

FINAL ACTION MEMO
Planning Commission Meeting of July 28, 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 Chair Carrazana. • PC members present were Mr. Carrazana; Ms. King; Ms. Brown; Mr. Clayborne; and Mr. Murray. • PC members absent: Ms. Firehock and Mr. Murray. • Staff members present were Bill Fritz, Cameron Langille, Lea Brumfield, Michael Barnes, Trevor Henry, Deputy County Executive, Bart Svoboda, Francis MacCall, Jenny Tevendale, and Carolyn Shaffer	
2. Public Comments	
3. Consent Agenda: Approval of Minutes for June 23, 2026. Action: On motion of Commissioner Clayborne, seconded by Commissioner Moore, the Planning Commission approved the minutes of the June 23, 2026, meeting by a vote of 5:0 (Commissioners Firehock and Murray absent).	<u>Clerk:</u> Post to website
4. Public Hearing 4a. 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) Action: On motion of Commissioner Clayborne, seconded by Commissioner Moore, by a vote of 4:1 (Commissioner Brown opposed, (Commissioners Firehock and Murray absent),, the Planning	<u>Clerk:</u> Forward the Planning Commission's recommendation to the Board of Supervisors ahead of the Board's public hearing on this application.

	Commission recommended approval of ZMA-2026-00004 Rivanna Futures for the reasons outlined in the staff report.	
5.	Work Session:	
5a.	ZTA202200002 Zoning Modernization Phase 2 Work session to bring language clarifications and drafted use consolidations to the Planning Commission for discussion. (Lea Brumfield)	<u>Clerk:</u> None.
6.	Committee Reports: None.	<u>Clerk:</u> None.
7.	Review of Board of Supervisors Meeting: Mr. Barnes reviewed the July 15, 2026, Board of Supervisors meeting.	<u>Clerk:</u> None.
8.	New Business:	<u>Clerk:</u> None.
9.	Old Business:	<u>Clerk:</u> None.
10.	Items for follow-up	<u>Clerk:</u> None.
	Adjournment: Adjourn to August 11, 2026, at 6:00 p.m. The meeting adjourned at 7:50 p.m.	