

**ORDINANCE NO. 26-180**  
**ZMA-2025-00001**

**AN ORDINANCE TO AMEND THE ZONING MAP FOR  
PARCELS 04500-00-00-15700, 04500-00-00-15800, 04500-00-00-16600, and 04500-00-00-16700**

**WHEREAS**, Zoning Map Amendment application ZMA2025-00001 (600 Rio Road W.) was submitted to rezone Parcels 04500-00-00-15700, 04500-00-00-15800, 04500-00-00-16600, and 04500-00-00-16700 from Commercial Office (CO) to Neighborhood Model District (NMD); and

**WHEREAS**, on February 24, 2026, after a duly noticed public hearing, the Planning Commission recommended approval of ZMA 2025-00001;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Supervisors of the County of Albemarle, Virginia, that upon consideration of the transmittal summary and staff report prepared for ZMA 2025-00001 and their attachments, the information presented at the public hearings, any written comments received, the material and relevant factors in *Virginia Code* § 15.2-2284 and *County Code* § 18-20A.1, and for the purposes of public necessity, convenience, general welfare, and good zoning practices, the Board hereby approves ZMA 2025-00001 (600 Rio Road W.) with the Code of Development prepared by Shimp Engineering, P.C., last revised February 5, 2026, the Application Plan prepared by Shimp Engineering, P.C. last revised November 25, 2025, and the Proffers dated and signed April 29, 2026.

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I, Claudette K. Borgersen, do hereby certify that the foregoing writing is a true, correct copy of the Ordinance duly adopted by the Board of Supervisors of Albemarle County, Virginia, by a vote of \_\_\_\_\_ to \_\_\_\_\_, as recorded below, at a regular meeting held on May 6, 2026.

\_\_\_\_\_  
Clerk, Board of County Supervisors

	<u>Aye</u>	<u>Nay</u>
Mr. Gallaway	_____	_____
Ms. Duncan	_____	_____
Ms. LaPisto-Kirtley	_____	_____
Ms. Mallek	_____	_____
Mr. Missel	_____	_____
Mr. Pruitt	_____	_____