

ZMA-2025-00007

Windy Knoll

Staff: Rebecca Ragsdale

Board of Supervisors
September 2, 2026

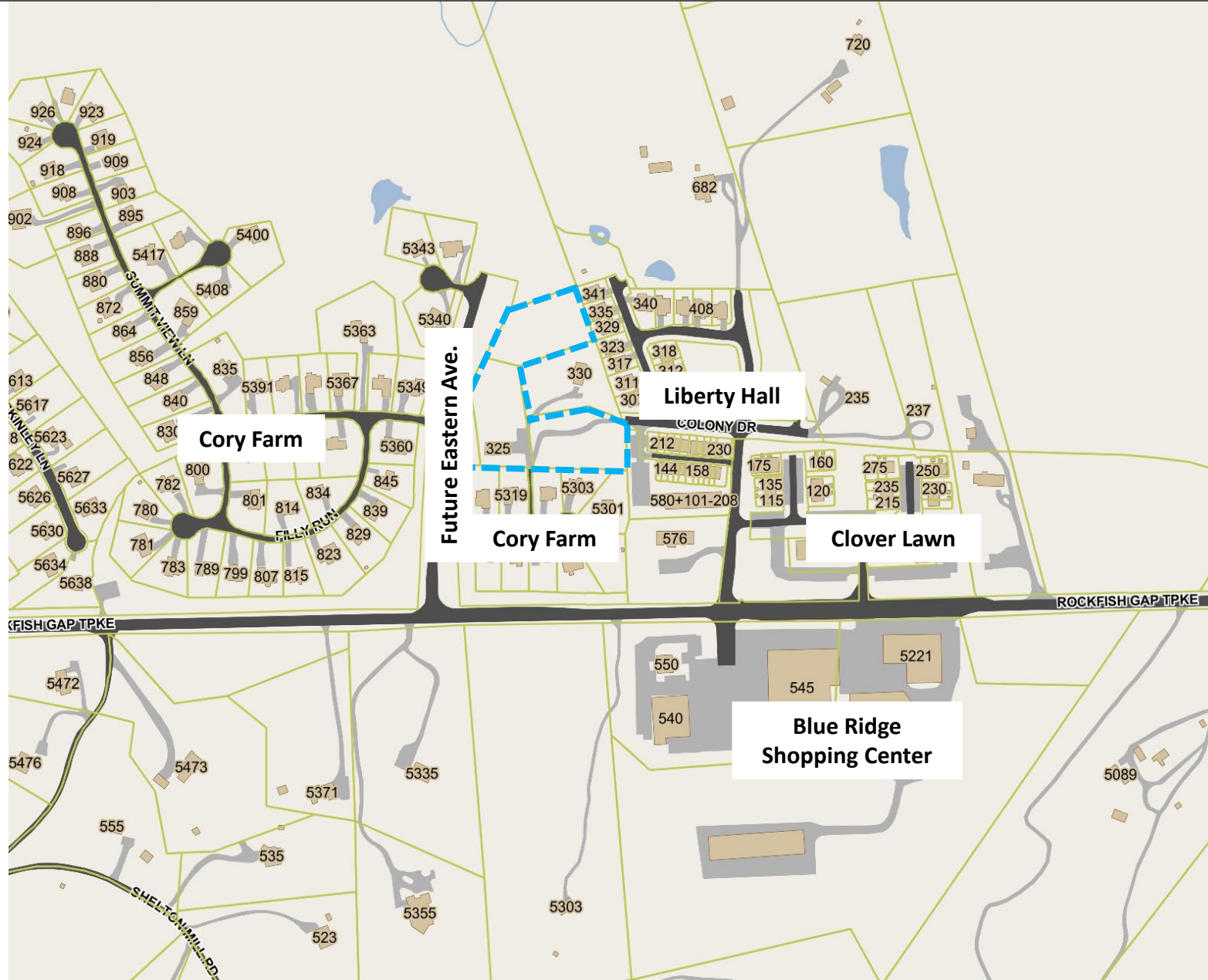


Specifics of the Proposal and Background

ZMA-2025-00007:

- Rezone 3.15 acres (three parcels) from R1 to R6 Residential
- Maximum of 18 residential units
- Gross density of 6 dwelling units per acre
- Public hearings were held on February 10, 2026 and May 26, 2026 at the Planning Commission

