

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

|                                                                                                                 |                                                                        |
|-----------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|
| <b>AGENDA TITLE:</b><br>ZMA-2025-00007 Windy Knoll                                                              | <b>AGENDA DATE:</b><br>September 2, 2026                               |
| <b>SUBJECT/PROPOSAL/REQUEST:</b><br>Rezoning from R1 to R6 to allow up to 18 single family and townhouse units. | <b>STAFF CONTACT(S):</b><br>Wall, Svoboda, Barnes, McDermott, Ragsdale |
| <b>SCHOOL DISTRICT:</b><br>Brownsville Elementary School, Henley Middle School, Western Albemarle High School   | <b>PRESENTER (S):</b><br>Rebecca Ragsdale, Planning Manager            |

**BACKGROUND:**

The Albemarle County Planning Commission held a public hearing on May 26, 2026, to review ZMA-2025-00007, along with two subdivision ordinance modifications to sidewalk and planting strip requirements. (Attachments A, B, and C).

At the meeting, the PC recommended denial of the above noted zoning map amendment (ZMA-2025-00007) by a vote of 5:1, (Commissioners King absent, Commissioner Moore dissented) due to:

1. Lack of community dialogue
2. Layout of the project and dispersal of units
3. Stormwater concerns
4. Lack of separation of the proposed development from the property's boundaries.

The applicant requested deferral of the subdivision ordinance modifications, and the PC accepted this deferral. These would be considered at a future date concurrent with site plan or subdivision applications. There were more than a dozen speakers at the public hearing, the majority of which expressed concerns with the proposal.

**DISCUSSION:**

The applicant has provided an updated narrative, concept plan, and proffers. (Attachments D-F) The revisions include:

10' Planted Buffer Zone- The concept plan and proffers add additional buffers around the perimeter of the property, including along the southern property line shared with the 330 Windy Knoll and along the southern property line in the South Building Zone shared with Cory Farm. A 10' planted buffer was already proposed along other property lines adjacent to existing homes.

25' Rear Setback-The concept plan and proffers increase the required rear setback in the North Building Zoning along the property line with Liberty Hall from 20' to 25'.

Conceptual Stormwater- The concept plan now includes conceptual stormwater. This site drains away from Liberty Hall and stormwater is required to be captured and treated on-site, with no run-off to adjacent properties. Staff believe the site can adequately meet stormwater requirements without impacts to adjacent properties and may even improve stormwater capture from off-site.

Staff believe that these adjustments to the plan adequately address concerns that were raised by the PC and adjacent owners.

**RECOMMENDATIONS:**

Staff recommends that the Board adopt the attached ordinance (Attachment G) to approve ZMA-2025-00007 Windy Knoll. Should the Board wish to deny ZMA-2025-00007 Windy Knoll, a resolution to

disapprove is also provided (Attachment H).

**ATTACHMENTS:**

- A. Planning Commission Staff Report May 26, 2026
  - A1 - ZMA-2025-00007 and SUB-2025-00239- Existing Conditions Map
  - A2 - ZMA-2025-00007 Windy Knoll - Planning Commission Minutes February 10, 2026
  - A3 - ZMA-2025-00007 Windy Knoll - Updated Narrative
  - A4 - ZMA-2025-00007 Windy Knoll - Updated Conceptual Plan
  - A5 - ZMA-2025-00007 Windy Knoll - Updated Draft Proffer Statement
  - A6 - Subdivision Ordinance Street Standards
  - A7 - SUB-2025-00239 Windy Knoll - Sidewalk Waiver Request
  - A8 - SUB-2025-00239 Windy Knoll - Planting Strip Waiver Request
  - A9 - SUB-2025-00239 Windy Knoll - Draft Resolution of Approval Sidewalk Waiver
  - A10 - SUB-2025-00239 Windy Knoll - Draft Resolution of Denial Sidewalk Waiver
- B. Planning Commission Action Letter
- C. Planning Commission Minutes
- D. ZMA-2025-00007 Windy Knoll Narrative dated July 31, 2026
- E. ZMA-2025-00007 Windy Knoll Concept Plan dated July 31, 2026
- F. ZMA-2025-00007 Windy Knoll Proffers dated August 6, 2026
- G. Ordinance to Approve ZMA-2025-00007
- H. Resolution to Disapprove ZMA-2025-00007