

A map of the Holly Hills area in Raleigh, North Carolina. The map shows a grid of streets, a river (Cape Fear River) flowing through the center, and several landmarks. Landmarks include Fashion Square Mall, Northside Library, and Rio Hill Shopping Center. The map is overlaid with various colored zones and markers: red circles with letters (E2, D2, D3, D, E, B2, B), blue circles with letters (R, G, L, P, G), and green circles with letters (A, I, N). There are also green and blue lines and a green dashed line on the map.

ZMA2023-00012

Holly Hills

Community Meeting

Thursday, January 11, 2024

- Community Meeting – Purpose
- Legislative Review Process – Zoning Map Amendments
- Application Overview
- Turn over to applicant for applicant's presentation

To **share information** about the proposed project, the development review process, and relevant policies / regulations, including Zoning and the Comprehensive Plan.

To **solicit public input** on the proposed project – a summary of this input is included in the staff report reviewed by the Planning Commission and Board of Supervisors.

Two additional meetings – one each with the Planning Commission and the Board of Supervisors will be held at later (not yet scheduled) dates. These meetings also have designated times for public comment.

This community meeting is for informational purposes only.

No decisions are made this evening, and no actions will be taken.



Every parcel in the County is part of a designated Zoning District, assigned by an Ordinance that has been approved by the Board of Supervisors.

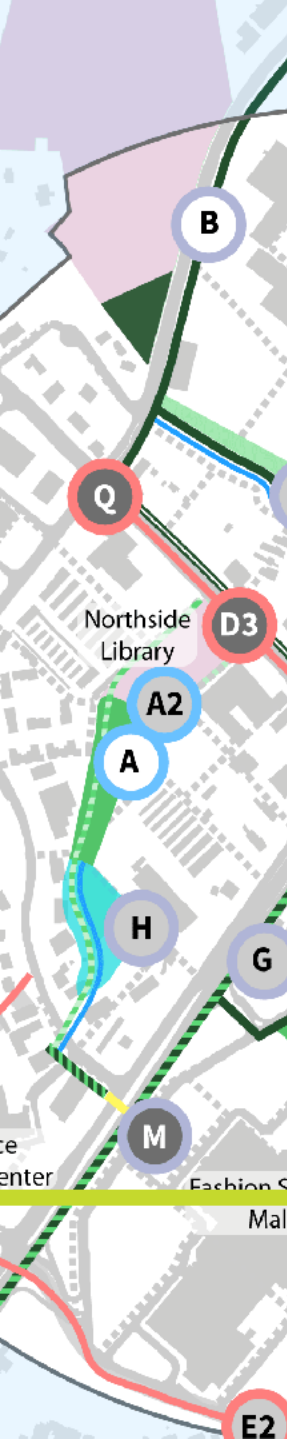
The **zoning** of a property dictates what **uses** can occur on a property and the **form** of construction (e.g., building heights, setbacks from property lines).

If a property owner seeks to change or amend the zoning district of their property, **Board of Supervisors approval is required.**

This process is called **legislative review.**

During this process, the application is reviewed by:

- 1) County staff and other agencies, as applicable (VDOT, Albemarle County Service Authority, Rivanna Water and Sewer Authority, etc.);
- 2) the Planning Commission; and
- 3) the Board of Supervisors.



An application to change a property's zoning (known as a **rezoning** or a **zoning map amendment**).

