ALBEMARLE COUNTY PLANNING
STAFF REPORT SUMMARY

Project Name: ZMA-2025-00007 Windy Knoll	**Staff:** Rebecca Ragsdale, Planning Manager
Planning Commission Public Hearing: May 28, 2026 *(Previous public hearing February 10, 2026)*	**Board of Supervisors Public Hearing:** To be scheduled
Owner: Edward C. Carrington VII	**Applicant**: Shimp Engineering
Acreage: 3.15 acres	**Rezone from:** R-1 Residential to R-6 Residential
TMPs: 05600-00-00-096A0, 05600-00-00-096B1, and 05600-00-00-096B2	**By-right use:** 3 dwelling units
School Districts: Brownsville Elementary, Henley Middle, and Western Albemarle High School	**Location:** 325 Windy Knoll Lane; east of Cory Farm Road and west of Colony Drive
Magisterial District: White Hall	**Proffers**: Yes
Proposal: ZMA-2025-00007: Rezone three parcels to construct a maximum of 18 residential units for a gross residential density of 6 dwelling units per acre. SUB-2025-00239: Request to waive the sidewalk and planting strip requirements under Section 14-422 (E).	**Requested # of Dwelling Units:** 18 dwelling units
DA (Development Area): Crozet Master Plan	**Comp. Plan Designation:** Neighborhood Density Residential – residential 3-6 units/acre; supporting uses such as religious assembly, schools, childcare, institutional, commercial/retail, and other small-scale non-residential uses.
Character of Property: The site consists of three parcels that are approximately one acre each. One parcel has an existing single-family residence, another had a residence that was recently removed, and the last is undeveloped.	**Use of Surrounding Properties:** The parcels to the west, south, and north are zoned R-4 Residential. To the east and northeast, the parcels are zoned Neighborhood Model Development (NMD) and contain the Liberty Hall subdivision.
Positive Aspects: 1. The request is consistent with the land use and density recommendations of the Crozet Master Plan. 2. The proposed rezoning meets the strategies of the Growth Management Policy to promote density and infill in the Development Area. 3. The request is consistent with the recommendations of Housing Albemarle.	**Concerns:** 1. None.
RECOMMENDATION: Staff recommends approval of ZMA-2025-00007. Staff does not recommend approval of SUB-2025-00239, and believes any waivers/modifications to streets should be processed at site plan when the number of units and final design details are specified.	

STAFF PERSON: Rebecca Ragsdale, Planning Manager
PLANNING COMMISSION: May 26, 2026
BOARD OF SUPERVISORS: To be scheduled

CHARACTER OF THE AREA

The subject site consists of the following three parcels: TMP 56-96A (1.08 acres), TMP 56-96B1 (1.03 acres), and TMP 56-96B2 (1.03 acres) for a total of 3.15 acres. One parcel includes an existing single-family dwelling (325 Windy Knoll Lane), another had a single-family residence that was recently removed, and the other is undeveloped. The site is served by several access points, including from Cory Farm Lane, Colony Drive, and Windy Knoll Lane, which extends north from Little Fox Lane. (Attachment 1 – Existing Conditions Maps).

All three subject properties are currently zoned R-1 Residential. One parcel is subject to the Entrance Corridor and Steep Slopes – Managed overlay districts. The parcels to the south, north, and west across Cory Farm Road are all zoned R-4 Residential and contain one single family dwelling. To the east and northeast, the parcels are zoned Neighborhood Model Development (NMD) with a mix of housing types in the Liberty Hall subdivision. The subject parcels are approximately 600 feet from the Clover Lawn shopping center to the east and approximately 550 feet from the Blue Ridge shopping center located across Route 250 to the south.

PLANNING AND ZONING HISTORY

There have been no prior special use permits or rezonings approved on the subject properties. The subdivision history below is included for background on the creation of the three parcels and the establishment of access:

- Parcels TMP 56-96B1 and 56-96B2 were first created through a subdivision plat recorded under Deed Book 496 Page 518 on October 26, 1971.
- An easement plat was also recorded on parcels subject to this rezoning under Deed Book 1576 Page 321 on November 12, 1996, which created an Access and Utilities Easement for 0.067 acres which is now present-day Windy Knoll Lane.
- Cory Farm Road was established with a 120-foot right of way at the time the Cory Farm Subdivision was created and recorded in Deed Book 1589 Page 194 on January 22, 1997.
- A plat was recorded under Deed Book 1984 Page 192 on October 23, 2020, which created TMP 56-96A and a new 20’ Access Easement which is another portion of present-day Windy Knoll Lane.
- More recently, a subdivision plat was approved to create the present-day three subject parcels recorded under Instrument #202500000561 on January 21, 2025.

A public hearing was held at the Planning Commission on February 10, 2026 to discuss the proposed rezoning (ZMA-2025-00007). Staff, public speakers, and Commissioners raised several concerns with the proposal at that time. (Attachment 2 – PC Minutes). The applicant requested an indefinite deferral of the public hearing to a future Planning Commission meeting.

