

FINAL ACTION MEMO Planning Commission Meeting of September 8, 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. Firehock; Ms. King; Ms. Brown; Mr. Clayborne; and Mr. Moore • PC members absent were: Mr. Murray • Staff members present Michael Barnes, Francis MacCall, J.T. Newberry, Rebecca Ragsdale, Kevin McDermott, Jenny Tevendale, and Carolyn Shaffer	
2. Public Comments	
3. Consent Agenda: Approval of Minute for August 25, 2026 Action: On motion of Commissioner Clayborne, seconded by Commissioner Firehock, the Planning Commission approved the minutes of the August 25, 2026, meeting by a vote of 6:0. (Commissioner Murray absent)	<u>Clerk:</u> Post to website
4. Public Hearing 4a. ZMA-2025-00010 Airport Road Commercial Magisterial District: Rio PARCEL ID: 032A0010B00400, 032A0010B00300, 032A0010B00200, 032A0010B001A0, 032000000020D0, 032000000020E0 ADDRESS: Northwest of the intersection of Airport Rd. and Seminole Trail (Rt. 29), south of Airport Acres Rd, including 3524 Airport Acres Rd. and 3548 Airport Acres Rd (J.T. Newberry) Action: The Commission considered the application without making a recommendation. On motion of Commissioner Moore, seconded by Commissioner Firehock, by a vote of 3:3 (Commissioner Murray absent),	<u>Clerk:</u> Forward the Planning Commission's consideration of the application without making a recommendation to the Board of Supervisors ahead of the Board's public hearing on this application.

the Planning Commission tied on the motion to recommend denial of ZMA-2025-00010 Airport Road Commercial. The motion to recommend denial was due to the impact on removing housing from the FLUM (future land use map) for speculative commercial development. On motion of Commissioner Clayborne, seconded by Commissioner King, by a vote of 3:3 (Commissioner Murray absent), the Planning Commission tied on the motion to recommend approval of ZMA-2025-00010 Airport Road Commercial with associated proffers. The motion to recommend approval included the recommendation to increase the buffer from 30' to 50', installation of the road as proposed but not open the road to through traffic until a later date and remove the proposed walking path to make a sidewalk.	
5. Committee Reports: Commissioner Moore: provided an update on the Places29 Rio CAC meeting.	<u>Clerk:</u> None.
6. Review of Board of Supervisors Meeting: Mr. Barnes reviewed the September 2, 2026, Board of Supervisors meeting.	<u>Clerk:</u> None.
7. New Business:	<u>Clerk:</u> None.
8. Old Business:	<u>Clerk:</u> None.
10. Items for follow-up	<u>Clerk:</u> None.
Adjournment: The meeting adjourned at 7:55 p.m. until September 22, 2026, at 6:00 p.m.	