A map of a city area with various landmarks and transit lines. The map is semi-transparent, allowing the text to be clearly visible. Landmarks include Fashion Square Mall, Rio Hill Shopping Center, and Albert Square Shopping Center. Transit lines are shown in various colors (red, blue, green, yellow) with circular station markers labeled with letters like M, R, N, F, I, J, G, B2, L, D, E, F2, F3, and B. A specific location is highlighted with a green dashed line and a green arrow pointing towards the bottom right.

**ZMA202300011**  
**4102 Dickerson Road**

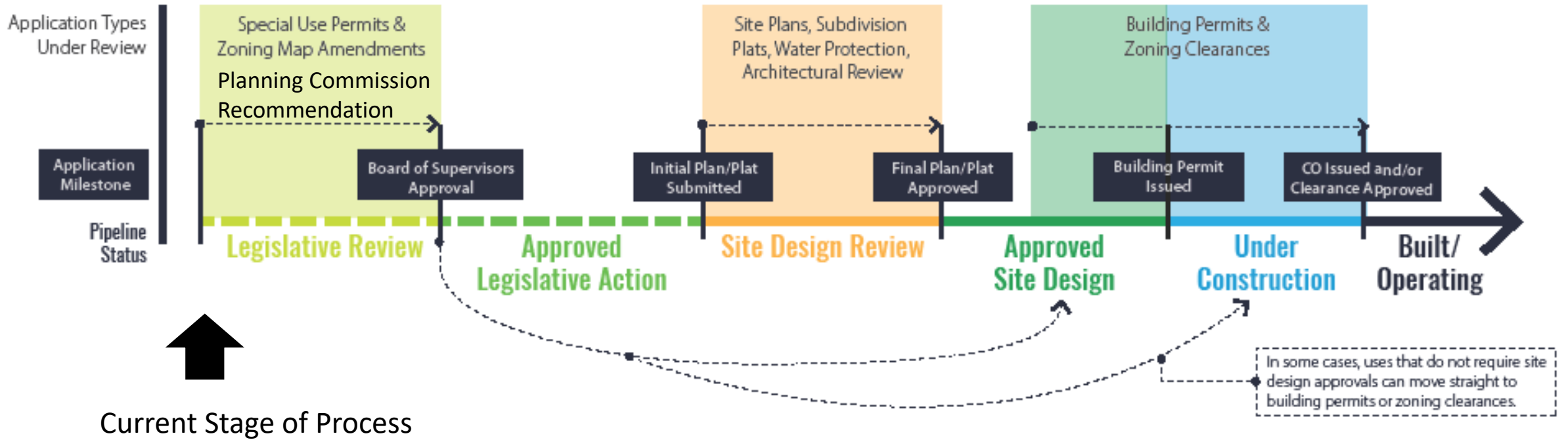
**Community Meeting**  
**Thursday, November 9, 2023**

# Agenda

1. Introduction (County staff)
2. County review process (County staff)
3. Project details (Applicants- Thomas Martin & Darren Giacalone)
4. Questions and answers (Public, applicant and County)

