

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

<b>AGENDA TITLE:</b> ZMA202300001 1193 Seminole Trail	<b>AGENDA DATE:</b> October 2, 2024
<b>SUBJECT/PROPOSAL/REQUEST:</b> Request to rezone one 3.23 acre-property from the C1 Commercial Zoning District to the NMD Neighborhood Model District to allow a mixed-use development with up to 165 residential units and 10,000 sq. ft. of non-residential uses.	<b>STAFF CONTACT(S):</b> Filardo, Herrick, Barnes, McDermott, Langille
<b>SCHOOL DISTRICT:</b> Woodbrook Elementary School, Journey Middle School, Albemarle High School	<b>PRESENTER (S):</b> Cameron Langille, Principal Planner

**BACKGROUND:**

At its meeting on July 23, 2024, the Planning Commission (PC) voted 6:0 (Firehock absent) to recommend approval of ZMA202300001 for the reasons listed in the staff report. The PC's staff report, action memo, and minutes are attached (Attachments A, B, and C). Please be aware that the PC staff report has been revised to correct typographical errors in the original version (all revisions are highlighted in yellow).

**DISCUSSION:**

During the public hearing on July 23, 2024, the PC did not vote on the special exception request (Attachment A6) to waive the requirement for including two or more housing types in the project, as the Zoning Ordinance grants the Board of Supervisors the authority to act on such requests. As stated in the PC staff report, staff recommends approval of SE202300005 to waive the requirement of County Code § 18-20A.8(a).

**RECOMMENDATIONS:**

Staff recommends that the Board adopt the attached Ordinance to approve ZMA202300001 1193 Seminole Trail (Attachment D) and the attached Resolution to Approve SE202300005 (Attachment E).

**ATTACHMENTS:**

- A – ZMA202300001 Planning Commission Staff Report
  - A1: Location Map
  - A2: October 25, 2022 PC Work Session Minutes
  - A3: Application Narrative
  - A4: Application Plan
  - A5: Code of Development (COD)
  - A6: SE202300005 Narrative and Application
  - A7: Consistency with Neighborhood Model Principles Analysis
  - A8: Affordable Housing Analysis
  - A9: Traffic Impact Analysis
- B – Planning Commission Action Memo
- C – Planning Commission Minutes
- D – Ordinance to Approve ZMA202300001
- E – Resolution to Approve SE202300005