

**PLANNING COMMISSION  
FINAL AGENDA  
REGULAR MEETING AND WORK SESSION  
JULY 8, 2025, 6:00 P.M.  
LANE AUDITORIUM, COUNTY OFFICE BUILDING  
401 MCINTIRE ROAD**

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The public can access and participate in the meeting through information posted on the Albemarle County website, specifically on the Planning Commission homepage and the Albemarle County calendar. During the meeting, there will be opportunities for public comment on specific agenda items where input is invited.

1. Call to order and establish quorum.
2. Public Comment on matters pending before the Commission, but not listed for a Public Hearing on this agenda.
3. Consent Agenda (on the next sheet).
4. Public Hearing.

**a. ZMA2024-08 Brookhill Amendment**

MAGISTERIAL DISTRICT: Rivanna TAX MAP/PARCEL: 046000000018A7 and 04600000018A6, 046000000019B6 LOCATION: Undeveloped property east of Archer Ave./Stella Lane and north of Salamander St. PROPOSAL: Amend the previously approved code of development (ZMA201500007/ZMA201800011) associated with the Brookhill development to increase the total number of residential unit from 1,550 to 1,850. PETITION: Rezone approx. 26.7 acres from NMD to NMD to allow an increase of 300 residential units ZONING: Neighborhood Model District - residential (3 – 34 units/acre) mixed with commercial, service and industrial uses. RA Rural Areas - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots). OVERLAY DISTRICT: EC- Entrance Corridor; FH- Flood Hazard; AIA- Airport Impact Area; Managed and Preserved Steep Slopes PROFFERS: Yes COMPREHENSIVE PLAN: Neighborhood Density Residential – residential (3 – 6 units/acre) supporting uses such as religious institutions, schools and other small-scale non-residential uses; Urban Density Residential - residential (6.01 – 34 units/ acre); supporting uses such as religious institutions, schools, commercial, office and service uses; Urban Mixed Use (in Centers) – retail, residential, commercial, employment, office, institutional, and open space; NS-Neighborhood Service Center; Privately Owned Open Space/Environmental Features – privately owned recreational amenities and open space/ floodplains, steep slopes, wetlands, and other environmental features in Hollymead-Places 29 Masterplan.  
(Rebecca Ragsdale)

Work Session

**a. CPA2021-02 AC44 Comp Plan - Implementation**

Staff will present and seek feedback on the draft Implementation chapter of the Comprehensive Plan.  
(Tonya Swartzendruber / Ben Holt)

5. Committee Reports.
6. Review of Board of Supervisors Meeting: June 18, 2025
7. New Business.
8. Old Business.
9. Items for follow-up.

Adjournment

**THE NEXT PLANNING COMMISSION MEETING WILL BE HELD TUESDAY, JULY 22, 2025, @ 6:00 PM**

**CONSENT AGENDA**

5. FOR APPROVAL (by recorded vote):

**a. Approval of Draft Meeting Minutes June 10, 2025**