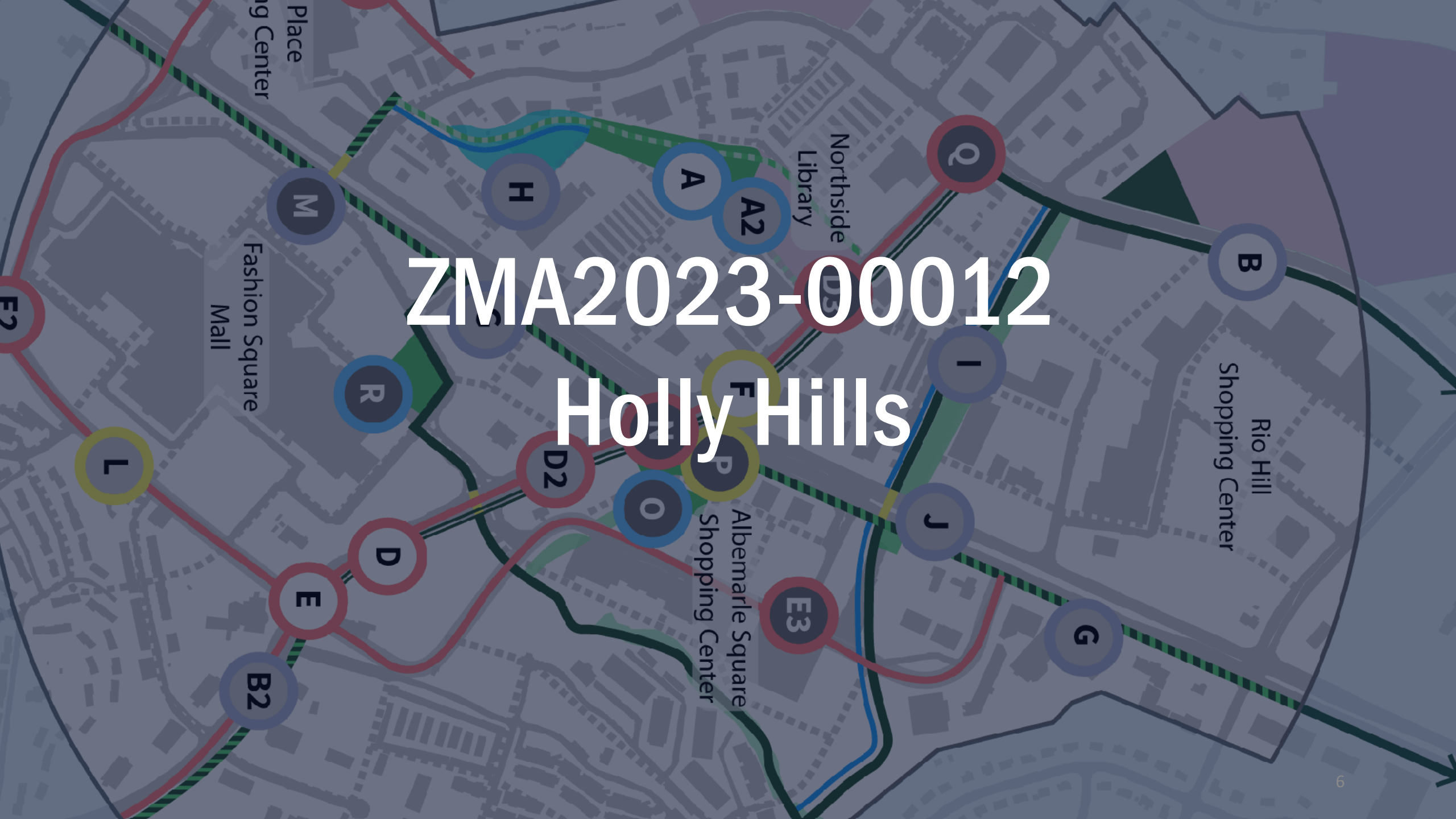
The application is reviewed for consistency with:

- The area's future land use designation (in the Comprehensive Plan).
- State & local authority standards and regulations.
- Architectural Review Board (ARB) guidelines (if it is located in an "Entrance Corridor").

zoning map amendment (ZMA)

