

PLANNING COMMISSION
FINAL AGENDA
REGULAR MEETING
OCTOBER 28, 2025, 6:00 P.M.
LANE AUDITORIUM, COUNTY OFFICE BUILDING
401 MCINTIRE ROAD

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. Establish Quorum
- 3. Public Comment on matters pending before the Commission but not listed for a Public Hearing on this agenda.
- 4. Consent Agenda (on the next sheet).
- 5. Items Requesting Deferral

a. ZMA-2024-00005 – Belvedere Amendment

MAGISTERIAL DISTRICT: Rio TAX MAP/PARCEL(S): 062A3-00-00-001B5, 06200-00-00-002B0, 06200-00-00-002A0, 062G0-01-00-000A0 LOCATION: Properties are in the Belvedere development which is located north of Rio Rd., east of the Norfolk Southern Railroad, and accessed from Belvedere Blvd. PROPOSAL: Amendment to the proffer statement of ZMA201800007 and Application Plan of ZMA200400007. PETITION: Amend proffers for ZMA201800007- Belvedere to remove proffer #4.2 requiring the dedication upon demand of the County of a 100’ strip of land along the property boundary with the Norfolk Southern Railroad for the purpose of constructing a road that extends the North Free State Connector Road northward to the Rivanna River. Various modifications to the Application Plan of ZMA200400007 are proposed in lieu of proffer #4.2, including dedication of land and construction of various improvements such as shared-use paths and roadways. A new proffer is proposed to provide affordable housing at 60% AMI for residential units located within the area that was required to be dedicated by proffer #4.2 of ZMA201800007. ZONING: NMD Neighborhood Model District- residential (3 – 34 units/acre) mixed with commercial, service and industrial uses; R-4 Residential - 4 units/acre. OVERLAY DISTRICT(S): AIA – Airport Impact Area; EC – Entrance Corridor Overlay District FH – Flood Hazard Overlay District, Steep Slopes Overlay District– Managed, Steep Slopes Overlay District – Preserved 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)- commercial and retail uses that are not accommodated in Centers and residential (3 – 34 units/ acre); Privately Owned Open Space; Environmental Features - privately owned recreational amenities and open space; floodplains, steep slopes, wetlands, and other environmental features in Neighborhood 2 of the Places29 Master Plan area.
(Cameron Langille) *THIS ITEM REQUESTS DEFERRAL TO DECEMBER 9, 2025*

- 6. Public Hearing.

a. [SP-2025-00003 – Flow HCDJR Outdoor Storage, Display, Sale Expansion](#)

TAX MAP/PARCEL: 4500-00-00-068D4 LOCATION: 960 Seminole Trail MAGISTERIAL DISTRICT: Rio PROJECT INFORMATION: Special use permit request to expand an existing area for outdoor storage/display/sales of vehicles visible from the Entrance Corridor Overlay District by approximately 0.13 acres
(Khris Taggart)

b. [ZMA-2025-00004 / SE-2025-00019 – Attain on 5th Street Phase 2 \(R-10 to PRD\)](#)

MAGISTERIAL DISTRICT: Scottsville TAX MAP/PARCEL: 07600-00-00-054A1
LOCATION: 100,120,160,175,180, 195,200,215, 220,240,260,275,295 Wahoo Way
PROPOSAL: Rezoning from R10 to Planned Residential Development
(Syd Shoaf)

c. [ZMA-2025-00005 – Attain on 5th – Phase 2 \(Steep Slopes Preserved to Managed\)](#)

MAGISTERIAL DISTRICT: Scottsville TAX MAP/PARCEL: 07600-00-00-054A1
LOCATION: 100,120,160,175,180, 195,200,215, 220,240,260,275,295 Wahoo Way
PROPOSAL: Rezoning from Preserved Steep Slopes to Managed Steep Slopes
(Syd Shoaf)

- 7. Committee Reports.
- 8. Review of Board of Supervisors Meeting: October 15, 2025
- 9. New Business.
- 10. Old Business.
- 11. Items for follow-up.

Adjournment

THE NEXT PLANNING COMMISSION MEETING WILL BE HELD
TUESDAY, NOVEMBER 18, 2025, @ 6:00 PM

CONSENT AGENDA

3. FOR APPROVAL (by recorded vote):

- a. Approval of Draft Meeting Minutes [October 14, 2025](#)