

**FINAL ACTION MEMO**  
**Planning Commission Meeting of August 11, 2026**

| <u><b>AGENDA ITEM/ACTION</b></u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <u><b>FOLLOW-UP ACTION</b></u>                                                                                                                                                                                                                                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>1. <b>Call to Order / Establish Quorum</b></p> <ul style="list-style-type: none"> <li>• Meeting called to order at 6:00 p.m. by Chair Carrazana</li> <li>• PC members present were Mr. Carrazana; Ms. Firehock (6:02 pm); Ms. King (6:05 pm); Ms. Brown; Mr. Murray; and Mr. Moore</li> <li>• PC members absent were: Mr. Clayborne</li> <li>• Staff members present Michael Barnes, Bart Svoboda, Francis MacCall, Frank Pohl, Jered Tate, J.T. Newberry, Rebecca Ragsdale, Jenny Tevendale, and Carolyn Shaffer</li> </ul>                                                                                                                         |                                                                                                                                                                                                                                                                        |
| <p>2. <b>Public Comments</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                        |
| <p>3. <b>Consent Agenda:</b><br/> Approval of Minute for June 28, 2026</p> <p><b>Action:</b> On motion of Commissioner Moore, seconded by Commissioner Brown, the Planning Commission approved the minutes of the July 28, 2026, meeting by a vote of 3:0 (Commissioner Clayborne, absent; Commissioner Murray abstained; Commissioners. Firehock and King arrived after the vote).</p>                                                                                                                                                                                                                                                                 | <p><u>Clerk:</u><br/> Post to website</p>                                                                                                                                                                                                                              |
| <p>4. <b>Public Hearing</b></p> <p>4a. <b>SP-2026-00005 Beaver Creek Pump Station File in the Floodplain</b><br/> <b>Magisterial District:</b> White Hall<br/> <b>Parcel ID:</b> 05700000000400<br/> <b>Address:</b> 4365 Beaver Creek Park Hall</p> <p><b>Action:</b> On motion of Commissioner Brown, seconded by Commissioner Murray by a vote of 6:0 (Commissioner Clayborne absent), the Planning Commission recommended approval SP-2026-00005 Beaver Creek Pump Station Fill in the Floodplain with the conditions listed in the staff report.</p> <p>4b. <b>SP-2026-00002 Camp Watermarks</b><br/> <b>Magisterial District:</b> Scottsville</p> | <p><u>Clerk:</u><br/> Forward the Planning Commission's recommendation to the Board of Supervisors ahead of the Board's public hearing on this application.</p> <p><u>Clerk:</u><br/> Forward the Planning Commission's recommendation to the Board of Supervisors</p> |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|
| <p><b>Parcel ID:</b> 136000000006B0, 136000000009D0, 136000000009D1, 136000000009E0, 136000000009A2, 136000000009A1, 136000000009H2</p> <p><b>Address:</b> 1153 Camp Watermarks Lane</p> <p><b>Action:</b> On motion of Commissioner King, seconded by Commissioner Murray, by a vote of 6:0 (Commissioner Clayborne absent), the Planning Commission recommended approval SP-2026-00002 Camp Watermarks Special Use Permit Amendment with conditions 1 thru 7 as provided by staff for the reasons stated in the staff report.</p> | <p>ahead of the Board's public hearing on this application.</p> |
| <p>5. <b>Committee Reports:</b></p> <p><b>Commissioner Murray:</b> provided an update on the NHC, Crozet CAC, and CTAC meeting.</p> <p><b>Commissioner King:</b> provided an update on the Places29 Hydraulic CAC meeting.</p>                                                                                                                                                                                                                                                                                                      | <p><u>Clerk:</u><br/>None.</p>                                  |
| <p>6. <b>Review of Board of Supervisors Meeting:</b><br/>Mr. Barnes reviewed the August 5, 2026, Board of Supervisors meeting.</p>                                                                                                                                                                                                                                                                                                                                                                                                  | <p><u>Clerk:</u><br/>None.</p>                                  |
| <p>7. <b>New Business:</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p><u>Clerk:</u><br/>None.</p>                                  |
| <p>8. <b>Old Business:</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p><u>Clerk:</u><br/>None.</p>                                  |
| <p>10. <b>Items for follow-up</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p><u>Clerk:</u><br/>None.</p>                                  |
| <p><b>Adjournment:</b></p> <p>Adjourn to August 25, 2026, at 6:00 p.m.<br/>The meeting adjourned at 7:50 p.m.</p>                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                 |