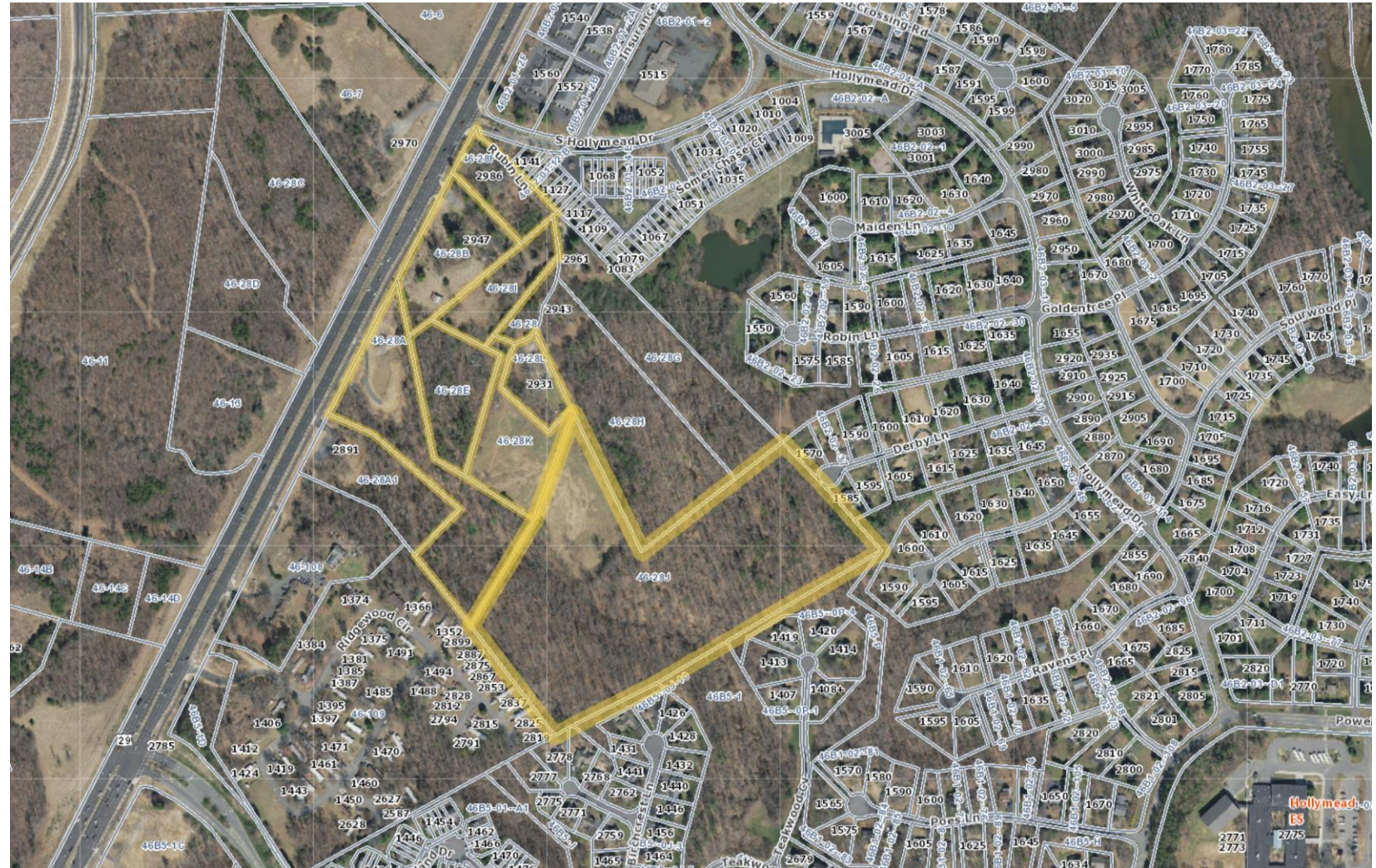
ZMA2023-00012

Holly Hills



Request to rezone eight parcels to permit a higher residential density.

- Rivanna magisterial district
- 30.821 acres
- Up to 410 multi-family and townhouse residential units



Existing Zoning:

R-1 Residential, which permits 1 dwelling unit per acre.

