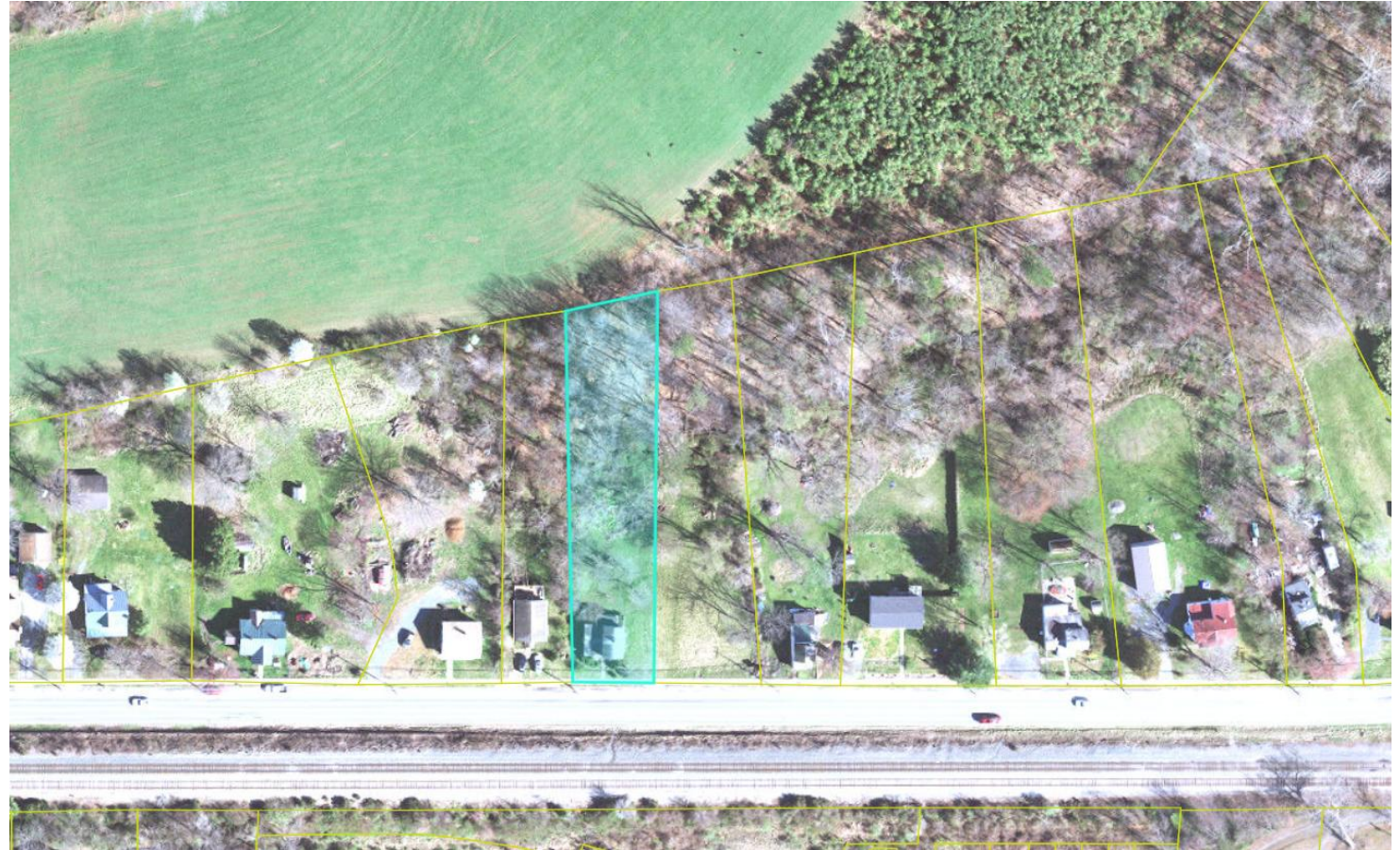


ZMA-2025-00011 5546 Three Notch'd Road

Albemarle County
Board of Supervisors
Public Hearing
February 4, 2026



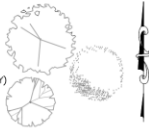
Tax Map Parcel (TMP) 56A2-01-50



- 0.603 acres
- **Current Zoning:** R2
Residential (2 du/acre)
- **Proposed Zoning:** R4
Residential (4 du/acre) with
proffers
- **Crozet Master Plan:**
Neighborhood Density
Residential (3-6 du/acre);
Green Systems

LEGEND:

DECIDUOUS TREES TO REMAIN
(APPROXIMATE CANOPY SIZE
IS BASED UPON FIELD SURVEY)



TMP 56-66
N/F BEAVER CREEK HILL CORPORATION
C/O HANTZMON, WIEBEL & COMPANY
DB 2609 PG 387

TMP 56A2-01--50
0.603 AC.

