

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

AGENDA TITLE: ZMA202300005 Berkmar Flats	AGENDA DATE: April 16, 2025
SUBJECT/PROPOSAL/REQUEST: Rezone three parcels from R-6 (six units/acre) to R-15 Residential	STAFF CONTACT(S): Filardo, Herrick, Barnes, McDermott, Ragsdale, Shoaf
SCHOOL DISTRICT: Agnor-Hurt Elementary, Burley Middle, and Albemarle High School	PRESENTER (S): Syd Shoaf, Senior Planner II

BACKGROUND:

Proposed zoning map amendment ZMA202300005 was discussed at the Planning Commission (PC) on both June 11, 2024 and January 28, 2025. At the June 11, 2024 meeting, all four members of the public spoke in opposition. These speakers were concerned with environmental and traffic impacts. Staff was concerned about interconnections. The PC's discussion focused on transportation access and the site design, specifically that there was too much impervious area and a lack of greenspace for residents. At that meeting, the applicant requested and received a six-month deferral on a 5-0 vote.

At the January 28, 2025, the PC voted 7:0 to recommend approval of for the reasons discussed at the PC public hearing and with an updated concept plan that addressed previous PC concerns.

Attachments A, B, and C are the PC staff report, action letter, and meeting minutes.

DISCUSSION:

At the PC public hearing on January 28, staff had recommended denial because the interconnection through the parcel from Berkmar Drive to Woodburn Road was no longer provided. The PC discussed interconnectivity within the site and the greater area between Woodburn Road and Berkmar Drive. Overall, the PC appreciated the applicant's revision to its plan regarding the livability and green spaces on-site. Two members of the public shared concerns regarding grading, drainage, screening, traffic, and the future shared use path along Berkmar Drive.

Following the PC meeting, staff updated the PC staff report to provide more current information regarding the status of High School Center II.

RECOMMENDATIONS:

Staff recommends that the Board adopt the attached ordinance (Attachment E) to approve ZMA202300005 Berkmar Flats.

PROPOSED MOTION:

To approve ZMA202300005:

I move to adopt the ordinance attached to the staff report as Attachment E.

ATTACHMENTS:

A – January 28, 2025 Planning Commission Staff Report

A1: Existing Conditions Map

A2: Zoning Map

A3: June 11, 2024 PC Public Hearing Minutes

A4: Applicant Narrative

A5: Applicant Conceptual Plan for Vehicular Connection

A6: Applicant Conceptual Plan for Non-Vehicular Connection

A7: Impervious Area Comparison

A8: Draft Proffer Statement

A9: Staff Analysis of Application's Consistency with Neighborhood Model Principles

A10: Affordable Housing Evaluation

A11: ZMA202300005 PC Staff Report 2024-06-11

B – January 28, 2025 Planning Commission Action Letter

C – January 28, 2025 Planning Commission Minutes

D – Proffers signed April 2, 2025

E -- ZMA202300005 Ordinance