

**PLANNING COMMISSION
FINAL AGENDA
REGULAR MEETING
OCTOBER 13, 2026, 6:00 P.M.
LANE AUDITORIUM, COUNTY OFFICE BUILDING
401 MCINTIRE ROAD**

The public can access and participate in the meeting through information posted on the Albemarle County website, specifically on the Planning Commission homepage and the Albemarle County calendar. During the meeting, there will be opportunities for public comment on specific agenda items where input is invited.

1. Call to order and establish quorum.
 2. Public Comment on matters pending before the Commission, but not listed for a Public Hearing on this agenda.
 3. Consent Agenda (on the next sheet).
 4. Items Requesting Deferral to a New Date.
 - a. **AFD-2026-00005 Glen Oaks AFD Review**
Periodic (5-year) review of the Glen Oaks Agricultural and Forestal District, as required in section 15.2-4311 of the Code of Virginia. The district is composed of the following described lands, identified by parcel identification number: Tax map 93A5, parcels K2A11, K2A12, K2A13; Tax map 94, parcels 15A1, 15A2. The area is designated as Rural Area in the Comprehensive Plan and the included properties are zoned RA Rural Areas.
(Scott Clark) **THIS ITEM REQUESTS DEFERRAL TO OCTOBER 27, 2026**
 - b. **AFD-2026-00006 South Garden AFD Review**
Periodic (10-year) review of the South Garden Agricultural and Forestal District, as required in section 15.2-4311 of the Code of Virginia. The district is composed of the following described lands, identified by parcel identification number: Tax map 99, parcels 35, 102; Tax map 109, parcel 70; Tax map 110, parcels 8, 10, 18, 18E, 27; Tax map 119, parcel 2. The area is designated as Rural Area in the Comprehensive Plan and the included properties are zoned RA Rural Areas.
(Scott Clark) **THIS ITEM REQUESTS DEFERRAL TO OCTOBER 27, 2026**
 5. Public Hearing
 - a. **TA-2026-00001 Fill Regulations**
To receive comments on a proposed ordinance to regulate fill, by amending Albemarle County Code: § 18-3.1 (Definitions), § 18-4.3 (Tree Cutting), § 18-4.3.1 (Fill areas, waste areas), § 18-5.1.28 (Clean earth and inert waste fill activity), and § 18-31.5 (Zoning clearance) regulations. The proposed ordinance language may be viewed online at <https://engage.albemarle.org/fill-waste-ordinance> or in person at the Community Development Office located at 401 McIntire Road.
(Bill Fritz)
 6. Presentation
 - a. **Albemarle County Multimodal Transportation Plan**
Community Development staff are beginning the process to develop the County's first Multimodal Transportation Plan (MMTP) as part of the implementation of the AC44 Comprehensive Plan. This introductory presentation will cover the purpose and goals of the MMTP, and well as the process and anticipated timeline for plan development.
(Jessica Dimmick)
 7. Committee Reports.
 8. Review of Board of Supervisors Meeting: October 7, 2026
 9. New Business.
 10. Old Business.
 11. Items for follow-up.
- Adjournment

**THE NEXT PLANNING COMMISSION MEETING WILL BE HELD
TUESDAY, OCTOBER 27, 2026, @ 6:00 PM**

CONSENT AGENDA

3. FOR APPROVAL (by recorded vote):
- a. Approval of Draft Minutes from [September 22, 2026](#)