PLANNING COMMISSION
FINAL AGENDA
WORK SESSION AND REGULAR MEETING
JANUARY 27, 2026, 6:00 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 and establish quorum.

2. Establish Quorum

3. Public Comment on matters pending before the Commission, but not listed for a Public Hearing on this agenda.

4. Consent Agenda (on next sheet).

5. Work Session.

   a. ZTA202400001 Rio29 Form-Based Code
   Staff will continue discussion on proposed changes to Rio29 Form-Based Code.
   (Mariah Gleason)

6. Public Hearing.

   a. ZTA202300006, WPTA202300003, STA202300003, 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)

7. Committee Reports.

8. Review of Board of Supervisors Meeting: January 14, 2026, and January 20, 2026

9. New Business.

10. Old Business: PC Committee Assignments

11. Items for follow-up.

Adjournment

THE NEXT PLANNING COMMISSION MEETING WILL BE HELD TUESDAY, FEBRUARY 10, 2026, @ 6:00 PM

CONSENT AGENDA

3. FOR APPROVAL (by recorded vote):

   a. Approval of Draft Meeting Minutes January 13, 2026