SPECIFICS OF THE PROPOSAL

The rezoning request (ZMA-2025-00007) is to rezone 3.15 acres from R-1 Residential to R-6 Residential to construct up to 18 dwelling units for a gross residential density of 6 dwelling units per acre (Attachment 3 – Narrative and Attachment 4 – Conceptual Plan).

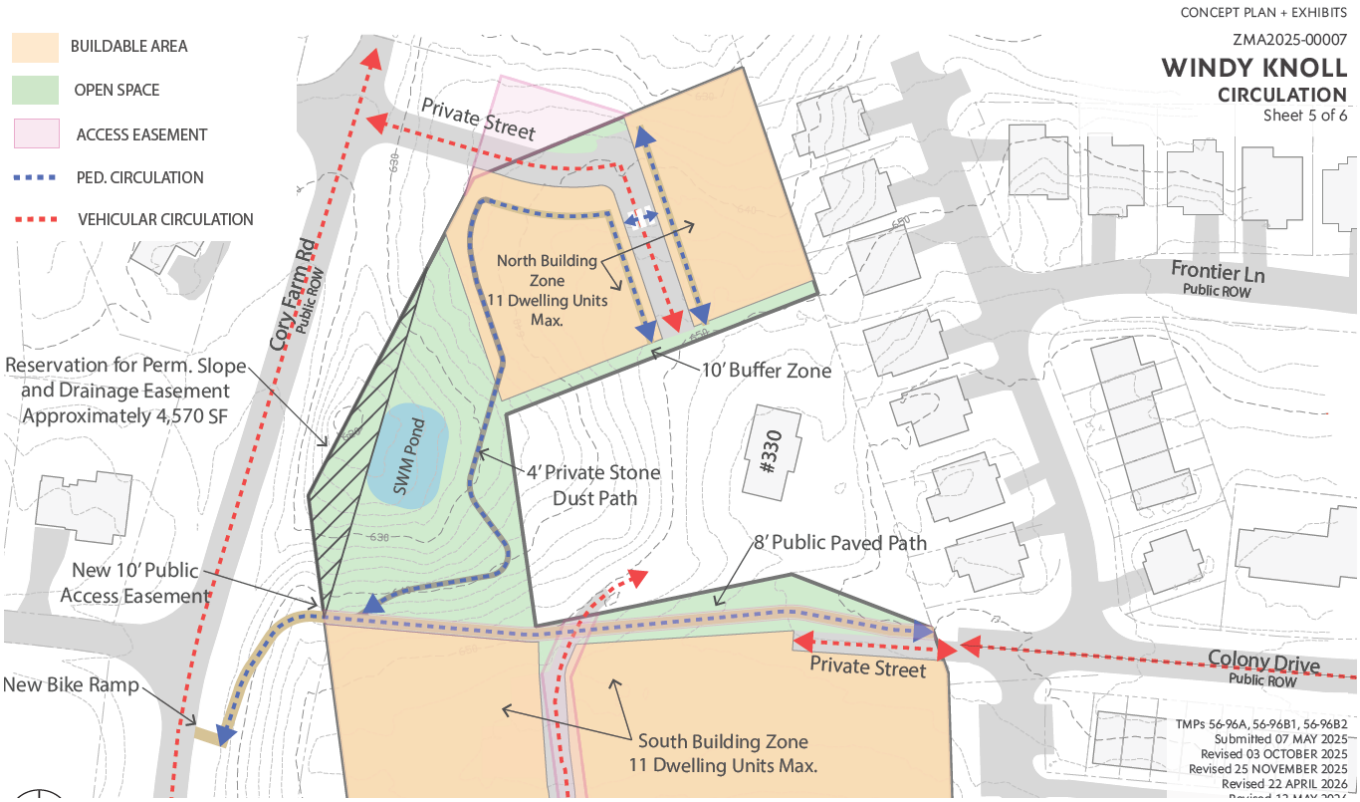


Figure 1: Sheet 5 of 6Attachment 4: Conceptual Plan last revised May 13, 2026

The concept plan includes:

- Two building envelopes (buildable area in orange above) for residential units and parking, with one on the southern side of the development (South Building Zone) and one on the northern side (North Building Zone) for up to a maximum 18 units total within both building zones.
- Up to 11 units could be constructed in either the South Building Zone or the North Building Zone.
- Three vehicular access points are proposed:
    - Existing Windy Knoll Lane from Little Fox Lane to serve the residence at 330 Windy Knoll Lane and two proposed single-family dwelling units.
    - A new private street extending from Colony Drive to the South Building Zone.
    - A new private street from Cory Farm Road to serve the North Building Zone.
    - Private streets may be approved administratively at the time of site plan review if they serve attached dwelling units within the development area under Section 14-233 (B)(1). The applicant requests a waiver for the sidewalk and planting strip requirement on the northside of the private street (SUB-2025-00239). A sidewalk and planting strip is proposed on the south side of the private street.
- Pedestrian/bike access is proposed as a combination of sidewalks, paved paths, and a stone dust path.
- Reservation for Permanent Slope and Drainage Easement for approximately 4,570 square feet for the future construction of Eastern Avenue.
- Open space (green above) and amenity space, including a stormwater management (SWM) pond and access.

