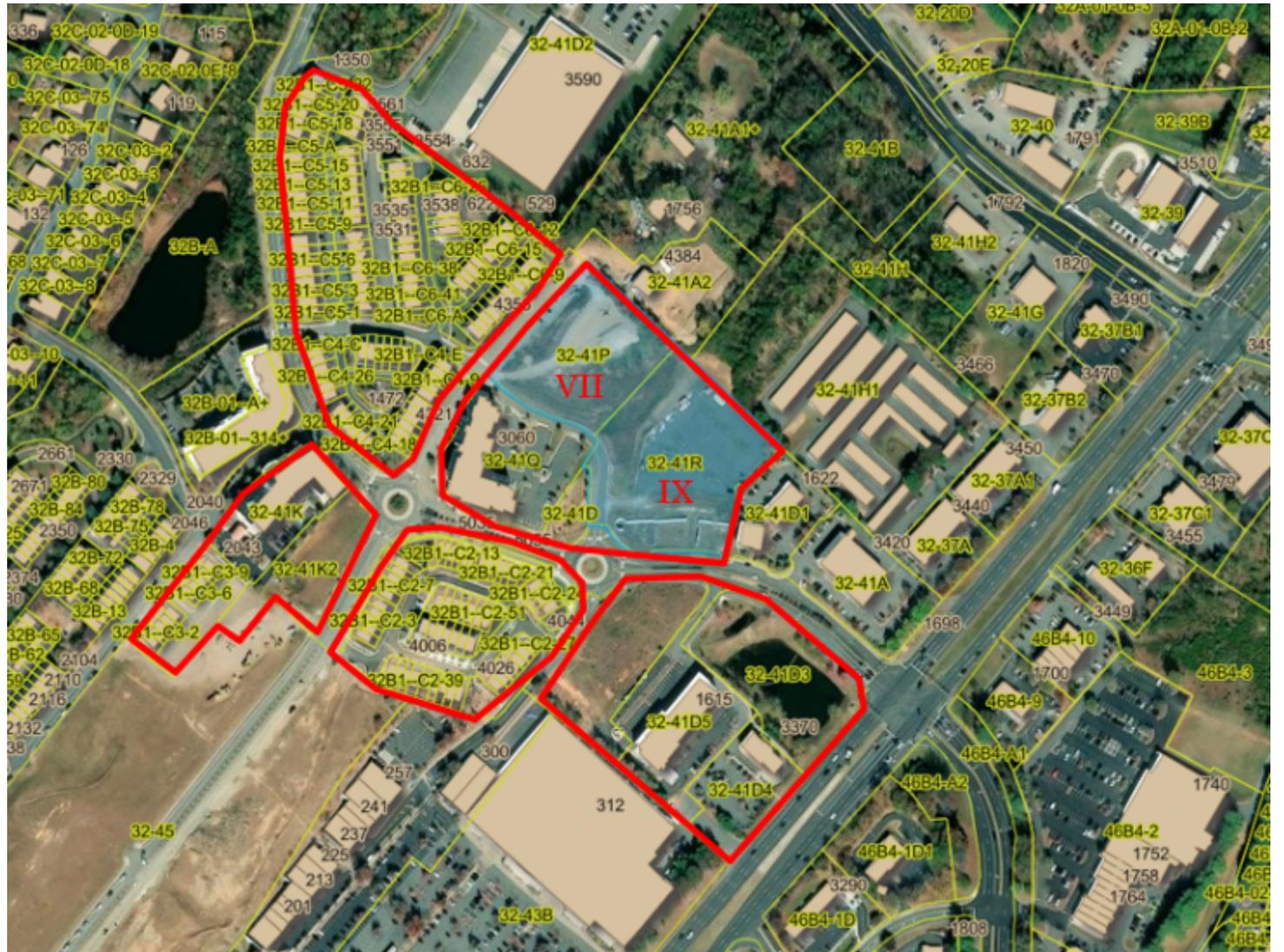


ZMA-2025-0006 Hollymead Towncenter Area C

Albemarle County
Board of Supervisors
Public Hearing
March 18, 2026

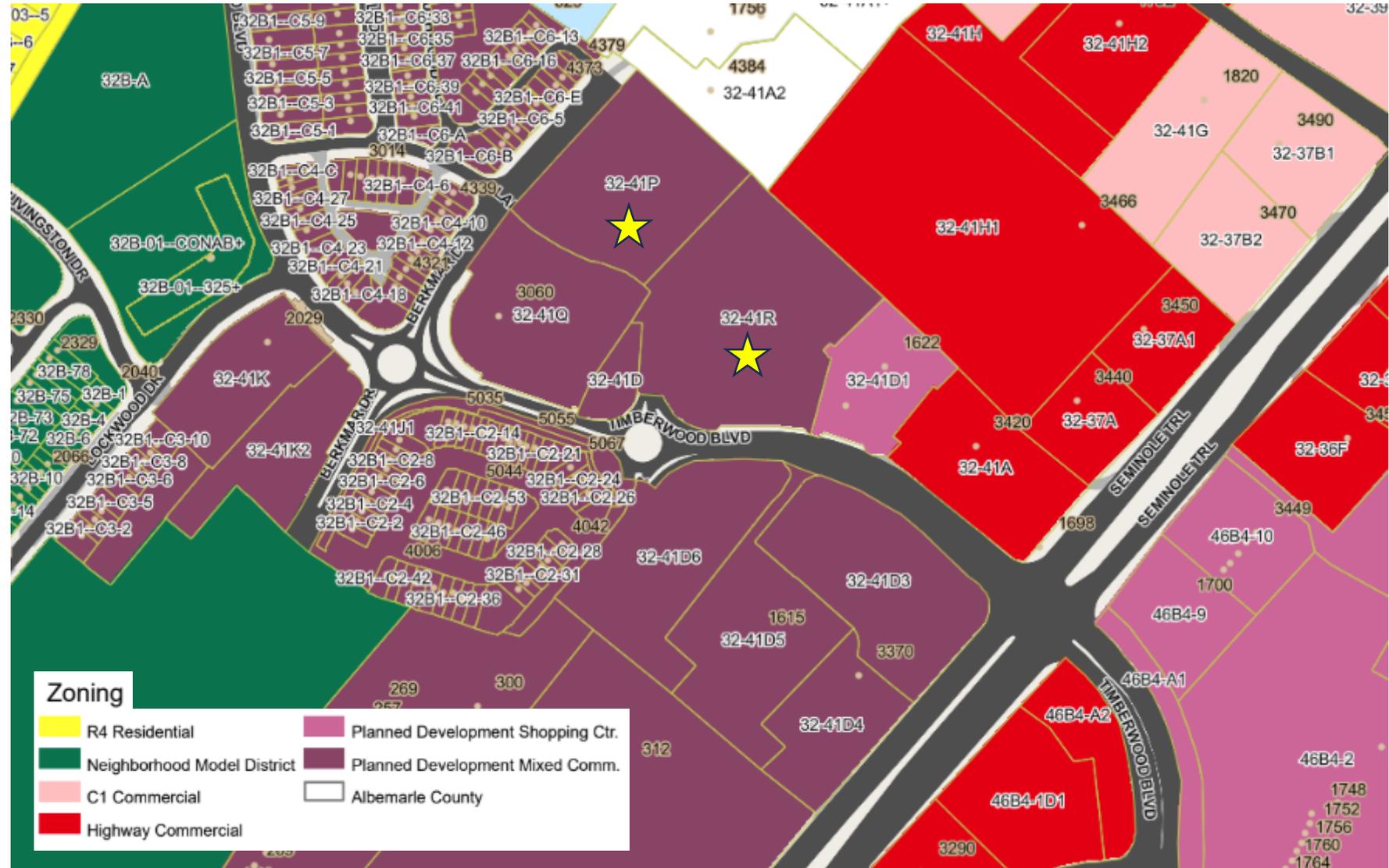


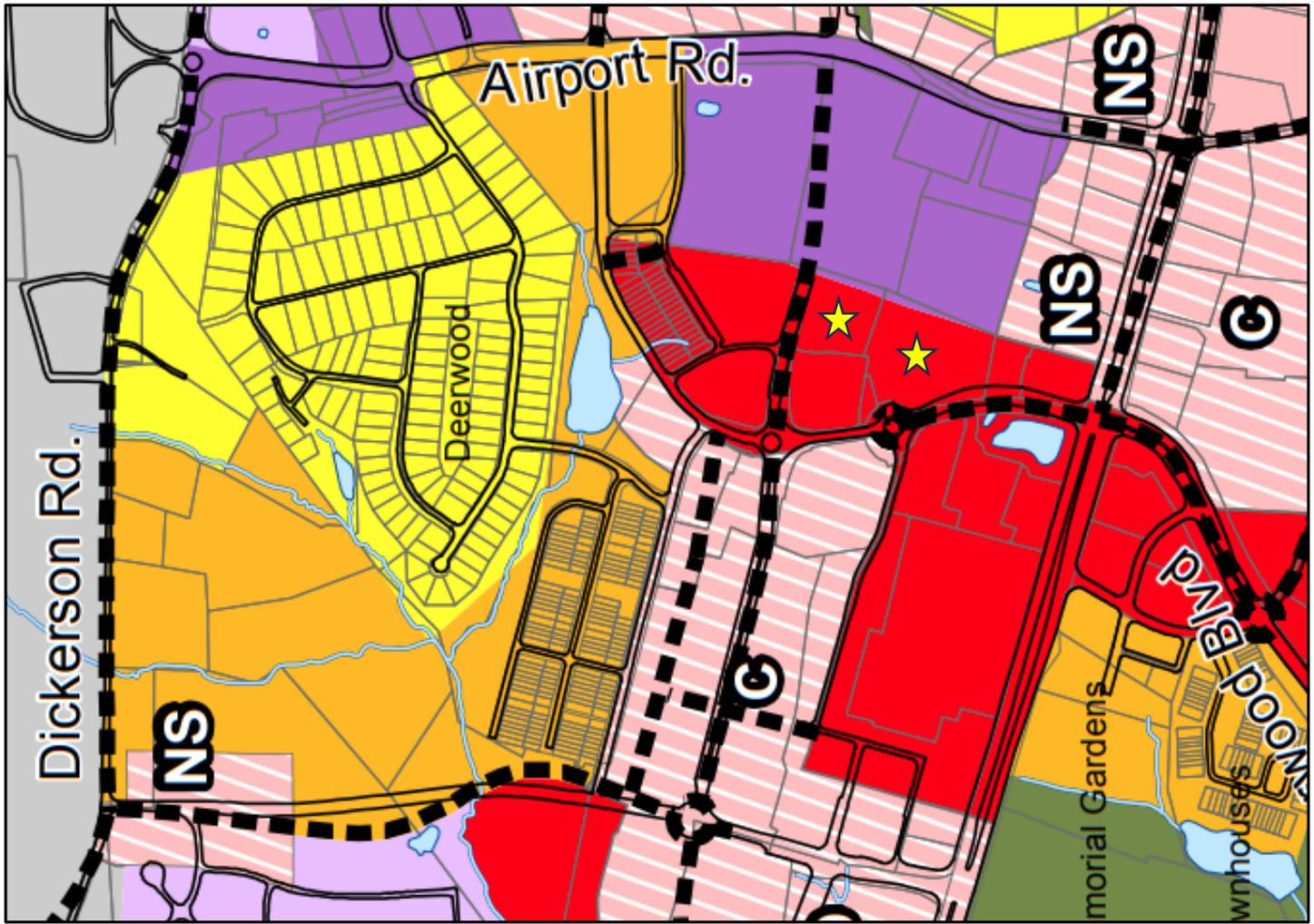
- **Rezone two parcels (Block VII and Block IX) within Area C to increase the overall number of dwelling units from 370 units to 410 units.**
 - 5.39 total acres to be rezoned
 - Subject to the ZMA Application Plan, Code of Development, and Proffers
- **Reduce minimum required non-residential in Block IX from 20,000 sq. ft. to 0 sq. ft.**
- **Make other minor amendments to the Code of Development.**



TMPs 32-41P and 32-41R

- Current zoning:
 - Planned Development – Mixed Commercial (dark purple)
- Overlay zoning districts:
 - Entrance Corridor
 - Managed Steep Slopes
 - Airport Impact Area





Urban Density Residential	Neighborhood Density Residential	Commercial Mixed Use	Office/ R&D/ Flex/Light Industrial	Light Industrial	Heavy Industrial	Open Space
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Land Use Designation→ Primary & Secondary Uses↓	Commercial Mixed Use
