

<p style="text-align: center;">FINAL ACTION MEMO Planning Commission Work Session and Regular Meeting of December 9, 2025</p>	
<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 4:00 p.m. by Chair Missel. PC members present were Mr. Missel; Mr. Carrazana; Mr. Clayborne arrived at (4:05); Mr. Bivins; Ms. Firehock; and Mr. Moore. Mr. Murray (via Zoom) asked to participate remotely from his home in Albemarle County, due to inclement weather. On motion by Commissioner Firehock, seconded by Commissioner Moore, the Commissioners present voted 6:0 to allow Commissioner Murray's remote participation. Staff members present were Kevin McDermotts, Scott Clark, Margaret Maliszewski, Rebecca Ragsdale, Tonya Swartzendruber, Jodie Filardo, Bart Svoboda, Jenny Tevendale, and Carolyn Shaffer (via Zoom) 	
2. Establish Quorum	
3. Work Session	
3a. 2025 Land Use Buildout Analysis Staff presentation of the 2025 Buildout Analysis and Capacity Tracking Tool. (J.T. Newberry)	
Recess/Reconvene 6:00 p.m.	
4. Public Comments	
5. Consent Agenda: Approval of Minutes for November 18, 2025, and November 25, 2025 Action: On motion of Commissioner Firehock, seconded by Commissioner Clayborne, the Planning Commission approved the minutes of November 18, 2025, and November 25, 2025, meeting by a vote of 7:0	<u>Clerk:</u> Post to website

<p>6. Items Requesting Deferral</p> <p>6a. 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 JANUARY 13, 2026</p> <p>Action: On motion of Commissioner Moore, seconded by Commissioner Carrazana, by a vote of 7:0, the Planning Commission deferred ZMA2024-05 Belvedere Amendment until January 13, 2026.</p> <p>6b. ZTA202300006; STA202300003; WPTA202300003 AND OTA202400002 Riparian Buffer Protection Standards To receive comments on a proposed ordinance to regulate vegetation management and land-use impacts adjacent to water bodies, including the following amendments to the Albemarle County Code. (Scott Clark) THIS ITEM HAS BEEN DEFERRED TO JANUARY 27, 2026</p> <p>Action: On motion of Commissioner Clayborne, seconded by Commissioner Firehock, by a vote of 7:0, the Planning Commission deferred ZTA202300006; STA202300003; WPTA202300003 and OTA202400002 Riparian Buffer Protection Standards until January 27, 2026.</p>	<p><u>Clerk:</u> None</p> <p><u>Clerk:</u> None</p>
<p>7. Presentation</p> <p>7a. CCP-2025-00001 Stillhouse Mountain Applicant is requesting to place this parcel under conservation easement, however, need a 2232 review and approval to move forward. (Scott Clark)</p> <p>Action: On motion of Commissioner Bivins, seconded by Commissioner</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>Murray, by a vote of 6:1 (Commissioner Moore opposed) the Planning Commission determinex that the proposed conservation easement would be in compliance with the Comprehensive Plan. f CCP-2025-00001 Stillhouse Mountain with the conditions outlined in the staff report.</p>	
<p>8. Committee Reports:</p> <p>Commissioner Missel: provided an update on the 5th and Avon, and Pantops CAC meeting.</p> <p>Commissioner Murray: provided an update on the Three Notch'd Trail and the MPO meeting.</p>	<u>Clerk:</u> None.
<p>9. Review of Board of Supervisors Meeting: Mr. McDermott reviewed the December 3, 2025, Board of Supervisors meeting.</p>	<u>Clerk:</u> None.
<p>10. New Business:</p>	<u>Clerk:</u> None.
<p>11. Old Business:</p>	<u>Clerk:</u> None.
<p>12. Items for follow-up</p>	<u>Clerk:</u> None.
<p>Adjournment: Adjourn to December 16, 2025, at 6:00 p.m. The meeting adjourned at 7:00 p.m.</p>	