

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 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) <i>THIS ITEM REQUESTS DEFERRAL TO DECEMBER 9, 2025</i> 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.	<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>	<p><u>Clerk:</u> None.</p>
<p>8. Review of Board of Supervisors Meeting: Mr. Barnes reviewed the October 15, 2025, Board of Supervisors meeting.</p>	<p><u>Clerk:</u> None.</p>
<p>9. New Business:</p>	<p><u>Clerk:</u> None.</p>
<p>10. Old Business:</p>	<p><u>Clerk:</u> None.</p>
<p>11. Items for follow-up</p>	<p><u>Clerk:</u> None.</p>
<p>Adjournment:</p> <p>Adjourn to November 18, 2025, at 6:00 p.m. The meeting adjourned at 8:00 p.m.</p>	