Residential For these uses, buildings should not be taller than 4 stories, unless by exception	<ul style="list-style-type: none"> Residential is a secondary land use in this designation Residential should be included in developments over 5 acres Locate residential above office or retail
Neighborhood Retail Community & Regional Retail General Commercial Service Buildings should not be taller than 3 stories, unless by exception	<ul style="list-style-type: none"> Retail is a primary land use in this designation Maximum single-building footprint: 80,000 SF
Auto Commercial Sales & Service Buildings should not be taller than 2 stories, unless by exception	<ul style="list-style-type: none"> A primary land use in this designation Provide evidence that noise, odors, & other potential nuisances do not adversely affect surrounding uses
Office Research & Development (R&D)/Flex Buildings should not be taller than 4 stories, unless by exception	<ul style="list-style-type: none"> A secondary land use in this designation May be located above retail or other service uses Maximum office-only single-building footprint: 20,000 SF

Housing:

- Increase from current maximum (370 dwelling units) to 410 dwelling units
- Attached single-family or multifamily units

Affordable Housing:

- 15% of first 100 units (approved under old Housing policy)
- 20% of 40 new units at 60% AMI (for rent) or 80% AMI (for sale) (aligns with Housing Albemarle policy)

Building Form:

- 2-4 stories
- No single floor plate above 35,000 sq. ft. in Block VII and 40,000 sq. ft. in Block IX

Amenities:

Pocket park or tot lot on both Blocks VII and IX



Positive Aspects

1. The request is consistent with the recommendations of the Places29 Master Plan.
2. The request could result in additional affordable units within the development, which is consistent with the applicable housing policy.

Concerns

1. None identified any concerns with this request at this time.

Planning Commission voted 7:0 to recommend approval.

Questions?

Motions for the Rezoning Request:

ZMA-2025-0006 HTC Area C

Slide 9

A. Should a Board of Supervisor **choose to approve** this zoning map amendment:

I move to adopt the Ordinance (Attachment F) to approve ZMA-2025-00006 Hollymead Towncenter Area C.

B. Should a Board of Supervisor **choose to deny** this zoning map amendment:

I move to deny the zoning map amendment for ZMA-2025-00006 Hollymead Towncenter Area C. *State reasons for denial.*