

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

AGENDA TITLE: ZMA-2025-00001 600 Rio Road W.	AGENDA DATE: May 6, 2026
SUBJECT/PROPOSAL/REQUEST: Request to rezone four (4) properties measuring 3.2 acres from the CO Commercial Office Zoning District to the NMD Neighborhood Model District to allow up to 153 dwelling units and up to 20,000 square feet of non-residential uses.	STAFF CONTACT(S): Svoboda, Barnes, McDermott, Ragsdale, Langille
SCHOOL DISTRICT: Agnor Elementary School, Burley Middle School, Albemarle High School	PRESENTER (S): Cameron Langille, Principal Planner

BACKGROUND:

At its meeting on February 24, 2026, the Planning Commission (PC) voted 5:0 (Carrazana absent) to recommend approval of ZMA-2025-00001 for the reasons listed in the staff report. The Commission's original staff report, action memo, and minutes are attached (Attachments A, B, and C).

DISCUSSION:

During the public hearing on February 24, 2026, staff explained that this request includes two special exception applications. SE-2025-00007 (Attachment A5) is a request to waive the requirement that Neighborhood Model Districts (NMD) include a mixture of use types, as specified in County Code §18-20A.8(b). SE-2025-00008 (Attachment A6) is a request to reduce the minimum amount of recreational amenity space within the proposed NMD district as required by County Code §18-20A.5(b). The Planning Commission did not vote on either Special Exception request because the Board of Supervisors is the official body that acts on such requests under the Zoning Ordinance.

As stated in the staff report, staff recommend approval of both SE-2025-00007 and SE-2025-00008.

RECOMMENDATIONS:

Staff recommends that the Board adopt the attached Ordinance to approve ZMA-2025-00001 600 Rio Road W. (Attachment D).

Staff recommends that the Board adopt the attached Resolutions to approve SE-2025-00007 (Attachment E) and SE-2025-00008 (Attachment F).

ATTACHMENTS:

A – ZMA-2025-00001 Planning Commission Staff Report

A1: Application Narrative

A2: Application Plan

A3: Code of Development

A4: Proffer Statement

A5: SE-2025-00007 Application

A6: SE-2025-00008 Application

B – Planning Commission Action Memo

C – Planning Commission Minutes

D – Ordinance to Approve ZMA-2025-00001

E – Resolution to Approve SE-2025-00007

F – Resolution to Approve SE-2025-00008