

FINAL ACTION MEMO
Planning Commission Meeting of August 25, 2026

<u>AGENDA ITEM/ACTION</u>	<u>FOLLOW-UP ACTION</u>
1. Call to Order / Establish Quorum • Meeting called to order at 6:00 p.m. by Vice-Chair Firehock • PC members present were: Ms. Firehock; Mr. Clayborne; Ms. King (arrived at 6:03 p.m.); Ms. Brown; Mr. Murray; and Mr. Moore • PC members absent were: Mr. Carrazana • Staff members present Michael Barnes, Bart Svoboda, Kevin McDermott, Francis MacCall, Jered Tate, Ben Loppacker, Rebecca Ragsdale, Jenny Tevendale, and Carolyn Shaffer	
2. Public Comments	
3. Consent Agenda: Approval of Minute for August 11, 2026 Action: On motion of Commissioner Moore, seconded by Commissioner Brown, the Planning Commission approved the minutes of the August 11, 2026, meeting by a vote of 5:0 (Commissioner Carrazana absent, Commissioner King arrived at 6:03 after the vote).	<u>Clerk:</u> Post to website
4. Public Hearing 4a. SP-2026-00001 Alberene Yoga Retreat Center MAGISTERIAL DISTRICT: Samuel Miller PARCEL ID: 119000000052C2 ADDRESS: Located on Secretarys Sand Road, approximately 1 mile south of the Intersection of Secretarys Sand Road and Green Creek Road. (Ben Loppacker) Action: On motion of Commissioner Firehock, seconded by Commissioner Clayborne, by a vote of 6:0, (Commissioner Carrazana absent), the Planning Commission recommended approval of SP-2026-00001 Alberene Yoga Retreat with the conditions listed in the staff report.	<u>Clerk:</u> Forward the Planning Commission's recommendation to the Board of Supervisors ahead of the Board's public hearing on this application.

4b. SP-2025-00008 and SE-2026-00017 The Barns Special Events /Exceptions MAGISTERIAL DISTRICT: Samuel Miller PARCEL ID: 04300-00-00-022E0; 04300-00-00-022F0 ADDRESS: Southern side of Garth Rd immediately west of 2149 Garth Rd. (Jered Tate) Action: On motion of Commissioner Firehock, seconded by Commissioner Murray, by a vote of 5:1 (Commissioner Carrazana absent, Commissioner Moore against), the Planning Commission recommended approval SP-2026-00008 The Barns Special Events with the conditions stated in the staff report with modification to condition #2 to 8 events with no more than 60 attendees; and to remove #4 and to not allow amplified music.	<u>Clerk:</u> Forward the Planning Commission's recommendation to the Board of Supervisors ahead of the Board's public hearing on this application.
5. Committee Reports: Commissioner Firehock: provided an update on the 5th and Avon CAC meeting, and HPC meeting. Commissioner Murray: provided an update on the NHC, Crozet CAC, and CTAC meeting. Commissioner Moore: provided an update on the LUEPC meeting.	<u>Clerk:</u> None.
6. Review of Board of Supervisors Meeting: Mr. Barnes reviewed the August 19, 2026, Board of Supervisors meeting.	<u>Clerk:</u> None.
7. New Business:	<u>Clerk:</u> None.
8. Old Business:	<u>Clerk:</u> None.
9. Items for follow-up	<u>Clerk:</u> None.
Adjournment: Adjourn to September 8, 2026, at 6:00 p.m. The meeting adjourned at 9:20 p.m.	