The applicant has also provided a draft proffer statement (Attachment 5 – Draft Proffer Statement) which in general includes:

1. To develop the property in general accord with the Concept Plan provided. Major elements include:
    a. The location of building envelopes and internal roads
    b. The location of open space and stormwater
    c. Maximum density of 18 units and density not to exceed 11 units in the North Building Zone and South Building Zone.
2. Reservation for the Permanent Slope and Drainage Easement for future Eastern Avenue
3. Public access easement of 10' with an 8' wide paved path meeting the Albemarle County Design Standards Manual "Class A – type 2
4. Provide 20% of the units built in this project as either for-sale (80% AMI) or for-rent affordable housing (60%AMI). If all 18 units are developed, that would result in four (4) affordable units.

COMMUNITY MEETING and COMMUNITY MEMBER INPUT

A community meeting was held at the Crozet Community Advisory Committee (CAC) meeting on Wednesday, June 11, 2025, at the Crozet Public Library. There were approximately fifty (50) attendees, including those from the Cory Farm, Liberty Hall, Windy Knoll, and Westlake neighborhoods, in addition to the members of the Crozet CAC. The applicant shared details about the proposed rezonings and answered questions. Comments and questions included concerns regarding:

- Inconsistent with the existing neighborhood, including density and scale
- Building height and disruption of views
- Opportunity for a more cohesive design, given the C-shaped design around the existing residence at 330 Windy Knoll Lane
- Open space design, usability
- Lack of consideration for existing homes
- Stormwater runoff
- Water pressure concerns
- Estimated student yields and impact on nearby schools
- Lack of infrastructure, including Eastern Avenue
- Private street maintenance

COMPREHENSIVE PLAN

While the County adopted an update to the Comprehensive Plan (AC44) on October 15, 2025, the effective date of the plan was January 1, 2026. This proposal has been reviewed for consistency with the 2015 Comprehensive Plan and master plan in effect at the time the rezoning was submitted. For information, the Future Land Use Map in AC44 continues to recommend Neighborhood Density and a small portion of Green Systems on the subject properties. AC44 recommends the area surrounding the Blue Ridge and Clover Lawn shopping centers directly adjacent to this proposed development as an Activity Center.

The subject properties are within Crozet as identified in the County's Comprehensive Plan and are subject to the Crozet Master Plan. The primary designation is for Neighborhood Density Residential (yellow) and there is a secondary designation for the northern parcel for Green Systems (green) as shown in the image below.

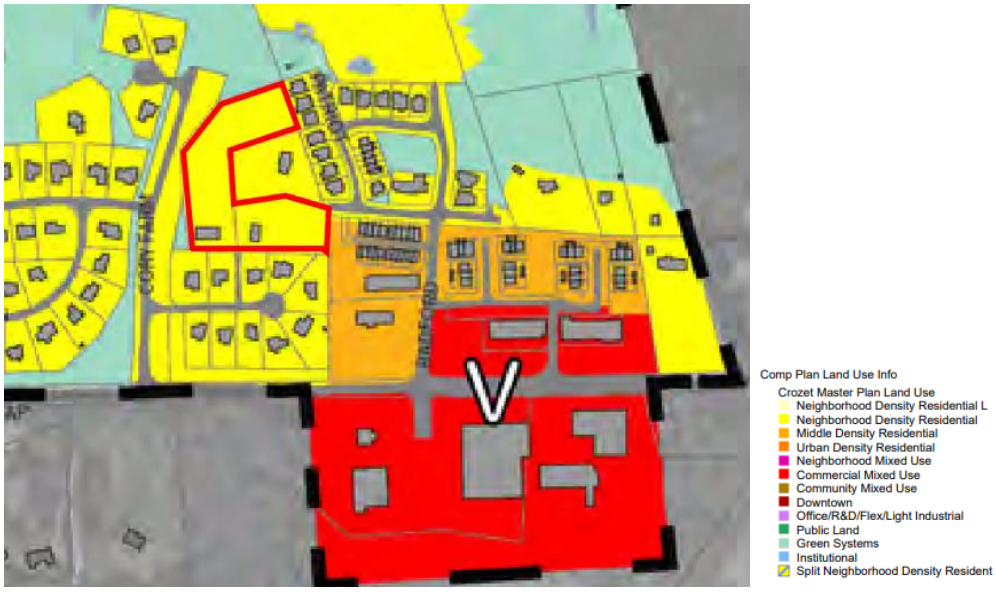


Figure 2: Crozet Master Plan Land Use Map

Neighborhood Density Residential: This designation represents low density residential areas with supporting uses and non-residential uses. Density ranges from 3-6 dwelling units per acre. Unit type includes single-family detached, single-family attached, townhomes, and accessory dwellings. Building height is recommended at 1-3 stories. Secondary uses include schools, institutional uses, religious assembly, and commercial/retail. Prioritized design principles include pedestrian and bicycle connectivity, access to parks, amenities, and green systems, and maintain clear boundaries with the Rural Areas.

