

**PLANNING COMMISSION
FINAL AGENDA
WORK SESSION AND REGULAR MEETING
FEBRUARY 10, 2026, 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 and establish quorum.
2. Establish Quorum
3. Work Session.

a. [ZTA202400001 Rio29 Form-Based Code](#)

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

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 next sheet).
6. Public Hearing.

a. [ZMA-2025-00007 Windy Knoll](#)

PARCEL ID: 056000000096A0, 056000000096B1, and 056000000096B2
ADDRESS: 320 and 325 Windy Knoll Lane
(Syd Shoaf)

b. [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 21, 2026, February 4, 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 24,
2026, @ 6:00 PM***

CONSENT AGENDA

3. FOR APPROVAL (by recorded vote):

- a. Approval of Draft Meeting Minutes [January 13, 2026](#)