Windy Knoll Location Map



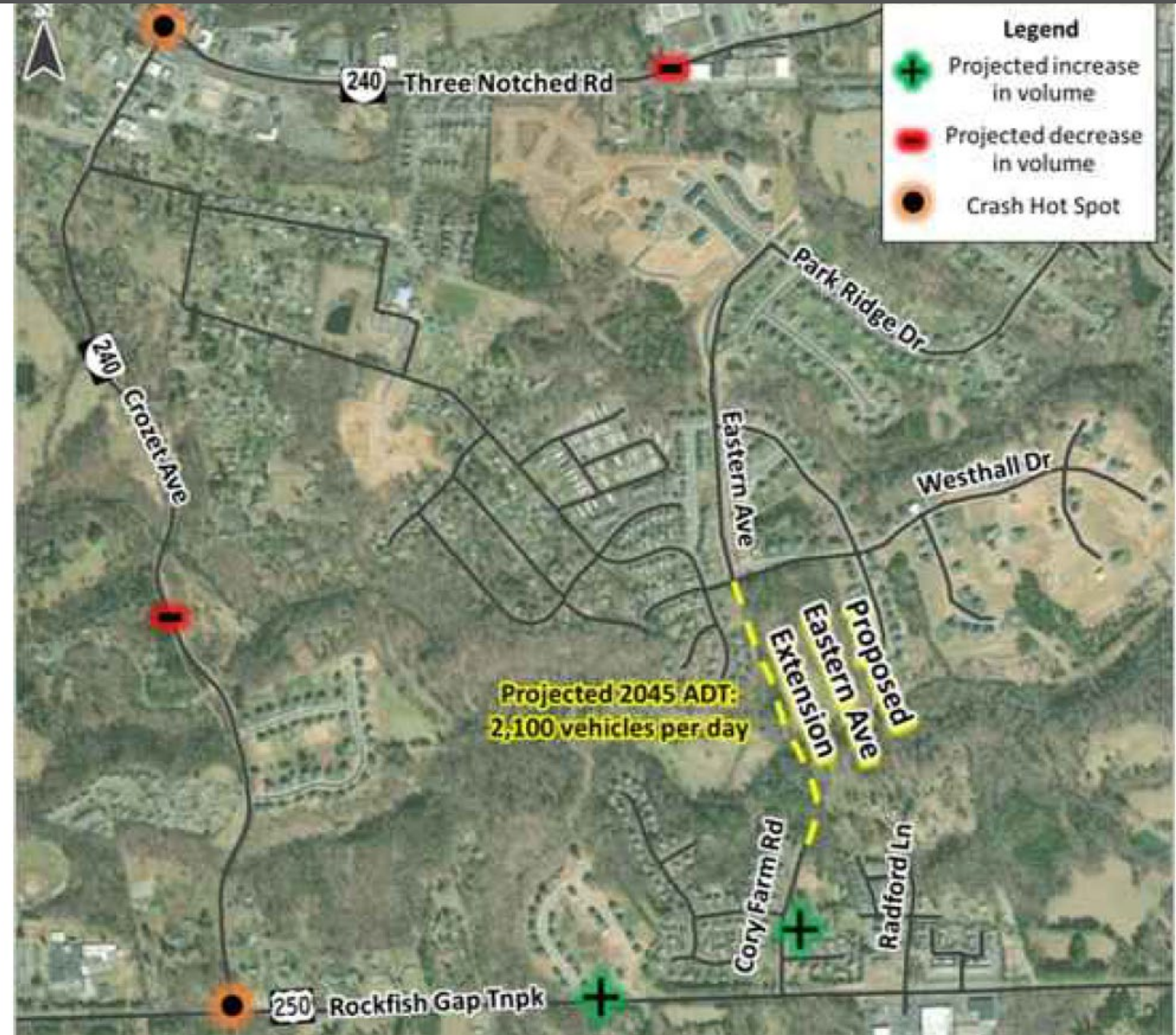
Windy Knoll Location Map



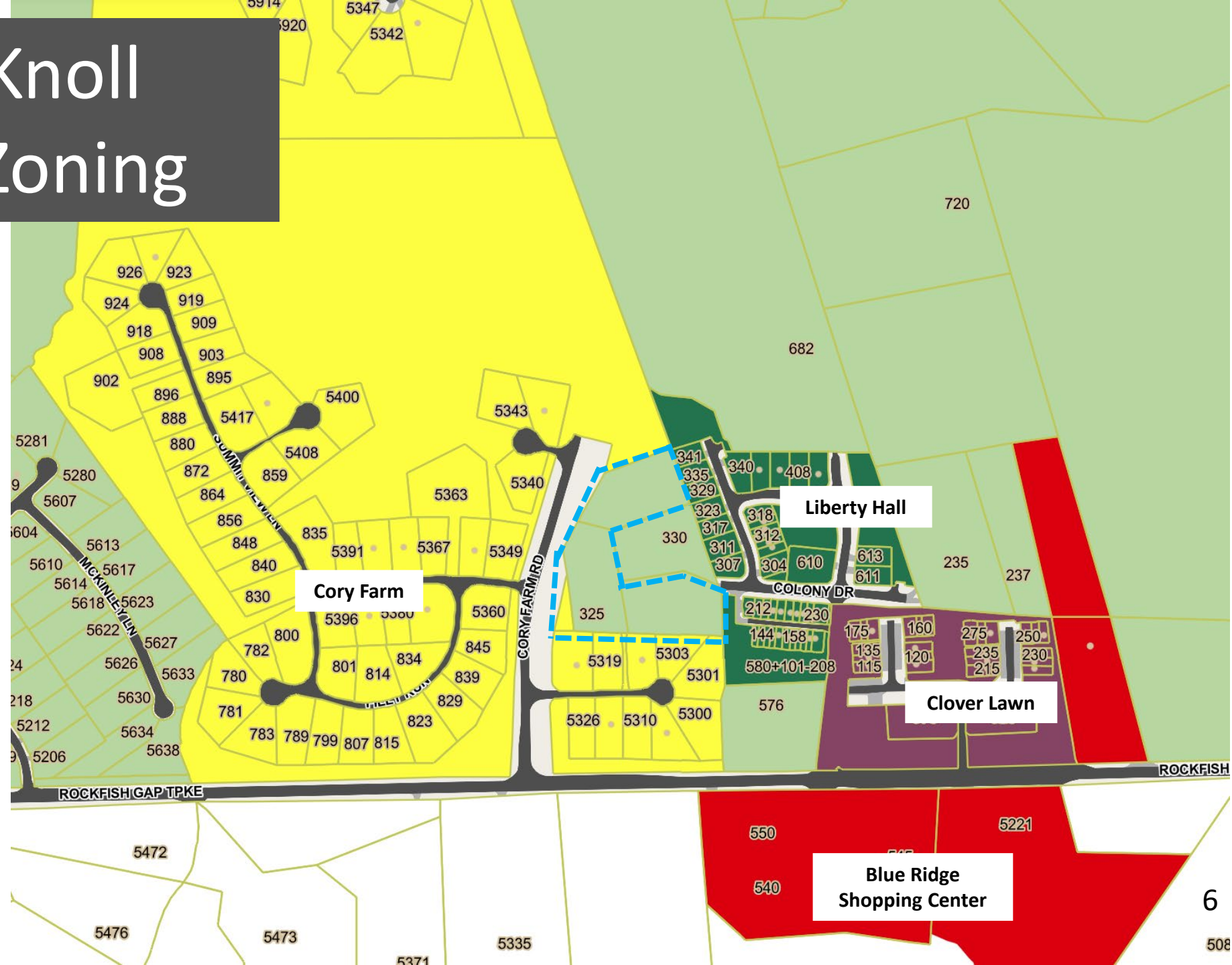
Future Eastern Avenue Status

Design work continues to develop toward Design-Build procurement.

- Fall 2026 RFQ and RFP process
- The Design phase is anticipated to start in early 2027 followed by the construction phase starting in late 2028 and completing by the end of 2029.

