

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

<p><b>AGENDA TITLE:</b>  ZMA202300007/SP202300009 North Pointe Amendment (Residential Increase/Commercial Decrease)</p> <p><b>SUBJECT/PROPOSAL/REQUEST:</b>  Rezone approximately 152.5 acres of Planned Development Mixed Commercial (PDMC) to amend proffers and application plan to allow a residential increase and commercial decrease; amend special use permit (SP202300009) for R15 uses</p> <p><b>SCHOOL DISTRICT:</b>  Baker-Butler Elementary School, Lakeside Middle School, Albemarle High School</p>	<p><b>AGENDA DATE:</b>  April 1, 2026</p> <p><b>STAFF CONTACT(S):</b>  Wall, Svoboda, Barnes, McDermott, Ragsdale</p> <p><b>PRESENTER (S):</b>  Rebecca Ragsdale, Planning Manager</p>
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**BACKGROUND:**

A public hearing was held at the Planning Commission (PC) on March 10, 2025. The PC voted 4:0 to recommend approval of both the rezoning and the special use permit. (Firehock and Moore absent) (Attachments A-PC Staff report, B-PC Action Letter, and C-PC Minutes).

Several members of the public spoke at the public hearing, including those with concerns related to traffic, elimination of the northernmost entrance and access across from Lewis & Clark Drive. Public input received is provided as Attachment D.

**DISCUSSION:**

Since the PC public hearing, the applicant has updated the proffers and application plan (Attachments E and F) to reflect the following:

- Increase the affordability term for rental affordable units from 5 years to 10 years, consistent with the pre-2024 housing policy in the proffers.
- Provide two public trail connections to the North Fork Rivanna River greenway trail.
- Provide a 10' shared use path in Northwest Residential area from Cliffstone Boulevard to Seminole Trail (Route 29).
- Allow for neighborhood-scale commercial opportunities in the southeastern portion of the residential area up to 10,000 square feet.

**RECOMMENDATIONS:**

Staff recommends that the Board adopt the attached Ordinance to approve ZMA202300007 North Pointe Amendment (Attachment G).

Staff recommends the Board adopt the attached Resolution to approve SP202300009 (Attachment H).

**ATTACHMENTS:**

- A. ZMA202300007/SP202300009 Planning Commission Staff Report
  - A1: Application Narrative
  - A2: Existing Conditions Exhibit
  - A3: Application Plan dated 1-29-26
  - A4: Proposed Proffers dated 1-29-26
  - A5: Traffic Impact Analysis (TIA)

- B. March 10, 2026 Planning Commission Action Memo
- C. Draft Planning Commission Minutes
- D. Public Input
- E. Application Plan dated 3-20-26
- F. Final Signed Proffers dated 3-11-26
- G. Ordinance to Approve ZMA202300007
- H. Resolution to Approve SP202300009