**Syd Shoaf | [sshoaf@albemarle.org](mailto:sshoaf@albemarle.org)**

# How does development happen in Albemarle County?



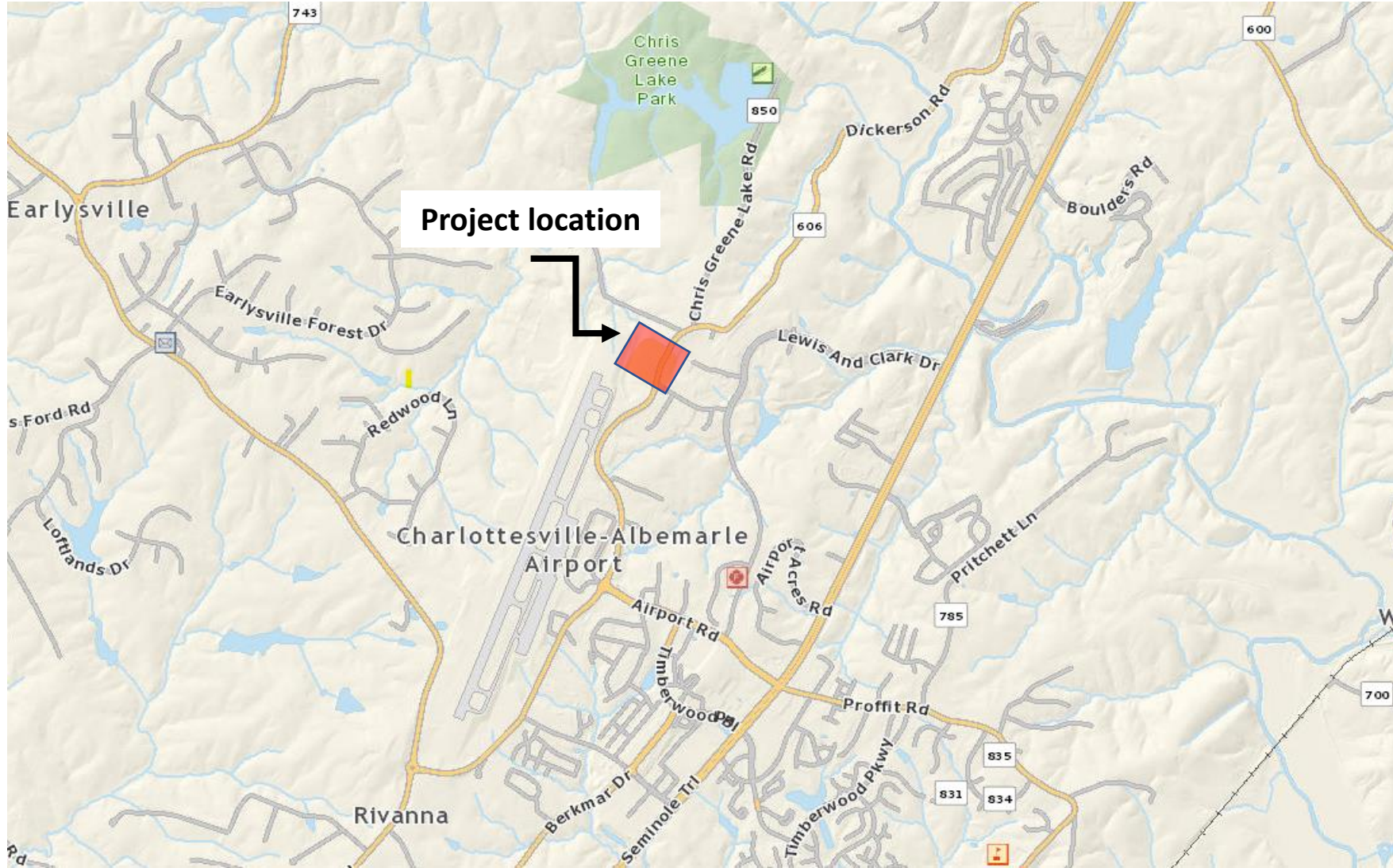
If a property owner seeks to change the zoning district of their property, then **Board of Supervisors approval is required**. This process is also known as **legislative review**.

- 1) The application is reviewed by County staff and other agencies as applicable:
  - Planning and Zoning
  - Building Official
  - Fire Marshal
  - Engineering
  - Parks & Recreation, Schools
  - VDOT and County Transportation staff
  - Albemarle County Service Authority and Rivanna Water and Sewer Authority, etc.
- 2) Planning Commission
- 3) Board of Supervisors