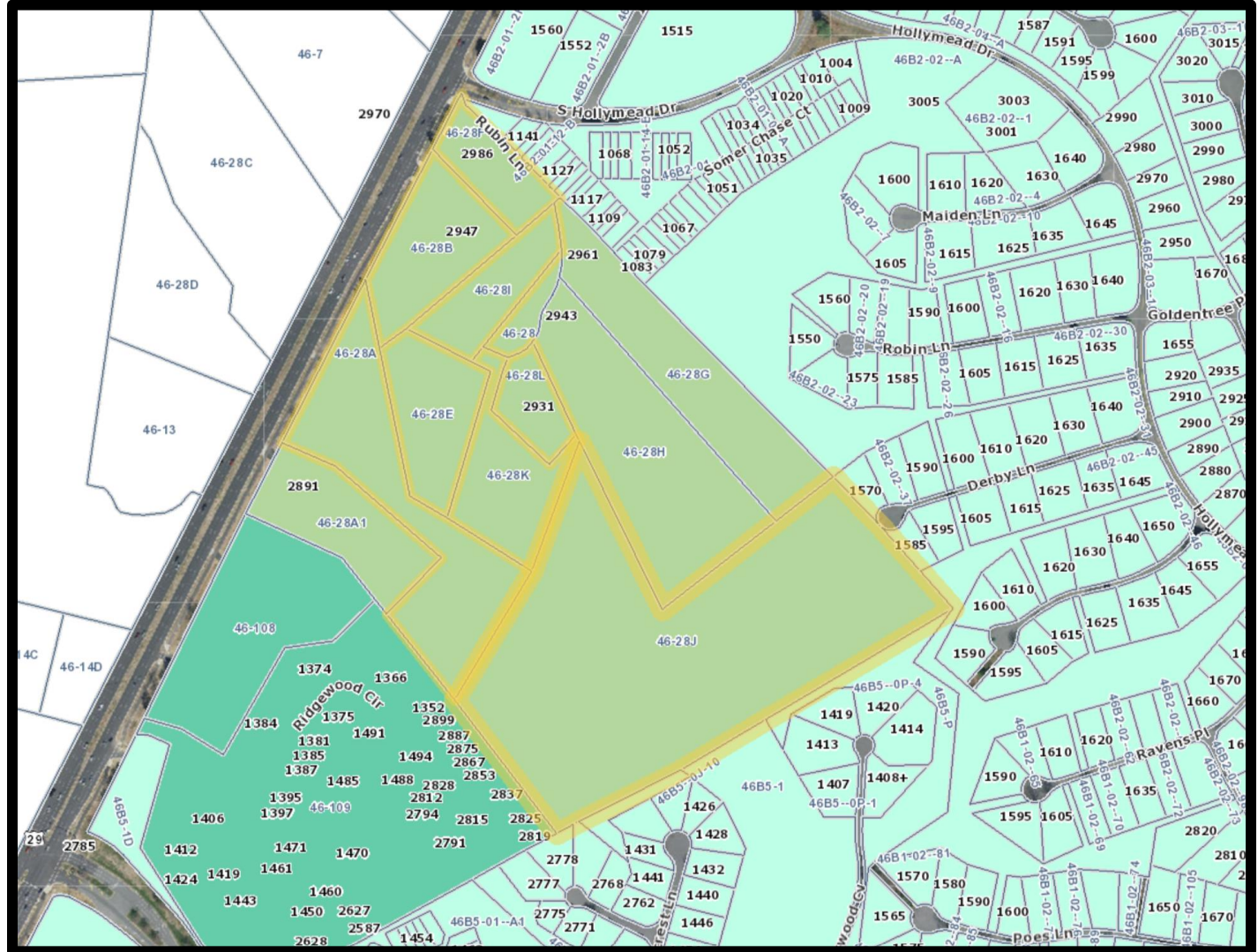
Proposed Zoning:

PRD, Planned Residential Development, which allows residential (max of 35 units/acre), with limited commercial uses.

Overlay Zoning

Districts:

- Airport Impact Area
- Entrance Corridor
- Steep Slopes – Managed and Preserved

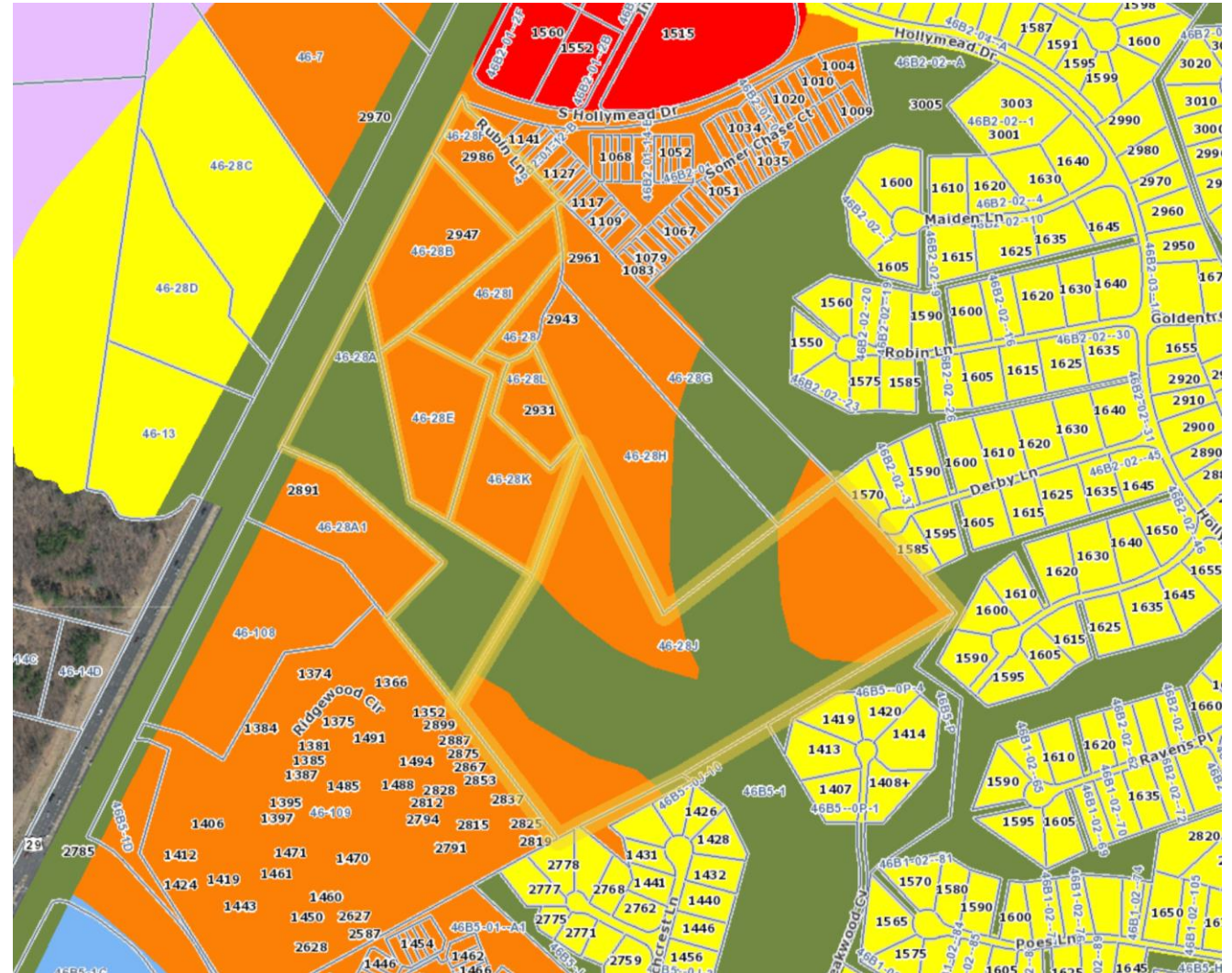


Places29 Master Plan

Recommendation:

Urban Density Residential – residential (6.01-34 units/acre); supporting uses such as religious institutions, schools, commercial, office and service uses.

Private Open Space – privately owned recreational amenities and open space; floodplains, steep slopes, wetlands, and other environmental features.



timeline

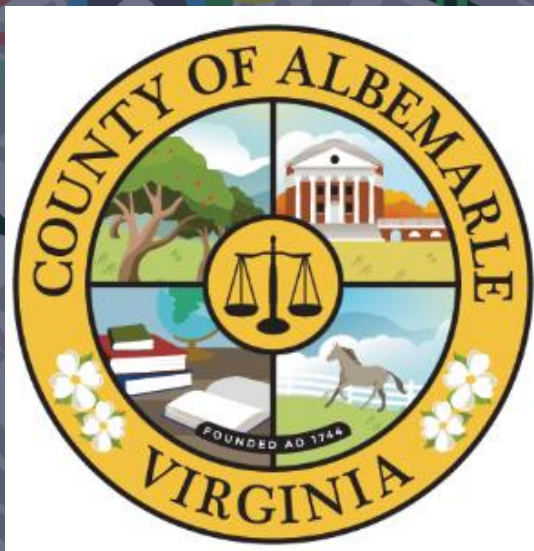
- _ Staff Review of Proposal: On-going
- _ Community Meeting: Thursday, January 11, 2024
- _ Planning Commission Public Hearing: TBD
PlanningCommission@albemarle.org
- _ Board of Supervisors Public Hearing: TBD
bos@albemarle.org

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Community Meeting

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AC44

There is an update of the Albemarle County Comprehensive Plan currently on-going. It is known as AC44 (Albemarle County 2044).

For more information on this process and to get involved:

<https://engage.albemarle.org/ac44>