TMP 56A2-01--50A
LOT 50A
N/F BEAVER CREEK
PRESERVATION LLC
DB 1919 PG 591

TMP 56A2-01--49
LOT 49
N/F MARY J GORE
DB 3168 PG 665

EX. ACSA ESM/T
DB 971 PG 713

EX. ACSA ESM/T
DB 971 PG 713

← ±900' TO
FIREHOUSE LANE

THREE NOTCH'D ROAD
STATE ROUTE 240
DB 297 PG 572

±800' TO
UNION MISSION LANE →

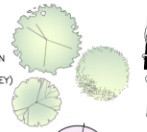
C&O RAILROAD

EXISTING CONDITIONS
SCALE: 1"=20'



LEGEND:

DECIDUOUS TREES TO REMAIN
(APPROXIMATE CANOPY SIZE
IS BASED UPON FIELD SURVEY)



TMP 56-66
N/F BEAVER CREEK HILL CORPORATION
C/O HANTZMON, WIEBEL & COMPANY
DB 2609 PG 387

TMP 56A2-01--50
0.603 AC.

PROP. LOT A
0.351 AC.

PROP. LOT B
0.252 AC.

TMP 56A2-01--50A
LOT 50A
N/F BEAVER CREEK
PRESERVATION LLC
DB 1919 PG 591

TMP 56A2-01--49
LOT 49
N/F MARY J GORE
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STATE ROUTE 240
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±800' TO
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C&O RAILROAD

CONCEPTUAL DEVELOPMENT PLAN
SCALE: 1"=20'



ROUDABUSH, GALE & ASSOC., INC.
A PROFESSIONAL SURVEYING
FIRM SERVING VIRGINIA SINCE 1966
899 SECOND ST. SE
CHARLOTTEVILLE, VA 22003
PHONE 804-477-4020 WWW.ROUDABUSH.COM

REVISIONS
DESCRIPTION

NO. DATE

DESIGNED BY: AG
DRAWN BY: AG
CHECKED BY: DF-20

ZONING MAP AMENDMENT
5546 THREE NOTCH'D ROAD
TAX MAP 56A2-01 PARCEL 50
WHITE HALL MAGISTERIAL DISTRICT, COUNTY OF ALBEMARLE, VIRGINIA
EXISTING CONDITIONS & CONCEPT DEVELOPMENT PLAN

DATE: 07-18-2025
SCALE: 1"=20'
JOB: 23-0814
FILE: 13-3015
SHEET: **2** OF 2

Summary

Positive Aspects:

1. The request is consistent with the land use and density recommendations of the Crozet Master Plan.
2. The request provides 100% of the total dwelling units as affordable units at rates/prices consistent with Housing Albemarle.

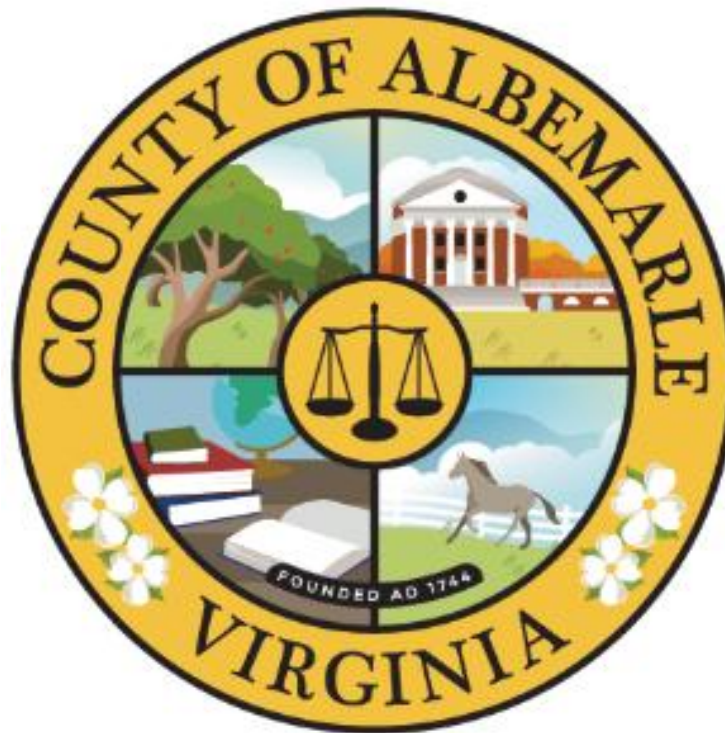
ZMA-2025-00011 Recommendation

Staff recommends approval for the reasons stated in the staff report.

The Planning Commission voted 4:0 to recommend approval at the November 25, 2025 public hearing.

ZMA-2025-00011

Questions?



Motions for ZMA-2025-00011

To approve ZMA-2025-00011:

I move to adopt the Ordinance to approve ZMA-2025-00011 (Attachment D).