# ZMA202300011 4102 Dickerson Road

## Project Location





# ZMA202300011 4102 Dickerson Road

# Project Location



# ZMA202300011 4102 Dickerson Road

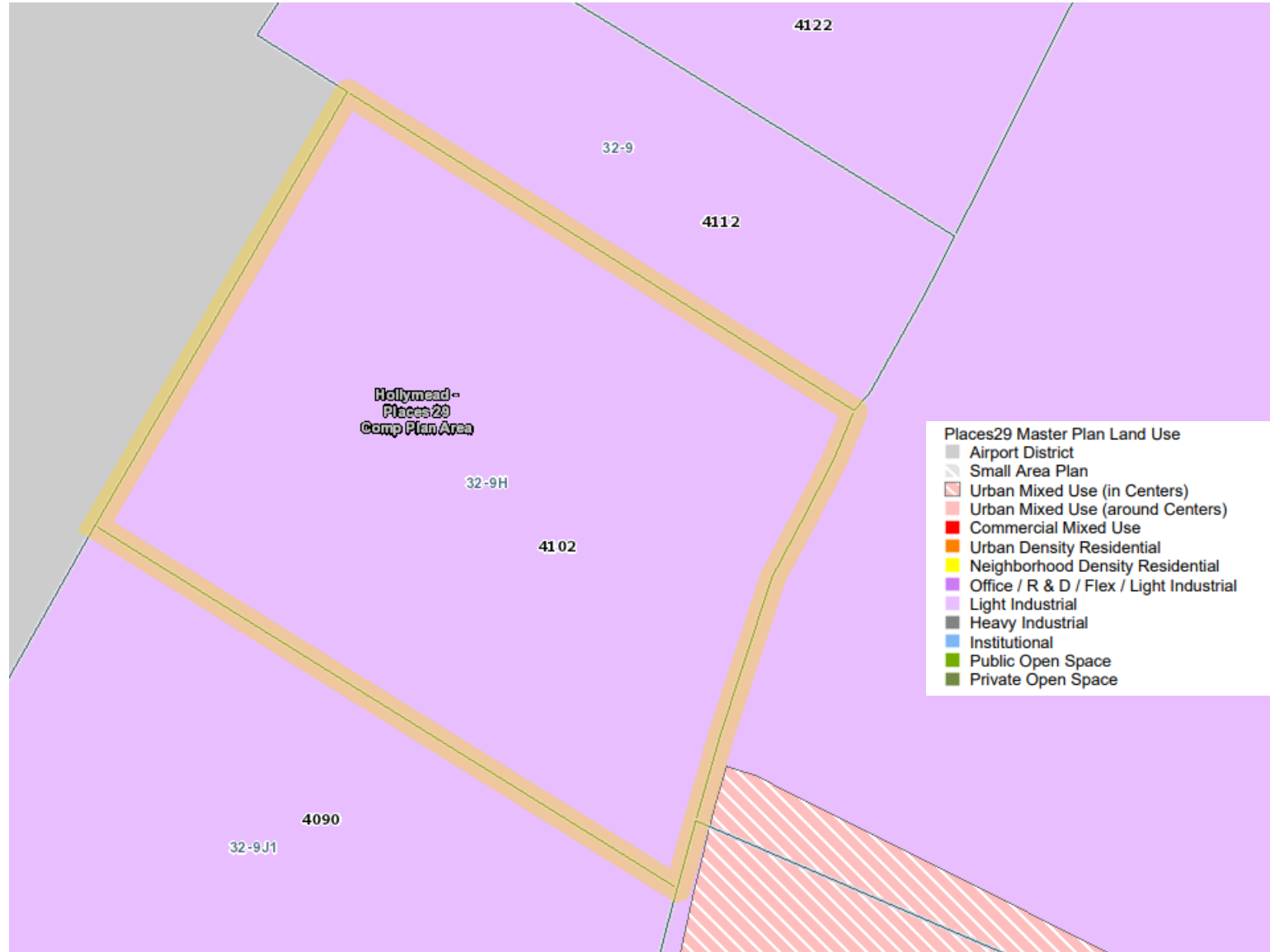
## Existing Zoning





# ZMA202300011 4102 Dickerson Road

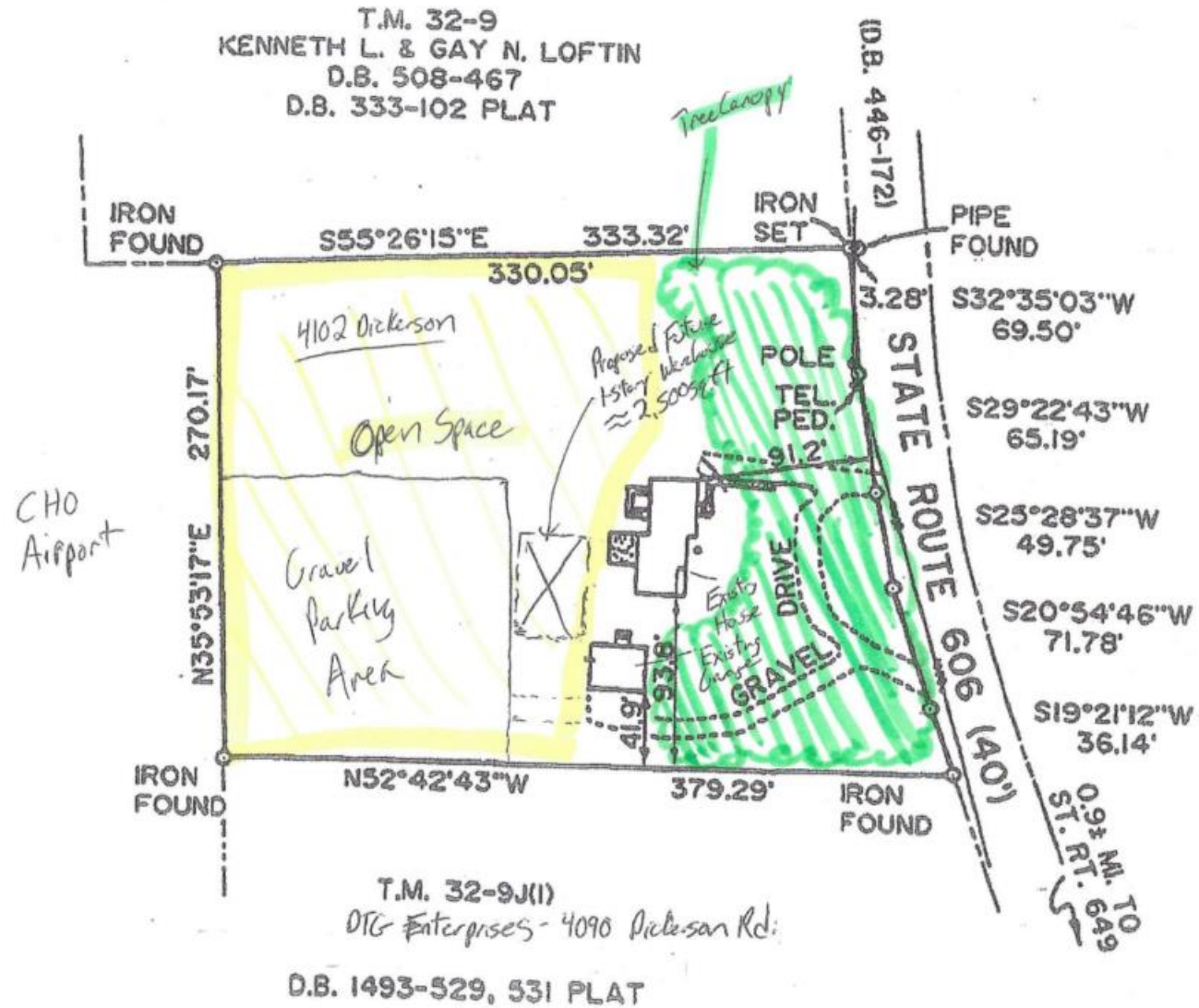
## Future Land Use





# ZMA202300011 4102 Dickerson Road

## Project Details



# Timeline

Staff Review of Proposal

Underway

Community Meeting

November 9, 2023

Staff Comments to Applicant

November 20, 2023

Planning Commission Public Hearing

To be scheduled

Board of Supervisors Public Hearing

To be scheduled

**Syd Shoaf | [sshoaf@albemarle.org](mailto:sshoaf@albemarle.org)**