

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

AGENDA TITLE: ZMA202400008 Brookhill Amendment	AGENDA DATE: September 3, 2025
SUBJECT/PROPOSAL/REQUEST: Amend the Code of Development and Proffers to add an additional 300 residential units	STAFF CONTACT(S): Filardo, Herrick, Tevendale, Barnes, McDermott, Ragsdale
SCHOOL DISTRICT: Hollymead Elementary, Lakeside Middle, and Albemarle High School	PRESENTER (S): Rebecca Ragsdale, Planning Manager

BACKGROUND:

The applicant is requesting to amend the code of development and proffers associated with the Brookhill Neighborhood Model District. This request includes adding 300 additional residential units to the town center portion of the development and no changes to allowable non-residential. The Planning Commission (PC) voted 6:0 (Commissioner Carrazana absent) to recommend approval of the rezoning at their July 8, 2025 meeting. Two members of the public spoke during the public hearing.

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

DISCUSSION:

At the PC public hearing, there were questions and discussion, including the proposal's consistency with Housing Albemarle. The proposed rezoning is not consistent with all recommendations of Housing Albemarle, specifically with regard to AMI for for-rent units and minimum affordability periods. However, the proffers provide for 20% of the additional 300 units as affordable units.

Since the public hearing, the applicant has provided final draft proffers, which are included as Attachment D.

RECOMMENDATION:

The Planning Commission recommended approval of ZMA202400008 Brookhill Amendment.

PROPOSED MOTION:

To approve ZMA202400008:

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

ATTACHMENTS:

- A – July 8, 2025 Planning Commission Staff Report
 - A1: Applicant Narrative
 - A2: Proposed Code of Development
 - A3: Proposed Draft Proffers
- B – July 8, 2025 Planning Commission Action Letter
- C – July 8, 2025 Planning Commission Minutes
- D – Final Signed Proffers
- E – Ordinance to Approve ZMA202400008