Green Systems: This designation represents areas of sensitive environmental features including floodplains, stream buffers, and wetlands. Primary uses may include natural areas not intended for development, privately owned open space and recreation areas, playgrounds, play fields, equipment, trails, paths, recreation equipment and facilities, plazas, outdoor sitting areas, and natural areas. Additionally, preservation of stream buffers, floodplains, known wetlands, and slopes of greater than 25% adjacent to rivers and streams. Property in this designation is primarily intended to be privately owned, such as HOA open space areas within neighborhoods.

The proposal for a maximum of 18 dwelling units on the site for a gross residential density of 6 dwelling units per acre is consistent with the recommendations of the Crozet Master Plan for 3-6 dwelling units per acre. Additionally, the master plan recommends a maximum height of 3 stories, and the proposal limits height to a maximum of 35 feet. Staff believes the proposed rezoning is in an appropriate location for infill development, near a center.

The application's density and infill support the following objectives within Chapter 8 (Development Areas) of the Comprehensive Plan:

- Objective 4: Use Development Areas land efficiently to prevent premature expansion of the Development Areas.
- Objective 5: Promote density within the Development Areas to help create new compact urban places.
- Objective 6: Promote infill and redevelopment that is compatible with surrounding neighborhoods and uses

Furthermore, the applicant's proposal supports the following Land Use Guiding Principle goals within the Crozet Master Plan:

- Goal 3: Provide a variety of housing options that meet the needs of community members at all income levels.
- Goal 3, Objective B: Allow infill development within the Downtown Neighborhoods and other areas that are walkable to centers or schools through the legislative review process.

The Comprehensive Plan and Crozet Master Plan prioritize design principles for bicycle and pedestrian connectivity. The concept plan proposes new sidewalks within the North Building Zone where a new private street would be built. Internal to the site, a stone dust path would be provided and in the South Building Zone a paved path with a public access easement.

A Village Center is identified in the Crozet Master Plan. These center types are intended to "be nodes of activity that feature a dense mixture of uses that foster a sense of community for residents, employees, and visitors to Crozet." Furthermore, the Crozet Master Plan provides that, "their regional importance indicates that they should have multimodal connectivity to other Centers and amenities." The center in proximity to the subject properties features Clover Lawn, a commercial development which contains a mix of office, retail, and restaurants. On the south side of Route 250 is the Blue Ridge Shopping enter which includes a grocery store with other restaurants and retail uses. The proposed development is well-sited in terms of distance to the center and connections are provided on the concept plan through the proposed development to Colony Drive. Colony Drive and Radford Lane have sidewalks that connect to the center and signalized crosswalk across Route 250. Cory Farm Road will be improved as part of the future Eastern Avenue connection, which would provide sidewalks on both sides of the road.

Staff believes the concept plan has improved pedestrian connectivity through the site to provide access to the center. This includes a commitment to a public access easement to Colony Drive and a connecting path between the building zones. The concept plan does not reflect how either the North Building Zone or South Building Zone will connect to future Eastern Avenue. However, this will be addressed with a future site plan if the development is approved because the ordinance (Section 32.7.2.3) requires sidewalks or other pedestrian ways be provided to adjacent streets.

Affordable Housing

Housing Albemarle was adopted by the Board of Supervisors on July 7, 2021. On February 21, 2024, the Board of Supervisors approved the Affordable Rental Housing Incentive Program (ARHIP). Approval of the incentive program fully implemented Housing Albemarle. The policy recommends 20% of the total new units in residential construction projects be provided as affordable housing at either 60% AMI for a total of 30 years (rental housing) or 80% AMI for a total of 40 years (owner-occupied housing).

The proposal meets the general housing strategies and objectives of Housing Albemarle by increasing housing opportunities in the Development Area:

- Objective 1: Increase the supply of housing to meet the diverse housing needs of current and future Albemarle County residents.
- Strategy 1a: Allow, encourage, and incentivize a variety of housing types (such as bungalow courts, triplexes and fourplexes, accessory dwelling units, live/work units, tiny homes, modular homes, and apartment buildings); close to job centers, public transit and community amenities; and affordable for all income levels; and promote increased density in the Development Areas.

The applicant is requesting a maximum of 18 residential units. Under the current Housing Albemarle policy, 20% of the new residential units should be provided as affordable, which would be four (4) units.

