COUNTY OF ALBEMARLE
TRANSMITTAL TO THE BOARD OF SUPERVISORS

SUMMARY OF PLANNING COMMISSION ACTION

AGENDA TITLE: ZMA-2025-00010 Airport Road Commercial SE-2025-00024 Buffer Disturbance for Replanting **SUBJECT/PROPOSAL/REQUEST:** Rezoning portions of the Property from R-1 Residential to Highway Commercial (HC) and amending existing proffers applicable to existing HC-zoned parcels. **SCHOOL DISTRICT:** Baker-Butler Elementary, Lakeside Middle, and Albemarle High School	**AGENDA DATE:** December 2, 2026 **STAFF CONTACT(S):** Wall, Herrick, Tevendale, Svoboda, Barnes, McDermott, Ragsdale, Newberry **PRESENTER (S):** J.T. Newberry, Senior Planner II

BACKGROUND:
The Albemarle County Planning Commission (PC) held a public hearing on September 8, 2026, to review ZMA-2025-00010, along with a special exception to waive the prohibition of construction activity within 20 feet of a residential zoning district to allow replanting of screening requirements (Attachment A).

The PC considered the application without making a recommendation (Commissioner Murray absent). Motions for both a recommendation for approval, and a recommendation for denial, received a 3:3 vote, which resulted in a recommendation not being made.

During the public hearing, the following items were discussed:

1. Vehicular interconnection between Airport Acres Rd and Airport Rd
2. Whether the site should develop commercially where the AC44 Future Land Use Plan designation is Neighborhood Density Residential
3. Width of proposed buffers adjacent to residential uses, including removal of a proposed path within the buffer along the western edge of project area

Two members of the public spoke during the public hearing with concerns about potential impacts to residences in the Airport Acres related to neighborhood character, the proposed street interconnection, light, and noise.

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

DISCUSSION:
Since the PC public hearing, the applicant has revised their application materials. Those changes include:

- The proposed path within the buffer on the western edge of project area has been removed
- The width of the buffer between residential and proposed commercial on the western edge is increased from 30 feet to 50 feet.
- The language of the proffer related to the vehicular interconnection has been revised to provide clarity on the timing of its construction and dedication.

Attachments D, E, and F are the revised application narrative, concept plan, and proffers. Staff believes these respond to concerns raised at the Planning Commission meeting.

RECOMMENDATION:
Staff recommends that the Board adopt the attached Ordinance (Attachment G) to approve ZMA-2025-00010 Airport Road Commercial. Staff recommends the Board adopt the attached Resolution to approve

SE-2025-00024.

ATTACHMENTS:

A. September 8, 2026 PC Staff Report
    - A1: Location Map
    - A2: Applicant Narrative
    - A3: Applicant Conceptual Plan
    - A4: Applicant Proposed Proffers (last revised July 17, 2026)
    - A5: SE-2025-00024 Special Exception Request
    - A6: Public Comment received as of 8-31-26
B. September 8, 2026 Planning Commission Action Letter
C. September 8, 2026 Planning Commission Minutes
D. ZMA-2025-00010 Revised Narrative (last revised October 9, 2026)
E. ZMA-2025-00010 Revised Concept Plan (last revised October 9, 2026)
F. ZMA-2025-00010 Revised Proffers (last revised October 9, 2026)
G. ZMA-2025-00010 Final Signed Proffers (last revised and dated November 10, 2026)
H. Ordinance to Approve ZMA-2025-00010
I. Resolution to Approve SE-2025-00024