FINAL ACTION MEMO Planning Commission Regular Meeting of October 13, 2026	
AGENDA ITEM/ACTION	**FOLLOW-UP ACTION**
1. **Call to Order**. • Meeting called to order at 6:00 p.m. by Chair Carrazana. • PC members present were Mr. Carrazana; Ms. Firehock; Mr. Clayborne; Mr. Murray; Ms. Brown; Ms. King; and Mr. Moore. • Staff members present were: Michael Barnes, Bart Svoboda, Kevin McDermott, Francis MacCall, Lisa Green, Tonya Swartzendruber, Bill Fritz, Jessica Dimmick, Jenny Tevendale, and Carolyn Shaffer	
2. **Other Matters Not Listed on the Agenda from the Public**	Clerk: None
3. **Consent Agenda:** Approval of Minutes for September 22, 2026. **Action:** On motion of Commissioner Clayborne, seconded by Commissioner Brown, the Planning Commission approved the minutes of the September 22, 2026, meeting by a vote of 7:0.	Clerk: Post to website
4. **Items Requesting Deferral** 4a. **AFD-2026-00005 Glen Oaks AFD Review** Periodic (5-year) review of the Glen Oaks Agricultural and Forestal District, as required in section 15.2-4311 of the Code of Virginia. The district is composed of the following described lands, identified by parcel identification number: Tax map 93A5, parcels K2A11, K2A12, K2A13; Tax map 94, parcels 15A1, 15A2. The area is designated as Rural Area in the Comprehensive Plan and the included properties are zoned RA Rural Areas. (Scott Clark) **THIS ITEM REQUESTS DEFERRAL TO OCTOBER 27, 2026** **Action:** On motion of Commissioner Clayborne, seconded by Commissioner Murray, by a vote of 7:0, the Planning Commission recommended deferral of AFD-2026-00005 Glen Oaks AFD Review until the October 27, 2026, meeting.	Clerk: None

4b.	**AFD-2026-00006 South Garden AFD Review** Periodic (10-year) review of the South Garden Agricultural and Forestal District, as required in section 15.2-4311 of the Code of Virginia. The district is composed of the following described lands, identified by parcel identification number: Tax map 99, parcels 35, 102; Tax map 109, parcel 70; Tax map 110, parcels 8, 10, 18, 18E, 27; Tax map 119, parcel 2. The area is designated as Rural Area in the Comprehensive Plan and the included properties are zoned RA Rural Areas. (Scott Clark) **THIS ITEM REQUESTS DEFERRAL TO OCTOBER 27, 2026** **Action:** On motion of Commissioner Clayborne, seconded by Commissioner Murray, by a vote of 7:0, the Planning Commission recommended deferral of AFD-2026-00006 South Garden AFD Review, until the October 27, 2026, meeting.	Clerk: None
5.	**Public Hearing.**	
5a.	**TA-2026-00001 Fill Regulations** To receive comments on a proposed ordinance to regulate fill, by amending Albemarle County Code: § 18-3.1 (Definitions), § 18-4.3 (Tree Cutting), § 18-4.3.1 (Fill areas, waste areas), § 18-5.1.28 (Clean earth and inert waste fill activity), and § 18-31.5 (Zoning clearance) regulations. (Bill Fritz) **Action:** On motion of Commissioner King, seconded by Commissioner Firehock, by a vote of 7:0, the Planning Commission recommended approval of TA-2026-00001 Fill Regulations for the reasons stated in the staff report, and with the exception for federal and state approved conservation projects.	Clerk: Forward the Planning Commission's recommendation to the Board of Supervisors ahead of the Board's public hearing on this application.
6.	**Presentation.**	
6a.	**Albemarle County Multimodal Transportation Plan** Community Development staff are beginning the process to develop the County's first Multimodal Transportation Plan (MMTP) as part of the implementation of the AC44	

	Comprehensive Plan. This introductory presentation will cover the purpose and goals of the MMTP, and well as the process and anticipated timeline for plan development. (Jessica Dimmick)	
7.	**Committee Reports:** **Commissioner Brown:** provided an update on the 5th and Avon, and Natural Heritage Committee meeting. **Commissioner Murray:** provided an update on the NHC, Crozet CAC, and CTAC meeting. **Commissioner Moore:** provided an update on the Places29 Rio CAC meeting.	Clerk: None.
8.	**Review of Board of Supervisors Meeting:** Mr. Barnes reviewed the October 7, 2026, Board of Supervisors meetings.	Clerk: None.
9.	**New Business:**	Clerk: None.
10.	**Old Business:**	Clerk: None.
11.	**Items for follow-up**	Clerk: None.
	Adjournment: Adjourn to October 27, 2026, at 6:00 p.m. The meeting adjourned at 8:45 p.m.	