action: On motion of Commissioner Moore, seconded by Commissioner Bivins, by a vote of 7:0, the Planning Commission recommended approval of SP2025-03 Flow HCDJR Outdoor Storage, Display, Sale Expansion with the conditions outlined in the staff report.</p> <p>6b. ZMA-2025-00004 – Attain on 5th Street Phase 2 (R-10 Residential to PRD Planned Residential Development) MAGISTERIAL DISTRICT: Scottsville TAX MAP/PARCEL: 07600-00-00-054A1 LOCATION: 100,120,160,175,180, 195,200,215, 220,240,260,275,295 Wahoo Way PROPOSAL: Rezoning from R-10 Residential to Planned Residential Development (PRD) (Syd Shoaf)</p> <p>Action: On motion of Commissioner Missel, seconded by Commissioner Carrazana, by a vote of 7:0, the Planning Commission recommended approval of ZMA-2025-00004 Attain on 5th Street – Phase 2 for the reasons stated in the staff report.</p> <p>6c. ZMA-2025-00005 – Attain on 5th – Phase 2 (Steep Slopes Preserved to Managed) MAGISTERIAL DISTRICT: Scottsville TAX MAP/PARCEL: 07600-00-00-054A1 LOCATION: 100,120,160,175,180, 195,200,215, 220,240,260,275,295 Wahoo Way PROPOSAL: Rezoning from Steep Slopes – Preserved to Steep Slopes – Managed (Syd Shoaf)</p>	<p><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> <p><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> <p><u>Clerk:</u> Forward the Planning Commission's recommendations to the Board of Supervisors ahead of the Board's public hearing on this application.</p>
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<p>Action: On motion of Commissioner Missel, seconded by Commissioner Murray, by a vote of 7:0, the Planning Commission recommended approval of ZMA-2025-00005 Attain on 5th Street – Phase 2 for the reasons stated in the staff report.</p>	
<p>7. Committee Reports:</p> <p>Commissioner Missel: reminded everyone of the All CAC meeting Thursday night 10/30/25 at 6:00 pm.</p> <p>Commissioner Murray: provided an update on the NHC, Crozet CAC, and CTAC meeting.</p>	<u>Clerk:</u> None.
<p>8. Review of Board of Supervisors Meeting:</p> <p>Mr. Barnes reviewed the October 15, 2025, Board of Supervisors meeting.</p>	<u>Clerk:</u> None.
<p>9. New Business:</p>	<u>Clerk:</u> None.
<p>10. Old Business:</p>	<u>Clerk:</u> None.
<p>11. Items for follow-up</p>	<u>Clerk:</u> None.
<p>Adjournment:</p> <p>Adjourn to November 18, 2025, at 6:00 p.m.</p> <p>The meeting adjourned at 8:00 p.m.</p>	