



ZMA202400005

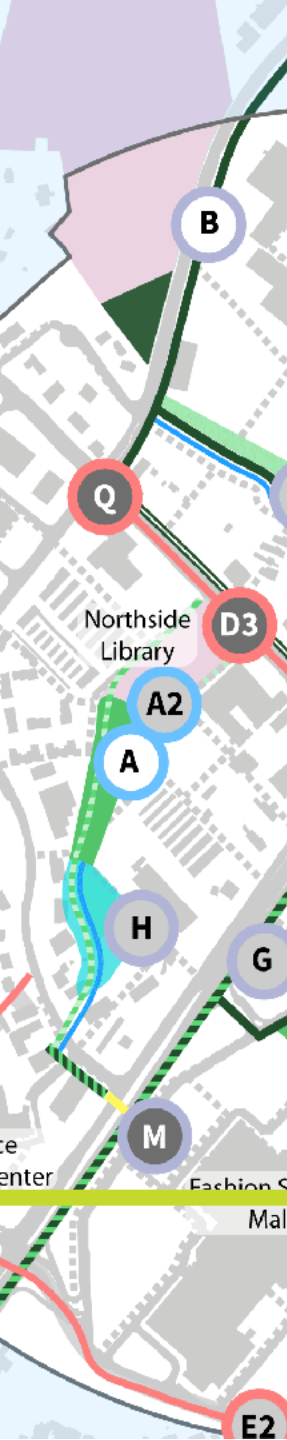
Belvedere Proffer Amendment #2
Zoning Map Amendment

Community Meeting
Thursday, September 26, 2024

agenda

1. Introduction (County staff - Cameron Langille, Principal Planner)
2. County review process (County staff)
3. Project details (Applicant – Chris Schooley & Genevieve Verlaak, Greenwood Homes)
4. Questions and answers (Public, applicant and County staff)

Cameron Langille | blangille@albemarle.org



An application to change a property's zoning (known as a rezoning).

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")

Final decision (approve or deny) made by Board of Supervisors

zoning map amendment (ZMA)

ZMA202400005 Location/Existing Conditions

project location

Original Belvedere rezoning, ZMA2004-07, approved October 2005

Allowed 775 dwelling units within the Belvedere Neighborhood Model District (NMD)

Applied a proffer both inside and outside of the actual Belvedere NMD that required the developer to dedicate a 100' wide strip of land adjacent to the Norfolk Southern Railroad to Albemarle County to allow the potential future construction of road that would cross the Rivanna River