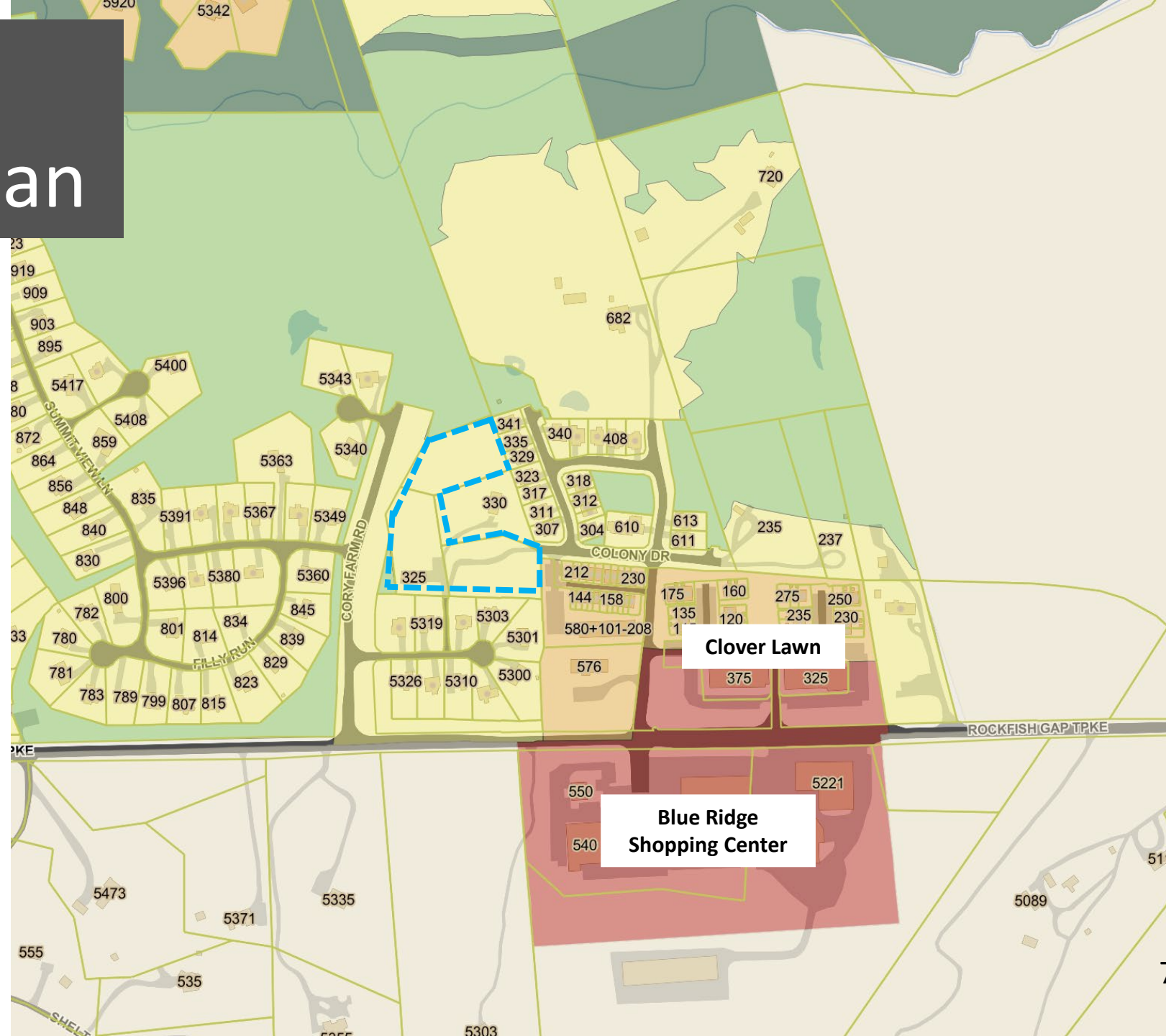


Windy Knoll Current Zoning

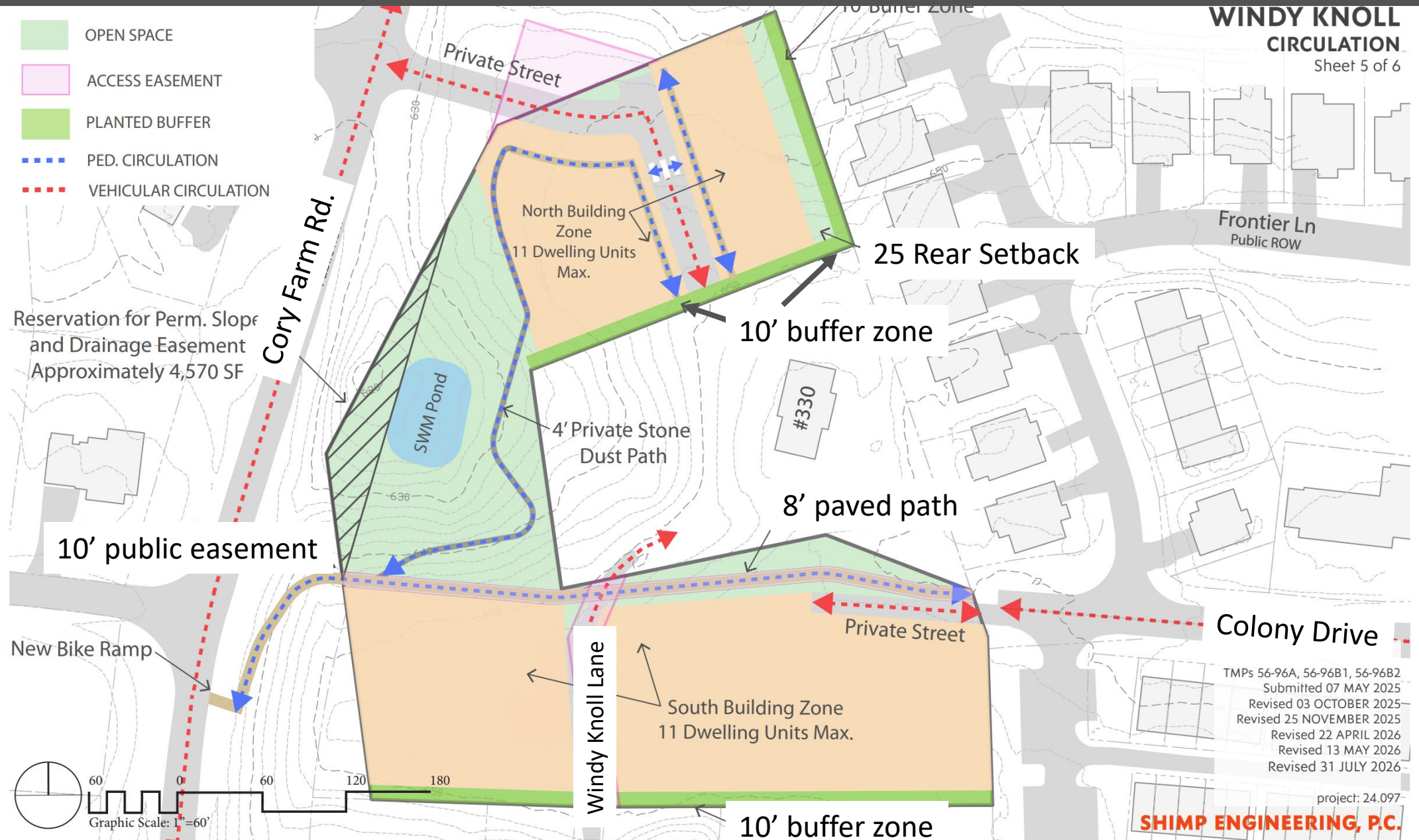


Windy Knoll Comprehensive Plan

- Neighborhood Residential
- Middle Residential
- Urban Residential
- Neighborhood Mixed Use
- Community Mixed Use
- Corridor Mixed Use
- General Commercial



Windy Knoll Concept Plan



Windy Knoll Illustrative Plan

ote:

te specific improvements are shown to demonstrate
asibility of concept and are for demonstration purposes
nly. Site layout is regulated by Sheet 4 "Concept Plan."

CONCEPT PLAN + EXHIBI

ZMA2025-0000

WINDY KNOL

GRADING AND UTILITY PLAN

Sheet 6 of 10



TMPs 56-96A, 56-96B1, 56-96
Submitted 07 MAY 20
Revised 03 OCTOBER 20
Revised 25 NOVEMBER 20
Revised 22 APRIL 20
Revised 13 MAY 20
Revised 31 JULY 20

project: 24.C

Windy Knoll– Proffer Summary

1. **Concept Plan:** To develop the property in general accord with the Concept Plan provided. Major elements include:
 - a. Building envelopes-18 dwelling units maximum, up to 11 maximum in a building zone
 - b. Easement area for Eastern Avenue
 - c. Amenity location
 - d. Location of 10' access easement
 - e. 10' buffers around perimeter of building zones
 - f. 25' rear setback along eastern edge of north building zone
2. **Reservation for the Permanent Slope and Drainage Easement**
3. **Permanent Access Easement**
 - 10' Public Access Easement
 - 8' paved path
4. **Affordable Housing:**

	Applicable Number of Units	Affordable Units	Percentage of Units	AMI Limits For-Sale	Period of Affordability For Sale	AMI Limits For-Rent	For-Rent Period of Affordability
Proposed Proffers	18	4	20%	80% AMI	40 Years	60% AMI	30 Years
Housing Albemarle	18	4	20%	80% AMI	40 Years	60% AMI	30 Years

Planning Commission Review and Action

PC recommended denial by a vote of 5:1, due to:

1. Lack of community dialogue
2. Layout of the project and dispersal of units
3. Stormwater concerns
4. Lack of separation of the proposed development from the property's boundaries.

