

**PLANNING COMMISSION**  
**FINAL**  
**November 17, 2020**  
**6:00 P.M.**  
**ELECTRONIC MEETING**

This meeting is being held pursuant to and in compliance with Ordinance No. 20-A(14); An Ordinance to Ensure the Continuity of Government During the Covid-19 Disaster. Opportunities for the public to access and participate in the electronic meeting will be posted on the [www.albemarle.org/community/county-calendar](http://www.albemarle.org/community/county-calendar) when available.

1. Call to order and establish quorum.
2. Consent Agenda (on next sheet).
3. Work Session.
  - a. **Rio29 Form Based Code**  
Staff has drafted the Rio29 form-based code (FBC) to support the vision of the Rio29 Small Area Plan and the following project goals: Allow development that achieves the vision through a by-right process; Establish clear expectations for residents, property owners, developers, and the County for new development; Allow development to happen in the near term and to support the area's transition over time to meet the vision; and Strike the appropriate balance between regulation to achieve the desired form and flexibility to accommodate market changes, creativity in design, and a mix of uses. Staff will present the Draft Rio29 Form Based Code to the Planning Commission for Planning Commission review and feedback.  
(Rachel Falkenstein)
4. Committee Reports.
5. Old Business/New Business.
6. Items for follow-up.

Adjournment—8:00 p.m.

**NEXT PLANNING COMMISSION MEETING WILL BE HELD TUESDAY, NOVEMBER 24, 2020.**

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**CONSENT AGENDA**

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THERE ARE NO ITEMS SCHEDULED ON THE CONSENT AGENDA