

**PLANNING COMMISSION
FINAL AGENDA
WORK SESSION AND REGULAR MEETING
JULY 28, 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. Public Comment on matters pending before the Commission, but not listed for a Public Hearing on this agenda.
3. Consent Agenda (on the next sheet).
4. Public Hearing.
 - a. [**ZMA-2026-00004 Rivanna Futures**](#)
MAGISTERIAL DISTRICT: Rivanna
TAX MAP/PARCEL: 033000000001D0
LOCATION: This is an undeveloped parcel located at the end of Boulders Road and to the east of Route 29.
DESCRIPTION OF REQUEST: Request to change the designation of approximately 0.46 acres from Preserved Steep Slopes Overlay District to Managed Steep Slopes Overlay District.
(Bill Fritz)
5. Work Session.
 - a. [**ZTA202200002 Zoning Modernization Phase 2**](#)
Work session to bring language clarifications and drafted use consolidations to the Planning Commission for discussion.
(Lea Brumfield)
6. Committee Reports.
7. Review of Board of Supervisors Meeting: July 15, 2026
8. New Business.
9. Old Business.
10. Items for follow-up.

Adjournment

***THE NEXT PLANNING COMMISSION MEETING WILL BE HELD
TUESDAY, AUGUST 11, 2026, @ 6:00 PM***

CONSENT AGENDA

3. FOR APPROVAL (by recorded vote):
 - a. [**Approval of Draft Minutes from June 23, 2026**](#)