

FINAL ACTION MEMO
Planning Commission Work Session and Regular Meeting May 12, 2026

<u>AGENDA ITEM/ACTION</u>	<u>FOLLOW-UP ACTION</u>
<p>1. Call to Orde / Establish Quorum</p> <ul style="list-style-type: none"> • Meeting called to order at 6:00 p.m. by Vice-Chair Firehock • PC members present were Ms. Firehock; Ms. King; Ms. Brown; Mr. Clayborne; Mr. Moore; and Mr. Murray • PC members absent were Mr. Carrazana • Staff members present were Michael Barnes, J.T. Newberry, Bill Fritz, James Van Vranken, Lea Brumfield, Bart Svoboda, Francis MacCall, Ann Wall, Jenny Tevendale, and Carolyn Shaffer 	
<p>2. Public Comments</p>	
<p>3. Consent Agenda: Approval of Minute for April 28, 2026</p> <p>Action: On motion of Commissioner King, seconded by Commissioner Clayborne, the Planning Commission approved the minutes of the April 28, 2026, meeting by a vote of 6:0, (Mr. Carrazana absent).</p> <p>SDP-2025-00147 Portico Church Final Site Plan</p> <p>Action: On motion of Commissioner King, seconded by Commissioner Clayborne, the Planning Commission approved SDP-2025-00147 Portico Church Final Site Plan, for the reasons stated in the staff report, by a vote of 6:0, (Mr. Carrazana absent).</p>	<p><u>Clerk:</u> Post to website</p>
<p>4. Public Hearing</p> <p>4a. AFD-2026-0001 Lanark AFD Withdrawal Proposed ordinance to amend County Code Chapter 3, Agricultural and Forestal Districts, Article II, Districts of Statewide Significance, Division 2, Districts, to remove part of a parcel from the Lanark Agricultural and Forestal District. The ordinance would amend Section 3-225, Lanark Agricultural and Forestal District, to</p>	<p><u>Clerk:</u> Forward the Planning Commission’s recommendation to the Board of Supervisors ahead of the Board’s public hearing on this application.</p>

add "(part)" to Tax Map 103 Parcel 2B to indicate part of the parcel has been withdrawn.
(James Van Vranken)

Action: On motion of Commissioner Clayborne, seconded by Commissioner King, by a vote of 6:0, (Mr. Carrazana absent), the Planning Commission recommended approval of AFD-2026-00001 Lanark AFD Withdrawal for the reasons listed in the staff report.

4b. **AFD-2026-00002 Green Mountain AFD Addition**
Proposed ordinance to amend County Code Chapter 3, Agricultural and Forestal Districts, Article II, Districts of Statewide Significance, Division 2, Districts, to add parcels to the Green Mountain Agricultural and Forestal District. The ordinance would amend Section 3-217, Green Mountain Agricultural and Forestal District, to add Tax Map 120 Parcel 20 and Tax Map 128 Parcel 1.
(James Van Vranken)

Action: On motion of Commissioner Murray, seconded by Commissioner Clayborne, by a vote of 6:0, (Mr. Carrazana absent), the Planning Commission recommended approval of AFD-2026-00002 Green Mountain AFD addition for the reasons listed in the staff report.

4c. **AFD-2026-00003 Chalk Mountain AFD Addition**
Proposed ordinance to amend County Code Chapter 3, Agricultural and Forestal Districts, Article II, Districts of Statewide Significance, Division 2, Districts, to add one parcel to the Chalk Mountain Agricultural and Forestal District. The ordinance would amend Section 3-212, Chalk Mountain Agricultural and Forestal District, to add Tax Map 98 Parcel 4.
(James Van Vranken)

Action: On motion of Commissioner Brown, seconded by Commissioner Clayborne, with a vote of 6:0, (Mr. Carrazana absent), the Planning Commission recommended approval of

Clerk:
Forward the Planning Commission's recommendation to the Board of Supervisors ahead of the Board's public hearing on this application.

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<p>AFD-2026-00001 AFD-2026-00003 Chalk Mountain AFD Addition for the reasons listed in the staff report.</p>	
<p>5. Work Session</p> <p>5a. ZTA292299992 Zoning Modernization Phase 2 This work session will bring language consolidation and drafted use definitions to the Planning Commission for discussion. (Lea Brumfield)</p>	<p><u>Clerk:</u> None.</p>
<p>6.. Committee Reports:</p> <p>None to report on.</p>	<p><u>Clerk:</u> None.</p>
<p>7. Review of Board of Supervisors Meeting: Mr. Barnes reviewed the May 6, 2026, Board of Supervisors meeting.</p>	<p><u>Clerk:</u> None.</p>
<p>8 New Business:</p>	<p><u>Clerk:</u> None.</p>
<p>9. Old Business:</p>	<p><u>Clerk:</u> None.</p>
<p>10. Items for follow-up</p>	<p><u>Clerk:</u> None.</p>
<p>Adjournment:</p> <p>Adjourn to May 26, 2026, at 6:00 p.m. The meeting adjourned at 8:45 p.m.</p>	