Since the PC, the applicant has applicant has provided an updated narrative, concept plan, and proffers to include:

- 10' Planted Buffer Zone to adjacent existing residents
- Increased rear setback to 25' Rear Setback
- Additional Stormwater information



Questions?

Motions for ZMA-2025-00007 Windy Knoll

A. To approve ZMA-2025-00007 :

I move to adopt the ordinance to approve ZMA-2025-00007 (Attachment G).

B. To disapprove ZMA-2025-00007:

I move to adopt the resolution to disapprove ZMA-2025-00007 (Attachment H).

Sheet 3 of 6



Windy Knoll Illustrative Plan-February 10, 2026





Feb - Apr 2026

Captured: Feb 21 - Apr 1, 2026







Radford Lane



Cory Farm Rd/Little Fox

Sec. 14-233 - When private streets in development areas may be authorized.

By the agent.

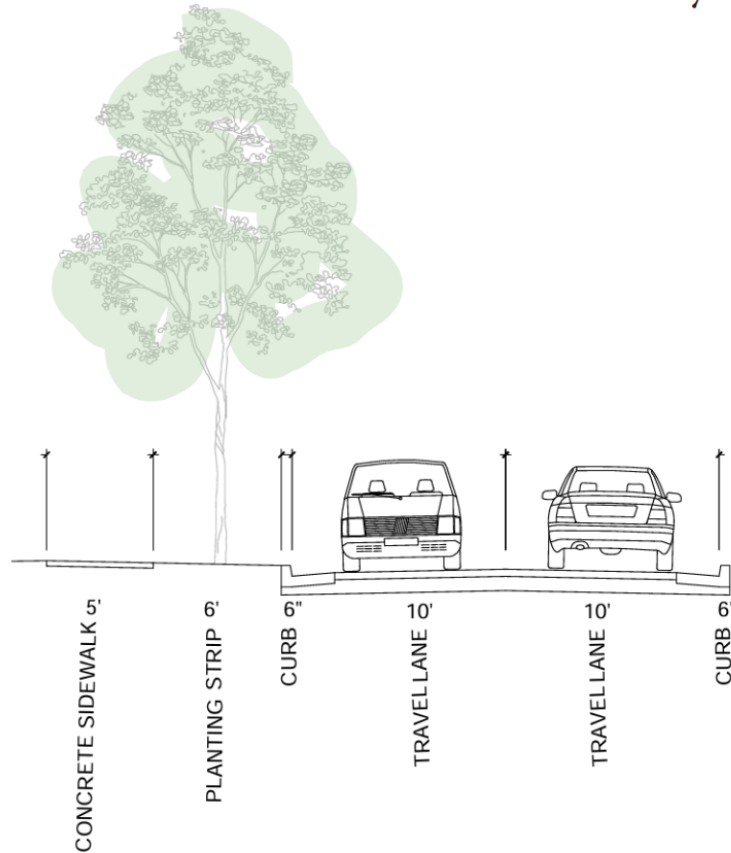
Subdivision containing attached dwelling units or non-residential uses. The proposed private street(s) would be in a subdivision containing attached dwelling units or non-residential uses where the units, groups of units, or non-residential uses are to be located on individual lots.

The agent and the commission may authorize one or more private streets in a subdivision if it finds that one or more of the circumstances described in [sections 14-232](#) or [14-233](#) exist and it determines that:

- The private street will be adequate to carry the traffic volume which may be reasonably expected to be generated by the subdivision.
- The comprehensive plan does not provide for a public street in the approximate location of the proposed private street;
- The fee of the private street will be owned by the owner of each lot abutting the right-of-way thereof or by an association composed of the owners of all lots in the subdivision, subject in either case to any easement for the benefit of all lots served by the street;
- Except where required by the commission to serve a specific public purpose, the private street will not serve through traffic nor intersect the state highway system in more than one location; and

SUB-2025-00239 Sidewalk and Planting Strip

Street Section 1 : Private Road off Cory Farm Road



Note:

1. Street sections shown for demonstration purposes only. Travel lane widths are approximate; All streets, travelways, parking areas, etc. to comply with applicable VDOT and County regulations, unless waivers from design standards are approved.