

The background is a stylized map of a city area. It features a grid of streets, several parks or green spaces, and various landmarks. Overlaid on the map are several colored circles and lines, likely representing different zones or project boundaries. The colors include red, blue, green, and yellow. Some of the landmarks visible include 'Fashion Square Mall', 'Shopping Center', 'Rio Hill', and 'Albemarle Square'. The text is centered over the map.

ZMA2023-00015

1928 Scottsville Road

Community Meeting

Thursday, January 18, 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.

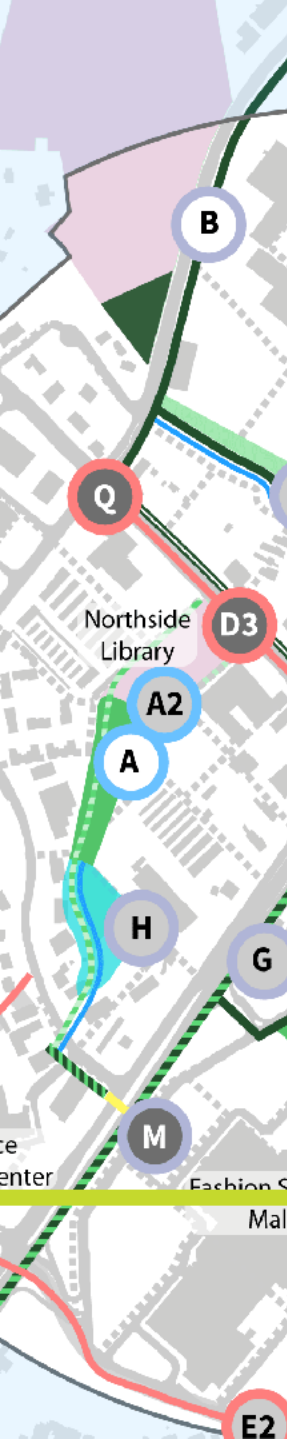
The **zoning** of a property dictates what **uses** can occur on a property and the **form** of construction (e.g., building heights, setbacks from property lines).

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**).