	Number of Units	Affordable Units	Percentage of Units	AMI Limits For-Sale	Period of Affordability For Sale	AMI Limits For-Rent	For-Rent Period of Affordability
Proposed Proffers	**18**	**4**	20%	80% AMI	40 Years	60% AMI	30 Years
Housing Albemarle	**18**	**4**	20%	80% AMI	40 Years	60% AMI	30 Years

These units could be provided as for-sale or for-rental units. The exact language of the affordable housing provisions can be found in proffers and they are consistent with Housing Albemarle.

ZONING ORDINANCE REQUIREMENTS

The purpose and intent of the R-6 Residential District is indicated in the Zoning Ordinance:

R-6 districts are hereby created and may hereafter be established by amendment to the zoning map to provide a plan implementation zone that:

- *Provides for compact, medium-density residential development*
- *Permits a variety of housing types; and*
- *Provides incentives for clustering of development and provision of locational, environmental and developmental amenities.*

R-6 districts may be permitted within community and urban area locations recommended for medium-density residential use in the comprehensive plan.

The required lot sizes and height of buildings for the R-6 Residential zoning district include:

Requirements	Conventional Development	Cluster Development
Gross Density	6 du/acre	6 du/acre
Minimum Lot Size	7,260 sq. ft.	N/A
Maximum Structure Height	35 ft.	35 ft.

The R-6 Residential zoning district requires the following setbacks:

Front-Minimum	For Non-infill, 5 feet from the right-of-way or the exterior edge of the sidewalk if the sidewalk is outside of the right-of-way For Infill, the closest setback of an existing main building within 500 feet in each direction along the same side of the street fronted
Front-Maximum	For Non-infill, 25 feet from the right-of-way or the exterior edge of the sidewalk if the sidewalk is outside of the right-of-way For Infill-None
Side-Minimum	For Non-Infill, 5 feet, unless the building shares a common wall For Infill, 10 feet, unless the building shares a common wall
Side-Maximum	None
Rear-Minimum	20 feet
Rear-Maximum	None

The proposed development must comply with all applicable lot regulations, building height, and setbacks of the R-6 Residential zoning district. No waivers or modifications of these provisions have been requested.

Regarding amenities, the R-6 Residential zoning district does not include recreational amenity requirements or minimum open space requirements. Those regulations are found in Section 18-4.16 which states, “developed recreational area(s) shall be provided for every development of 30 units or more equal to or exceeding four dwelling units per acre, except for single-family and two-family dwellings developed on conventional lots.” However, if the applicant proposes to develop as a cluster development, they will be subject to Section 18-2.2.3 which requires a minimum of 25% of the total land area as common open space as defined under Section 18-4.7 (a).

Staff believes that the proposal provides compact, medium density residential developmental and provides a variety of housing types for the nearby area. If the rezoning were to be approved, the applicant will need to meet subdivision and site plan requirements for lot sizes, building heights, setbacks, open space, and more to ensure compliance with the Zoning Ordinance. Staff believes that the proposal is consistent with the purpose and intent of the R-6 Residential zoning district.

Anticipated impact on public facilities and services:

Transportation:
The number of units proposed did not trigger the Virginia Department of Transportation (VDOT) requirement for a full Traffic Impact Analysis (TIA). The applicant provided traffic calculations per the Institute of Traffic Engineers (ITE) Trip Generation Manual. The estimated number of daily trips would be 94 trips. Both VDOT and Albemarle County Transportation Planning had no concerns about the traffic volume.

The proposed development is located north of Route 250 and east of Cory Farm Road. The development is within a ¼ mile of Clover Lawn and the Blue Ridge Shopping Center. There are three proposed vehicular access points:

- The existing Windy Knoll Lane, a private 20’ access easement from Little Fox Lane, may continue to serve up to two dwellings and a residence at 330 Windy Knoll Lane, which is not part of the development.
- The second access point would be from the east through the Liberty Hall subdivision via Colony Drive and is expected to be private.
- The third access point would be a new private street from Cory Farm Road to serve the North Building Zone. The private street is allowed administratively since it is located within the development area and would serve attached dwelling units. The applicant has submitted a waiver to remove the requirement for a sidewalk and planting strip on the northside of the proposed private street which requires Planning Commission approval. An existing easement is located within this area, and the applicant will be required to obtain permission from the easement holder to construct the proposed 20’ private street.

The proposal to serve the development with three separate private accessways is inconsistent with the County’s policy for interconnected streets. During the review process, staff recommended the applicant provide a public street to extend Colony Drive to Cory Farm Road, as well as provide a public street connection to connect the north and south sides of the development. The applicant indicated that there were grading issues that prevented the feasibility of either connection and staff concurs. Final street design details would be determined at site plan and street standard requirements are attached for reference. (Attachment 6) The concept plan does not demonstrate street standards in the South Building Zone could be met to serve up to 11 units.

The future County funded project for Eastern Avenue will include improvements to Cory Farm Road, including sidewalks on both sides of the road. The applicant has proffered a reservation of 4,570 square feet for a Permanent Slopes and Drainage Easement which supports the future Eastern Avenue project design.

