

COUNTY OF ALBEMARLE
TRANSMITTAL TO THE BOARD OF SUPERVISORS
SUMMARY OF PLANNING COMMISSION ACTION

AGENDA TITLE: ZMA202200002 Sieg Property Rezoning	AGENDA DATE: March 18, 2026
SUBJECT/PROPOSAL/REQUEST: Request to rezone approximately 62.46 acres from the R1 Residential and HC Highway Commercial Zoning Districts to the NMD Neighborhood Model District to allow a mixed-use development with up to 600 residential dwelling units and up to 440,000 sq.ft. of non-residential uses. Application includes a request to disturb approximately 3.6 acres of Preserved Steep Slopes to allow development of the site.	STAFF CONTACT(S): Wall, Svoboda, Barnes, McDermott, Ragsdale, Langille PRESENTER (S): Cameron Langille, Principal Planner
SCHOOL DISTRICT: Red Hill Elementary School, Walton Middle School, Monticello High School	

BACKGROUND:

A public hearing was held at the Planning Commission (PC) on September 9, 2025 for ZMA202200002. Based on concerns from the PC, the applicant requested deferral of the public hearing to December 16, 2025. The applicant submitted revised application materials to address concerns expressed by the PC at the September public hearing. A summary of the changes are included in Attachment A1.

DISCUSSION:

The revised application materials were discussed at the PC's December 16, 2025 meeting. The PC voted 5:2 (Missel, Firehock opposed) to recommend approval of ZMA202200002 for the reasons listed in the staff report. The PC staff report, action memo, and minutes are attached (Attachments A, B, and C). No changes have been made since the PC public hearing in December.

RECOMMENDATIONS:

Staff recommends that the Board adopt the attached Ordinance to approve ZMA202200002 Sieg Property Rezoning (Attachment D).

ATTACHMENTS:

- A – ZMA202200002 Planning Commission Staff Report
 - A1: Summary of Changes Since September 9, 2025 Planning Commission Meeting
 - A2: Application Narrative
 - A3: Application Plan
 - A4: Code of Development
 - A5: Consistency with Neighborhood Model Analysis
 - A6: Affordable Housing Analysis
 - A7: Traffic Impact Analysis
 - A8: Illustrative Layout and Biofilter Exhibit
- B – December 16, 2025 Planning Commission Action Memo
- C – December 16, 2025 Planning Commission Minutes
- D – Ordinance to Approve ZMA202200002