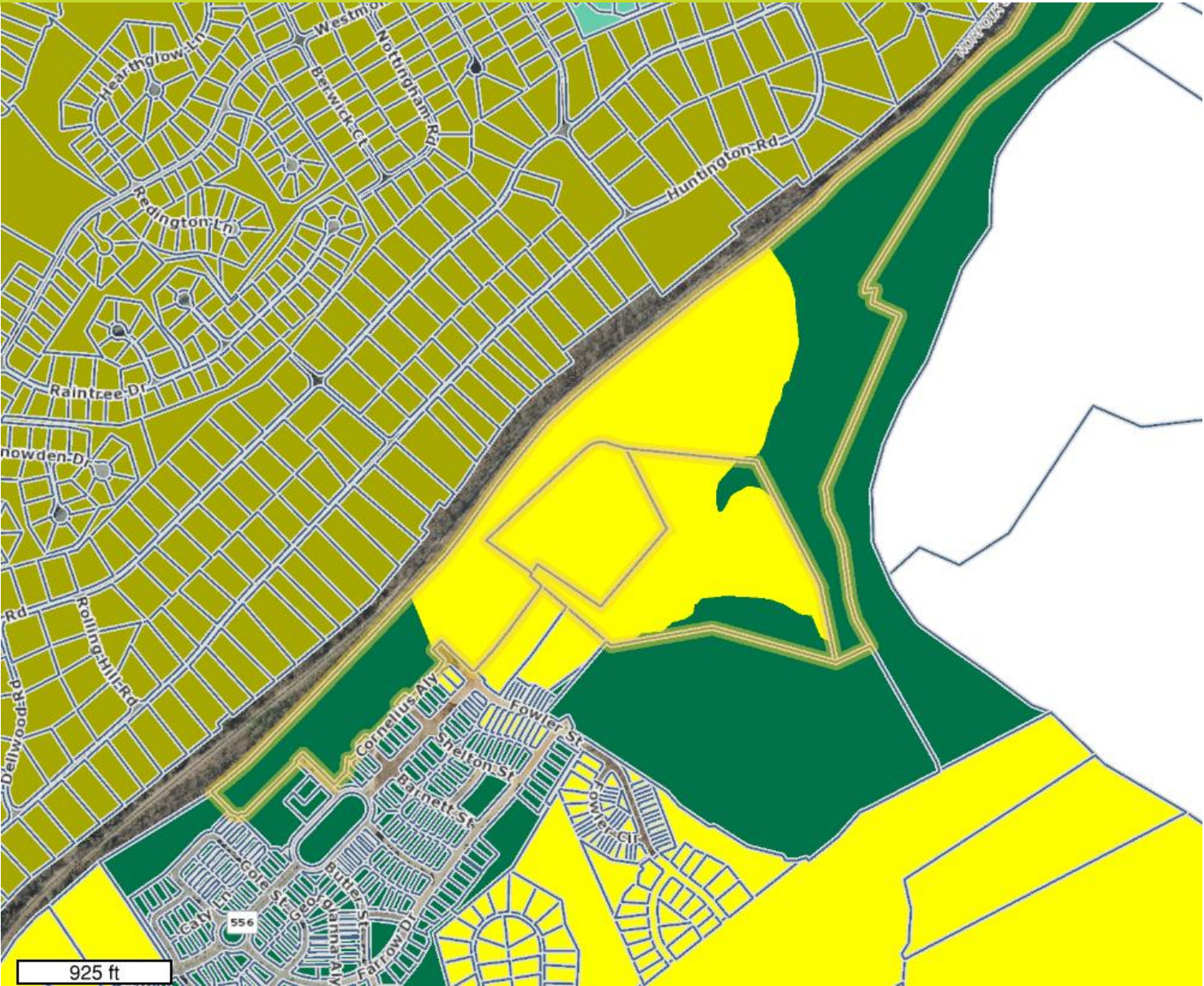
ZMA202400005 Existing Zoning

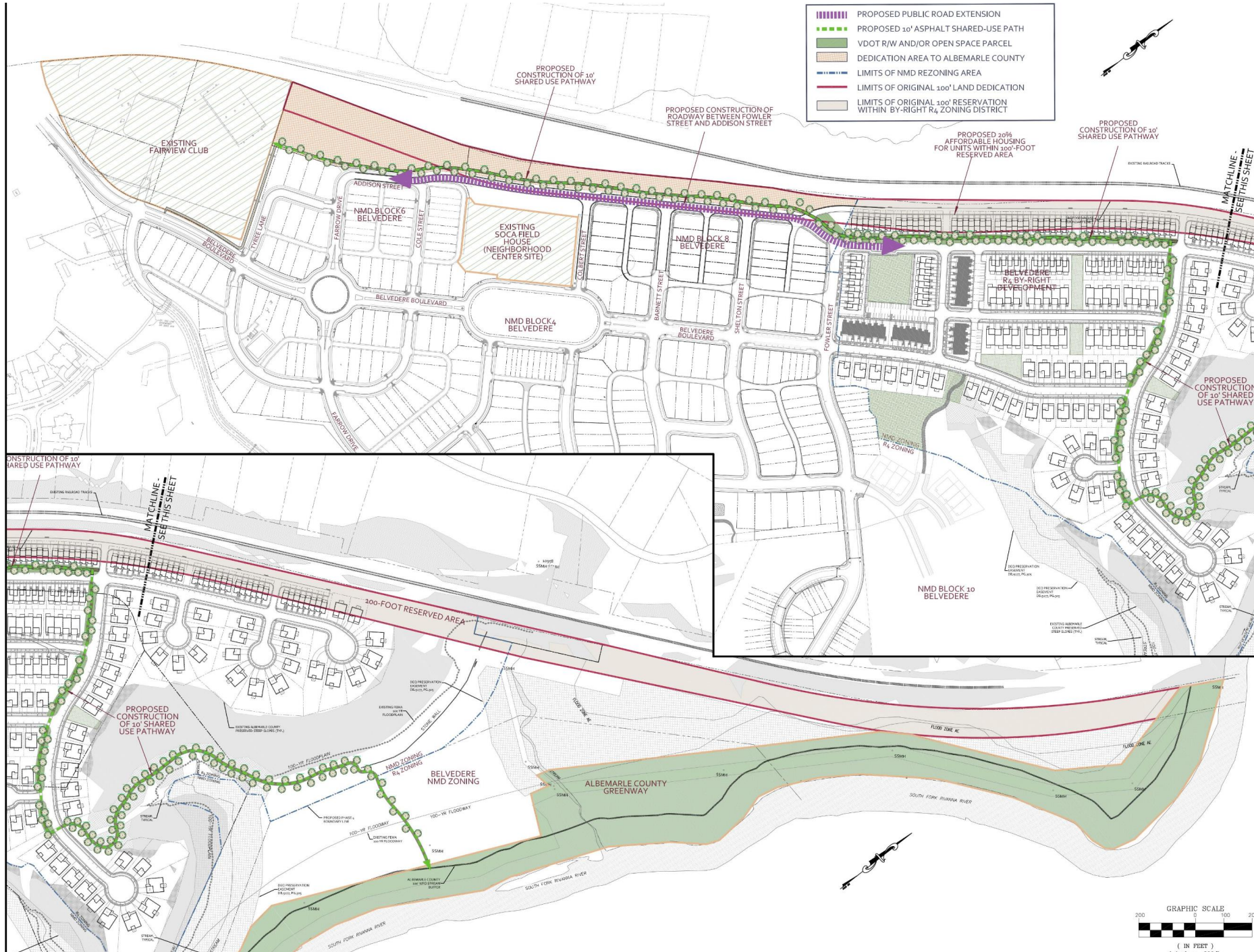
existing zoning

Belvedere NMD = Green

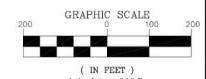
Residual parcels zoned R4

Residential = yellow





- PROPOSED PUBLIC ROAD EXTENSION
- PROPOSED 10' ASPHALT SHARED-USE PATH
- VDOT R/W AND/OR OPEN SPACE PARCEL
- DEDICATION AREA TO ALBEMARLE COUNTY
- LIMITS OF NMD REZONING AREA
- LIMITS OF ORIGINAL 100' LAND DEDICATION
- LIMITS OF ORIGINAL 100' RESERVATION WITHIN BY-RIGHT R₄ ZONING DISTRICT