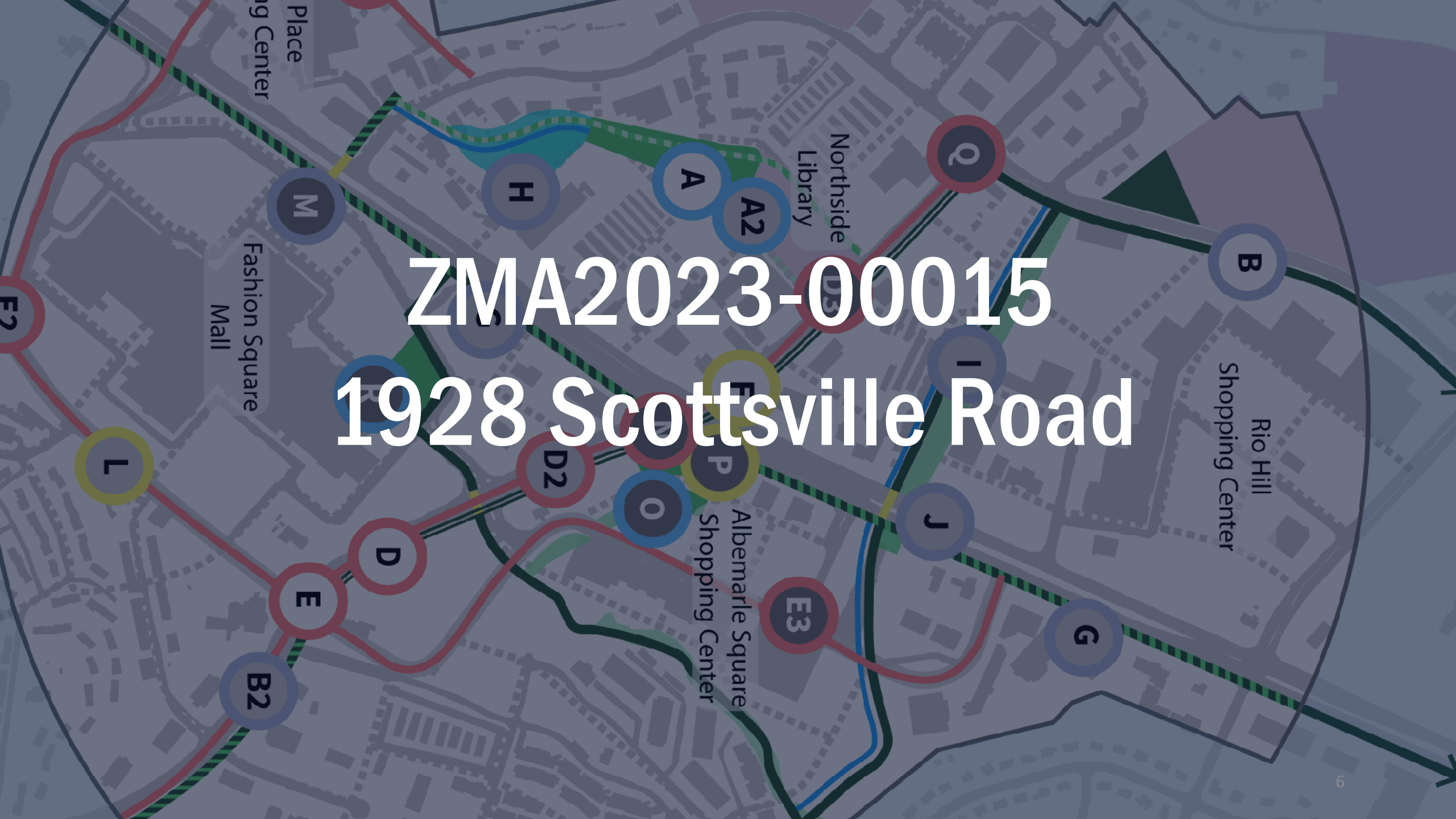
The application is reviewed for consistency with:

- 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)

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1928 Scottsville Road



Request to rezone one parcel to permit a higher residential density.

- **Scottsville magisterial district**
- **1.33 acres**
- **Up to 8 single-family attached units**



Existing Zoning:

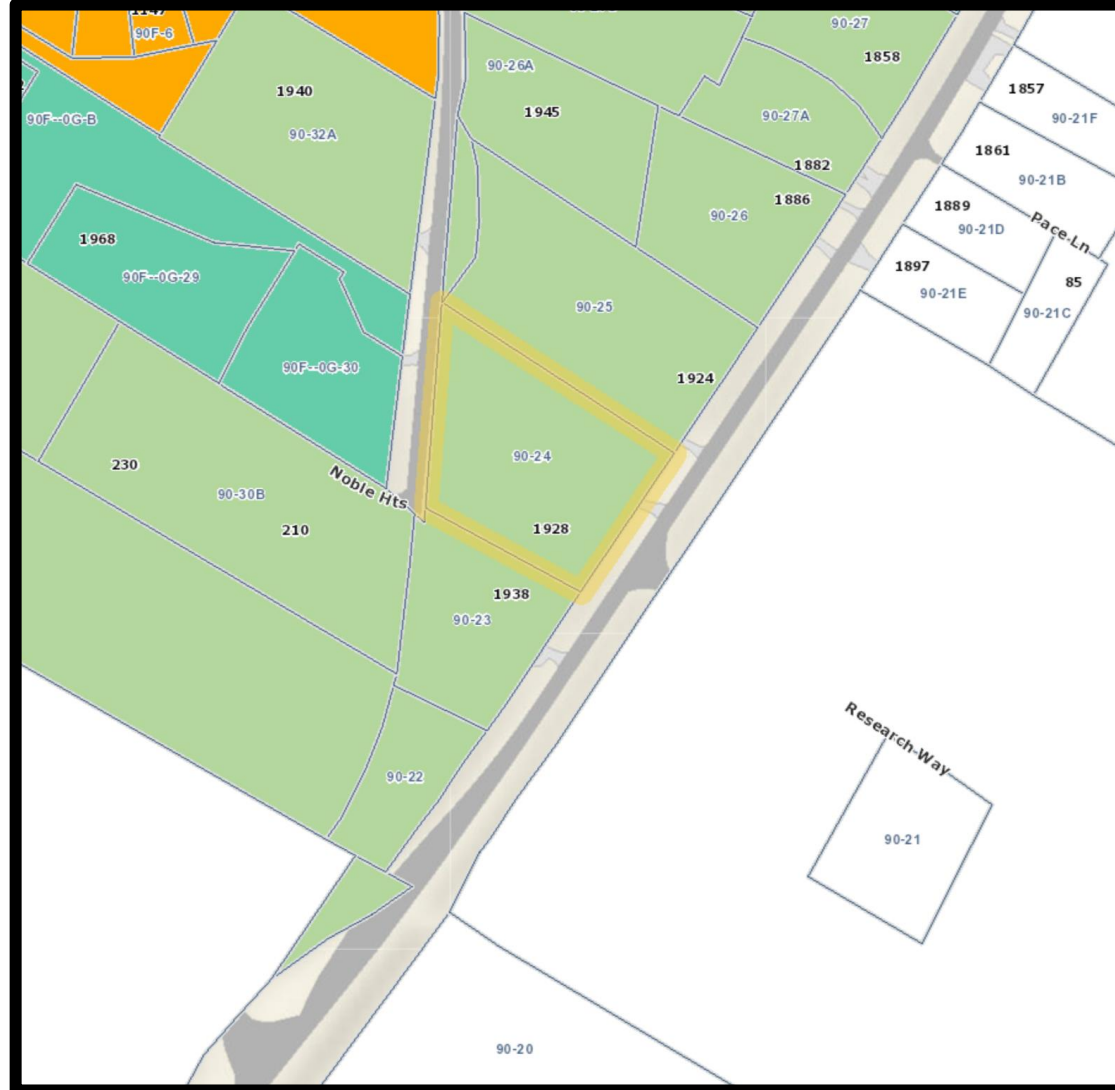
R-1 Residential, which permits 1 dwelling unit per acre.

Proposed Zoning:

R-10 Residential, which permits 10 dwelling units per acre, with proposed proffers to limit the max number of units to 8.

Overlay Zoning Districts:

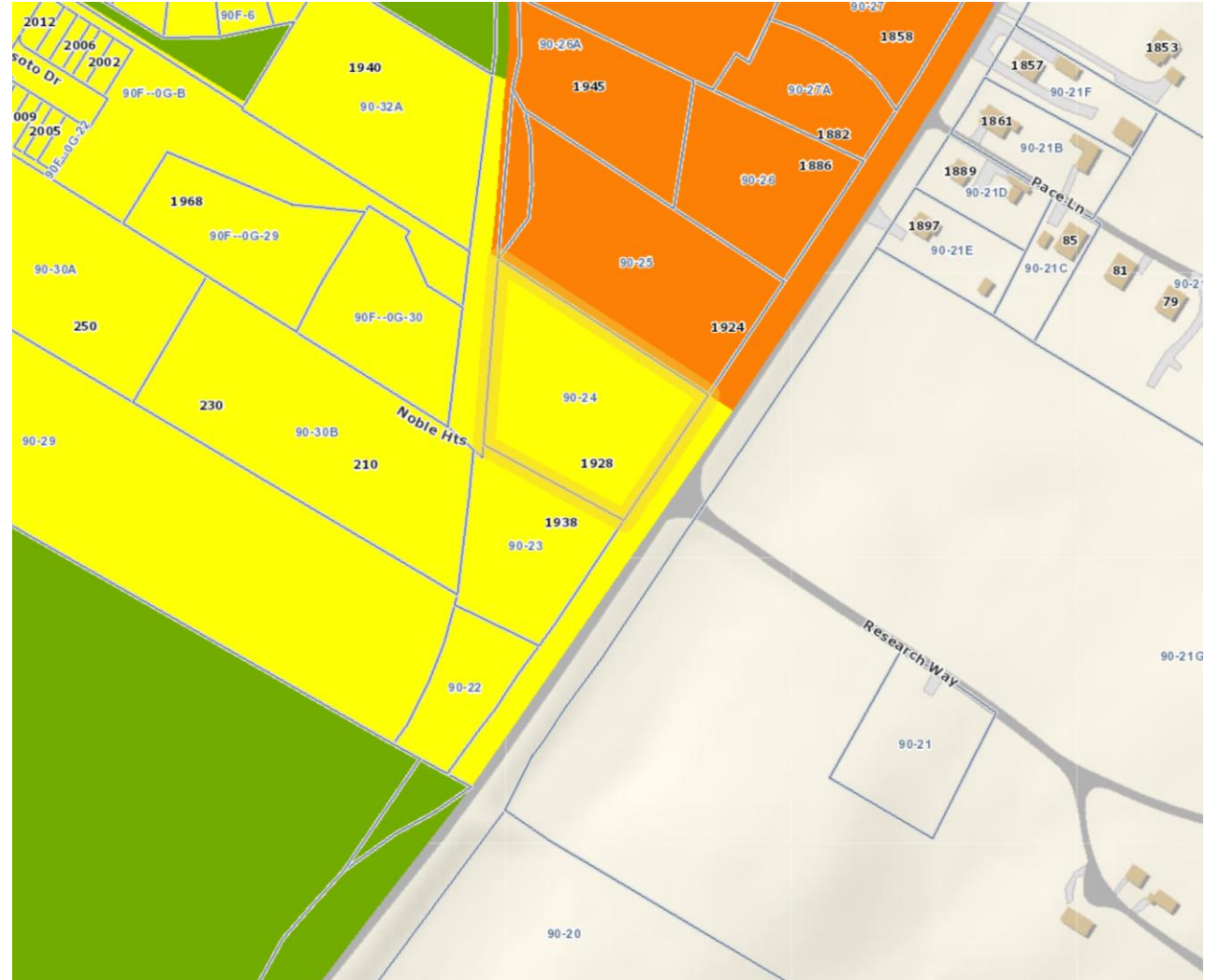
- Entrance Corridor



Southern & Western Urban Neighborhoods Master Plan

Recommendation:

Neighborhood Density Residential – residential (3-6 units/acre); supporting uses such as places of worship, schools, public and institutional uses, and small-scale neighborhood-serving retail and commercial.



conceptual plan



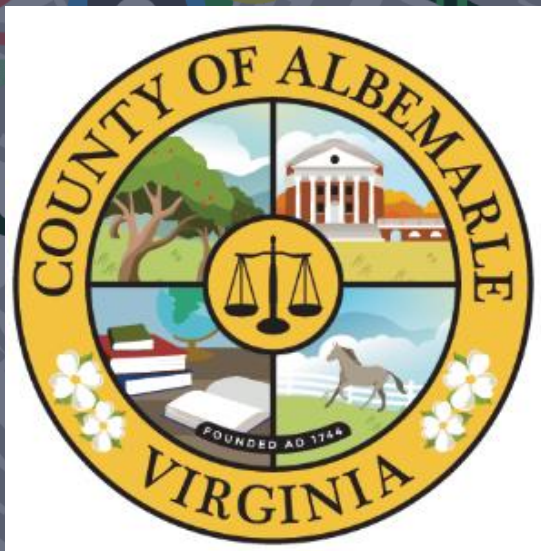
timeline

- _ Staff Review of Proposal: On-going
- _ Community Meeting: Thursday, January 18, 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>