The County is actively working to plan for the future Eastern Avenue connection along the existing Cory Farm Road, which is recommended as a priority project in the Crozet Master Plan, and a significant amount of funding is currently identified in the Albemarle County Capital Improvement Plan for its completion. A previous engineering study developed a proposed alignment and an approximately 30% design for completion of the Southern Extension of Eastern Avenue across Lickinghole Creek which supported a successful Revenue Sharing application with the State. Cost increases for road construction have necessitated the County to seek creative opportunities to complete construction of the connection. The Board of Supervisors previously supported use of the Public Private Transportation Act of Virginia to construct the road. However, after the Request for Proposals was released, the County failed to contract with any bidder. Currently the County is working with adjacent developments to potentially construct portions of the road and is looking to utilize a design-build contract bundled with other County priority road construction projects to complete the road.

Regarding pedestrian connectivity, the conceptual plan proposes only a sidewalk along the south side of the proposed 20' private street and on the east and west sides of the street. There is an existing sidewalk on Cory Farm Road from Route 250 to Little Fox Lane, however, there is not an existing sidewalk along development's frontage along Cory Farm Road.

Staff believes the plan has adequately shown how pedestrian and bike connections can be made. However, no provisions are in place to connect to the existing asphalt path to the west along Cory Farm Road in the interim, before Eastern Avenue is constructed. At the time of site plan, if Eastern Avenue is constructed, connections will be required by the ordinance.

Schools:

Students living in this development would attend Brownsville Elementary, Henley Middle, and Western Albemarle High schools. Student yield calculations are based on the 2025 Albemarle County Public Schools (ACPS) Long Range Planning Advisory Committee (LRPAC) Report. The proposal includes a maximum of 18 dwelling units which is what the calculation is based on below.

Official Calculator

Dwelling Type	Brownsville ES	Henley MS	Western Albemarle HS	Total
4 single-family	1.12	0.4	0.6	2.12
14 townhomes	0.84	0.84	1.96	3.64
Total	1.96	1.24	2.56	**5.76**

Source: 2025 Albemarle County Public Schools Long Range Planning Advisory Committee Report

Brownsville Elementary and Henley Middle schools are projected to be within capacity for the next 10 years. However, Western Albemarle High School is over capacity as of the 2026-2027 school year and is expected to remain over capacity in the subsequent school years through 2035-2036. Therefore, the development would contribute to overcapacity conflicts at the high school level.

Parks:

No public parks are located within or immediately adjacent to the subject properties. Staff from the Albemarle County Parks & Recreation Department (ACPR) have reviewed the proposal and have no objections to the proposal.

There are areas within the subject property designated as open space that may be used for recreational activities by residents. The proposed development is near an existing greenway trail that is located northeast of the site at the northern terminus of Patriot Way. The conceptual plan could provide a connection from the subject property to the greenway trail to allow residents access to the

greenway system, parks, and other amenities. Amenities are shown on the concept plan and would be specified at the time of site plan, to meet the minimum requires of Section 4.16 or equivalent.

Fire & Rescue:
Albemarle County Fire Rescue has reviewed this rezoning application and has no objections at this time. Code requirements for items such as street and travelway widths, turning radius, and the necessity of secondary emergency fire access routes will be addressed at the site planning and/or subdivision stage, as well as other items such as adequate access and water availability.

Utilities:
This project is in the Albemarle County Service Authority (ACSA) water and sewer service jurisdictional area. ACSA and the Rivanna Water and Sewer Authority (RWSA) have no objections to this rezoning application. A utilities construction plan will be required, subject to ACSA and RWSA approval, prior to the approval of site plans and/or subdivision plans by the County at the site development stage of these properties.

Anticipated impact on environmental, cultural, and historic resources:
There are no cultural or historical resources located on the property. There are no floodplain or water protection ordinance (WPO) buffers on the property. There is a small portion of Steep Slopes – Managed on the property, which the zoning ordinance allows to be disturbed.

Any stormwater facilities will be designed in accordance with the Virginia Stormwater Management Program (VSMP) regulations administered by the Virginia Department of Environmental Quality (DEQ). Staff have received concerns about drainage issues within Liberty Hall and concerns that the new development would add to an existing problem. However, the Windy Knoll property does not drain in the direction of Liberty Hall. The R-6 Residential zoning district requires a 20-foot rear setback, which can accommodate any necessary drainage easements at the time of final site plan review. Engineering staff has shared suggestions on how stormwater could be addressed if the property is developed in the future, with opportunities for tree preservation in forest and open space easements if practicable.

Anticipated impact on nearby and surrounding property
The development includes three properties that surround an adjacent single-family residence at 330 Windy Knoll Lane in a C-shape. To the east is the Liberty Hall subdivision which is a Neighborhood Model Development with a mix of residential types, to the west across Cory Farm Road is the Cory Farm Neighborhood, to the south are 10 single-family residences accessed via Little Fox Lane, and to the north is undeveloped land owned by the Cory Farm Homeowners Association. Adjacent residents have expressed concerns that the proposal is too dense.