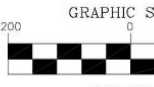
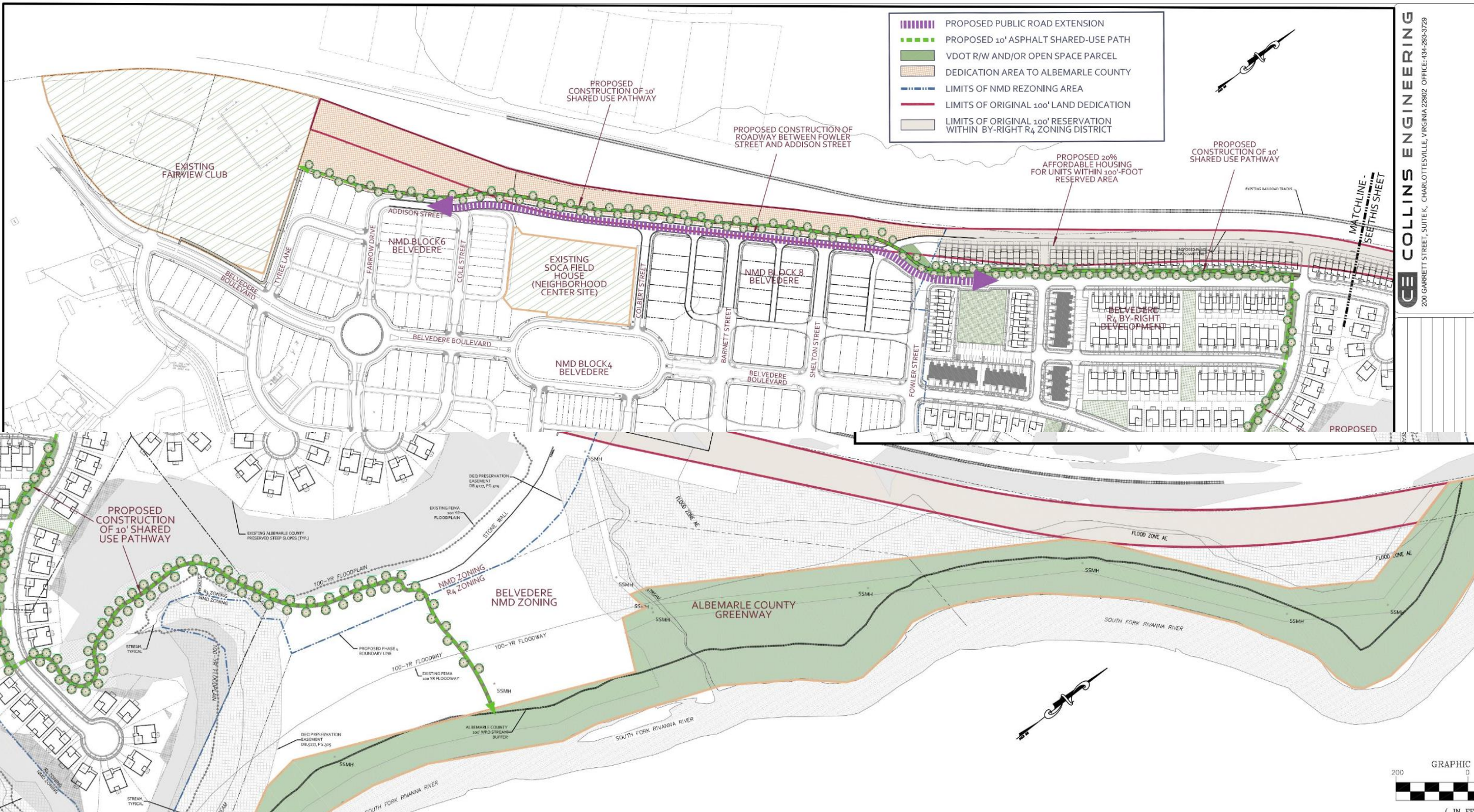
CE COLLINS ENGINEERING
 200 GARRETT STREET, SUITE C, CHARLOTTEVILLE, VIRGINIA 22002 OFFICE: 434-268-3729

REVISIONS	DESCRIPTION
INITIAL SUBMITTAL	

BELVEDERE NEIGHBORHOOD
 ZMA - PROFFER AMENDMENT
 (NEIGHBORHOOD MODEL - ZMA)
 APPLICATION PLAN
 WHITE HALL MAGISTERIAL DISTRICT

DATE: 06/17/24
 SCALE: 1" = 200'
 SHEET 1

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-  PROPOSED 10' ASPHALT SHARED-USE PATH
-  VDOT R/W AND/OR OPEN SPACE PARCEL
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-  LIMITS OF ORIGINAL 100' LAND DEDICATION
-  LIMITS OF ORIGINAL 100' RESERVATION WITHIN BY-RIGHT R4 ZONING DISTRICT



timeline

Staff Review of Proposal

Underway

Community Meeting

September 26, 2024

Staff Comments to Applicant

First comments sent 9/12/2024

Planning Commission Public Hearing

Not Yet Scheduled

Board of Supervisors Public Hearing

Not Yet Scheduled

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