

COUNTY OF ALBEMARLE

TRANSMITTAL TO THE BOARD OF SUPERVISORS

SUMMARY OF PLANNING COMMISSION ACTION

AGENDA TITLE: ZMA202600004 Rivanna Futures	AGENDA DATE: September 16, 2026
SUBJECT/PROPOSAL/REQUEST: Request to change the designation of approximately 0.46 acres from Preserved Steep Slopes Overlay District to Managed Steep Slopes Overlay District	STAFF CONTACT(S): Richardson, Wall, Herrick, Tevendale, Svoboda, Barnes, Fritz
SCHOOL DISTRICTS: Baker-Butler (Elementary); Lakeside (Middle School); Albemarle (High School)	PRESENTER (S): Bill Fritz

BACKGROUND:

In 2023 Albemarle County purchased the Rivanna Futures property as a key part of its economic development strategy. In 2024 the portion of the property within the development areas was rezoned to LI, Light Industry. On July 28, 2026, the Albemarle County Planning Commission voted 4:1 to recommend approval of a second rezoning to change the designation of approximately 0.46 acres from Preserved Steep Slopes Overlay District to Managed Steep Slopes Overlay District. (Carrazana, Clayborne, Moore, King voted for approval, Brown did not vote for approval, Murray and Firehock were absent).

DISCUSSION:

The Commission noted that, while concept plans for the site have been reviewed, no plan was included within the rezoning packet demonstrating the need for the rezoning or alternatives that would alleviate the need for a rezoning.

The Commission acknowledged that the Comprehensive Plan notes the need to diversify the County's tax base with increased industrial land usage and approval of this request aligns with the Comprehensive Plan.

The Commission noted that requests for rezoning of steep slopes are not unique and that other recent applications have been approved to convert preserved to managed steep slopes. The Commission commented that approval of this application does not set a precedent.

RECOMMENDATIONS:

The Planning Commission and staff recommend approval of ZMA 202600004.

ATTACHMENTS:

Attachment A – Staff report for the July 28, 2026 Planning Commission Hearing

Attachment A1 – Applicant's narrative

Attachment B – Action Letter for the July 28, 2026 Planning Commission Hearing

Attachment C – Minutes for the July 28, 2026 Planning Commission Hearing

Attachment D – Public Comments to Planning Commission

Attachment E – Proposed ordinance for adoption