The single-family residence at 330 Windy Knoll Lane would be most impacted by this rezoning as their property is adjacent to all three parcels proposed for development. The single-family residence at 330 Windy Knoll Lane accesses their property via Windy Knoll Lane which is a 20’ private access easement that extends from Little Fox Lane and runs between two parcels subject to this rezoning (TMP 56-96A and 56-96B1). The concept plan proposes to keep the existing 20’ private access easement to continue serving three lots. In the northside of the development, the concept plan proposes a private road that ends at the property line with 330 Windy Knoll Lane. This sets up a potential inter-parcel connection should 330 Windy Knoll Lane ever wish to redevelop in the future.

No buffer is required by the ordinance for residential districts adjacent to other residential districts. Future development will need to meet R-6 Residential zoning district building setback requirements at

the site plan phase, including a 20-foot rear setback to Liberty Hall. The concept plan provides for some buffering along the shared property line between building zones and 330 Windy Knoll Lane. Staff have encouraged the applicant, where possible, to consider incorporating existing mature hardwoods into greenspace areas of the site.

Public need and justification for the change:

The County's growth management policy states that new residential and commercial development should occur in the designated Development Areas, where infrastructure and services are provided, rather than in the Rural Areas. This proposal provides a density within the range recommended by the Crozet Master Plan and provides infill development within the Development Area.

SUB-2025-00239 SIDEWALK AND PLANTING STRIP WAIVER REQUESTS

Section 14-422 (A) of the Subdivision Ordinance requires all private streets in the development areas to have sidewalks along both sides of the street. Only the Planning Commission is required to act on Subdivision Ordinance modifications. The applicant is requesting a waiver to this requirement at the rezoning stage but could wait for future site plan submittals when more detail would be available. Specifically, they are requesting to waive the sidewalk requirement along the northside of Private Road "A". A detailed written summary and justification for this request have been provided by the applicant (Attachment 7 – Sidewalk Waiver Request). An exhibit identifying where sidewalks would be provided through the proposed street network can also be found in Attachment 7.

Sidewalk request

Waiver or exceptions to sidewalk requirements may be granted by the Planning Commission under Section 14-422 (E) by considering the following (ordinance language in ***bold italics***, with staff analysis below):

i. a variation or exception to allow a rural cross-section has been granted;
A rural cross section has not been granted through a variation or exception for Private Road "A". The private street would include curb & gutter as required by the Subdivision Ordinance.

ii. a surface other than concrete is more appropriate for the subdivision because of the character of the proposed subdivision and the surrounding neighborhood;
Concrete will still be provided as the surface material for all sidewalks shown on the conceptual plan and sidewalk waiver exhibit. The applicant is not requesting to waive or vary this requirement.

iii. sidewalks on one side of the street are appropriate due to environmental constraints such as streams, stream buffers, steep slopes, floodplain, or wetlands, or because lots are provided on only one side of the street;
The location of the private street subject to this request is not located adjacent to any of the environmental features listed in this requirement.

iv. the sidewalks reasonably can connect into an existing or future pedestrian system in the area;
A sidewalk will be provided on the southside, eastside, and westside of Private Street "A" which are the areas where the proposed residences will be located. Private Street "A" will extend to Cory Farm Road and will have a sidewalk on the southside. However, there are currently no existing sidewalks along Cory Farm Road between Little Fox Lane and the proposed Private Street "A".

v. the length of the street is so short and the density of the development is so low that it is unlikely that the sidewalk would be used to an extent that it would provide a public benefit;

The length of Private Street “A” is short and the density of the development is low with 14 potential townhouse units. It is unlikely that the sidewalk on the northside of Private Street “A” would be used to an extent that it would provide a public benefit.

vi. an alternate pedestrian system including an alternative pavement could provide more appropriate access throughout the subdivision and to adjoining lands, based on a proposed alternative profile submitted by the subdivider;
There is currently not an existing sidewalk along Cory Farm Road from Private Street “A” to Little Fox Lane. An alternative pedestrian system could be provided through the site to connect the northern and southern portions of the development along Cory Farm Road.

vii. the sidewalks would be publicly or privately maintained;
The sidewalk along Private Street “A” would be privately maintained.

viii. the waiver promotes the goals of the comprehensive plan, the neighborhood model, and the applicable neighborhood master plan;
Waiving the sidewalk as requested would allow the development to achieve the compact form of housing and infill development recommended by the Crozet Master Plan land use recommendations. However, goals for interconnected streets or paths are not met.

ix. waiving the requirement would enable a different principle of the neighborhood model to be more fully achieved.
The Neighborhood Model Principle for Respecting Terrain and Careful Grading and Re-grading of Terrain would be most applicable. The applicant will still provide a sidewalk on the southside of Private Street “A” and would not disturb the existing terrain on the northside of the street.

Recommendation:
Staff does not recommend approval of the sidewalk waiver request at this time as all required findings cannot be met and this request is more appropriately handled at the time of site plan when all details would be available.

