

**PLANNING COMMISSION
FINAL AGENDA
WORK SESSION AND REGULAR MEETING
DECEMBER 9, 2025, 4:00 P.M.
LANE AUDITORIUM, COUNTY OFFICE BUILDING
401 MCINTIRE ROAD**

The public can access and participate in the meeting through information posted on the Albemarle County website, specifically on the Planning Commission homepage and the Albemarle County calendar. During the meeting, there will be opportunities for public comment on specific agenda items where input is invited.

1. Call to order.
2. Establish Quorum
3. Work Session.
 - a. **2025 Land Use Buildout Analysis**
Staff presentation of the 2025 Buildout Analysis and AC44 Analysis Tool.
(J.T. Newberry)

Recess/Reconvene 6:00 p.m.

4. Public Comment on matters pending before the Commission but not listed for a Public Hearing on this agenda.
5. Consent Agenda (on the next sheet).
6. Requesting Deferral.
 - a. **ZMA202400005 Belvedere Amendment**
MAGISTERIAL DISTRICT: Rio
PARCEL ID: 062G0-01-00-000A0, 062A3-00-00-001B5, 06200-00-002A0,
06200-00-002B0
LOCATION: North and northeast of the intersection of Belvedere Boulevard and Fowler Street
(Cameron Langille) **THIS ITEM HAS BEEN DEFERRED TO JANUARY 13, 2026**
 - b. **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**
7. Presentation.
 - a. **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)
8. Committee Reports.
9. Review of Board of Supervisors Meeting: December 3, 2025
10. New Business.
11. Old Business.
12. Items for follow-up.

Adjournment

THE NEXT PLANNING COMMISSION MEETING WILL BE HELD TUESDAY, DECEMBER 16, 2025, @ 6:00 PM

CONSENT AGENDA

3. FOR APPROVAL (by recorded vote):
 - a. Approval of Draft Meeting Minutes: [November 18, 2025](#), and [November 25, 2025](#)