

**Albemarle County Planning Commission
Work Session and Regular Meeting
Final Minutes May 12, 2026**

The Albemarle County Planning Commission held a public meeting on Tuesday, May 12, 2026, at 6:00 p.m.

Members attending were Karen Firehock, Vice-Chair; Corey Clayborne; Nathan Moore; Lonnie Murray; Mary Katherine King; Catherine Brown.

Members absent: Luis Carrazana, Chair.

Other officials present were Michael Barnes, Director of Planning; James Van Vranken, Conservation Program Manager; Francis MacCall, Deputy Zoning Administrator; Lea Brumfield, Senior Planner II; Bill Fritz, Development Process Manager; Jenny Tevendale, Deputy County Attorney; and Carolyn Shaffer, Clerk to the Planning Commissions.

Call to Order and Establish Quorum

Ms. Shaffer called the roll.

Ms. Firehock established a quorum.

Public Hearing

AFD-2026-00003 Chalk Mountain AFD Addition

Mr. Van Vranken said that this was an application to add land to the Chalk Mountain District, located on Chalk Mountain, north of Covesville, just southwest of North Garden and Dr. Ho's. He said that the proposed addition was one parcel of 234 acres, which included one unused development right. He said that this was an important part of eligibility in these districts, as it was the primary restriction that districts imposed on land. He said that in this case, the landowners, while they were within the district, would not be able to utilize that one small lot development right. He said that staff had recommended approval, and the AFD Committee had concurred.

Ms. Firehock opened the public hearing. Seeing no speakers, she closed the public hearing and the matter rested with the Commission.

Mr. Murray said that one of the reasons he supported this proposal was that the Natural Heritage Committee had identified Chalk Mountain as a biodiversity hotspot, known for its unique habitats and plant life. He said that this parcel was in close proximity to a rare G1 habitat, which was the rarest type of habitat in the world, with fewer than 15 occurrences globally. He said that given this significance, he believed that any conservation measures in this area were worth supporting.

Mr. Murray said that while he would have preferred to see conservation easements, he was willing to accept the AFD as an alternative measure. He said that this parcel was an exception to the trend of dividing steep mountain slopes into narrow, unusable strips, which he referred to as "barcoding." He said that this parcel had not been barcoded, but many of its neighbors had, making it difficult to manage invasive species and use the land effectively.

Ms. Brown motioned that the Planning Commission recommend approval of AFD-2026-00003 Chalk Mountain AFD Addition. Mr. Clayborne seconded the motion, which carried unanimously (6-0). (Mr. Carrazana was absent)

Adjournment

At 8:45 p.m., the Commission adjourned to May 26, 2026, Albemarle County Planning Commission meeting, 6:00 p.m.



Michael Barnes, Director of Planning

(Recorded by Carolyn S. Shaffer, Clerk to Planning Commission & Planning Boards; transcribed by Golden Transcription Services)

Approved by Planning Commission
Date: 05/26/2026
Initials: CSS