Planting Strip request
The applicant is seeking to waive the requirement for a 6’ wide planting strip along Private Street “A”, as required by Section 14-422 (D) of the Subdivision Ordinance. The applicant is requesting a waiver to not provide a planting strip between the street pavement and sidewalk, which is also proposed to be waived. A detailed written summary and justification of these requests provided by the applicant can be found in Attachment 8 – Planting Strip Waiver request.

Under Section 14-422 (F), the Planning Commission may vary or except the planting strip requirement by considering the following (ordinance language in ***bold italics***, with staff analysis below):

i. a variation or exception to allow a rural cross-section has been granted;
A rural cross section has not been granted through a variation or exception. Private Street “A” would feature curb & gutter as required by the Subdivision Ordinance.

ii. a sidewalk variation or exception has been granted;
The applicant has requested to waive the sidewalk requirement along Private Street “A” as mentioned above. Staff does not recommend approval at this time.

iii. reducing the size of or eliminating the planting strip promotes the goals of the comprehensive plan, the neighborhood model, and the applicable neighborhood master plan;

Eliminating the planting strip requirement along Private Street "A" allow the residential units to be developed at the small-scale construction type as recommended on the subject property as Neighborhood Residential Density as identified in the Crozet Master Plan. The area where the waiver is located does not include any of the proposed homes and the areas where the proposed homes will be located will have a planting strip in front. The compact form of development and streetscape design is consistent with the Neighborhood Model Principles of the Comprehensive Plan.

iv. waiving the requirement would enable a different principle of the neighborhood model to be more fully achieved.

The intent of planting strips is to create an urban streetscape that is friendly for pedestrians. The applicant is requesting to waive the planting strip so they can consolidate greenspace elsewhere on the site in a larger area. Staff finds that the variations and exception to the planting strip requirements would not diminish the intent of the Comprehensive Plan for neighborhoods within the development areas.

Recommendation:

Staff does not recommend approval of the planting strip waiver request at time because of other concerns with the sidewalk request. However, staff believes the applicant has demonstrated that the request meets the findings of Section 14-203.1 (B)(2) and 14-203.1 (B)(3).

SUMMARY

Staff have identified the following positive aspects of this request:

1. The request is consistent with the land use and density recommendations of the Crozet Master Plan.
2. The proposed rezoning meets the strategies of the Growth Management Policy to promote density and infill in the Development Area.
3. The request is consistent with the recommendations of Housing Albemarle.

No concerns have been identified.

RECOMMENDATION

Staff recommends approval of the rezoning request for ZMA-2025-00007 Windy Knoll.

PLANNING COMMISSION POTENTIAL MOTIONS

ZMA-2025-00007

A. Should the Planning Commission **choose to recommend approval** of this zoning map amendment:

I move to recommend approval of ZMA-2025-00007 Windy Knoll for the reasons stated in the staff report.

B. Should the Planning Commission **choose to recommend denial** of this zoning map amendment:

I move to recommend denial of ZMA-2025-00007 Windy Knoll. *State the reasons for denial*.

SUB-2025-00239 Sidewalk Waiver Request

A. Should the Planning Commission **choose to recommend denial** of the sidewalk waiver request:

   I move to recommend denial of the Sidewalk Waiver Request for the reasons stated in the staff report.

B. Should the Planning Commission **choose to recommend approval** of the sidewalk waiver request:

   I move to recommend approval of the Sidewalk Waiver Request. *State the reasons for approval.*

SUB-2025-00239 Planting Strip Waiver Request

A. Should the Planning Commission **choose to recommend denial** of the planting strip waiver request:

   I move to recommend denial of the Planting Strip Waiver Request for the reasons stated in the staff report.

B. Should the Planning Commission **choose to recommend approval** of the sidewalk waiver request:

   I move to recommend approval of the Planting Strip Waiver Request. *State the reasons for approval.*

ATTACHMENTS

Att. 1 - ZMA-2025-00007 and SUB-2025-00239 Windy Knoll - Existing Conditions Map
Att. 2 - ZMA-2025-00007 Windy Knoll - Planning Commission Minutes February 10, 2026
Att. 3 - ZMA-2025-00007 Windy Knoll - Updated Narrative
Att. 4 - ZMA-2025-00007 Windy Knoll - Updated Conceptual Plan
Att. 5 - ZMA-2025-00007 Windy Knoll - Updated Draft Proffer Statement
Att. 6 - Subdivision Ordinance Street Standards
Att. 7 - SUB-2025-00239 Windy Knoll - Sidewalk Waiver Request
Att. 8 - SUB-2025-00239 Windy Knoll - Planting Strip Waiver Request
Att. 9 - SUB-2025-00239 Windy Knoll - Draft Resolution of Approval Sidewalk Waiver
Att. 10 - SUB-2025-00239 Windy Knoll - Draft Resolution of Denial Sidewalk Waiver