

ZMA202400004 Flow Steep Slopes Amendment

Albemarle County
Board of Supervisors

Public Hearing

May 7, 2025

Staff: Rebecca Ragsdale



ZMA202400004 – Location Map



Site



ZMA202400004 – Proposal

Rezone 15,704 Square Feet of
Steep Slopes from Preserved to
Managed Slopes on:
Parcel ID 78-14 and 14A

Amend proffers associated with
ZMA201600023 on:
Parcel ID 78-14, 14A, and 14E



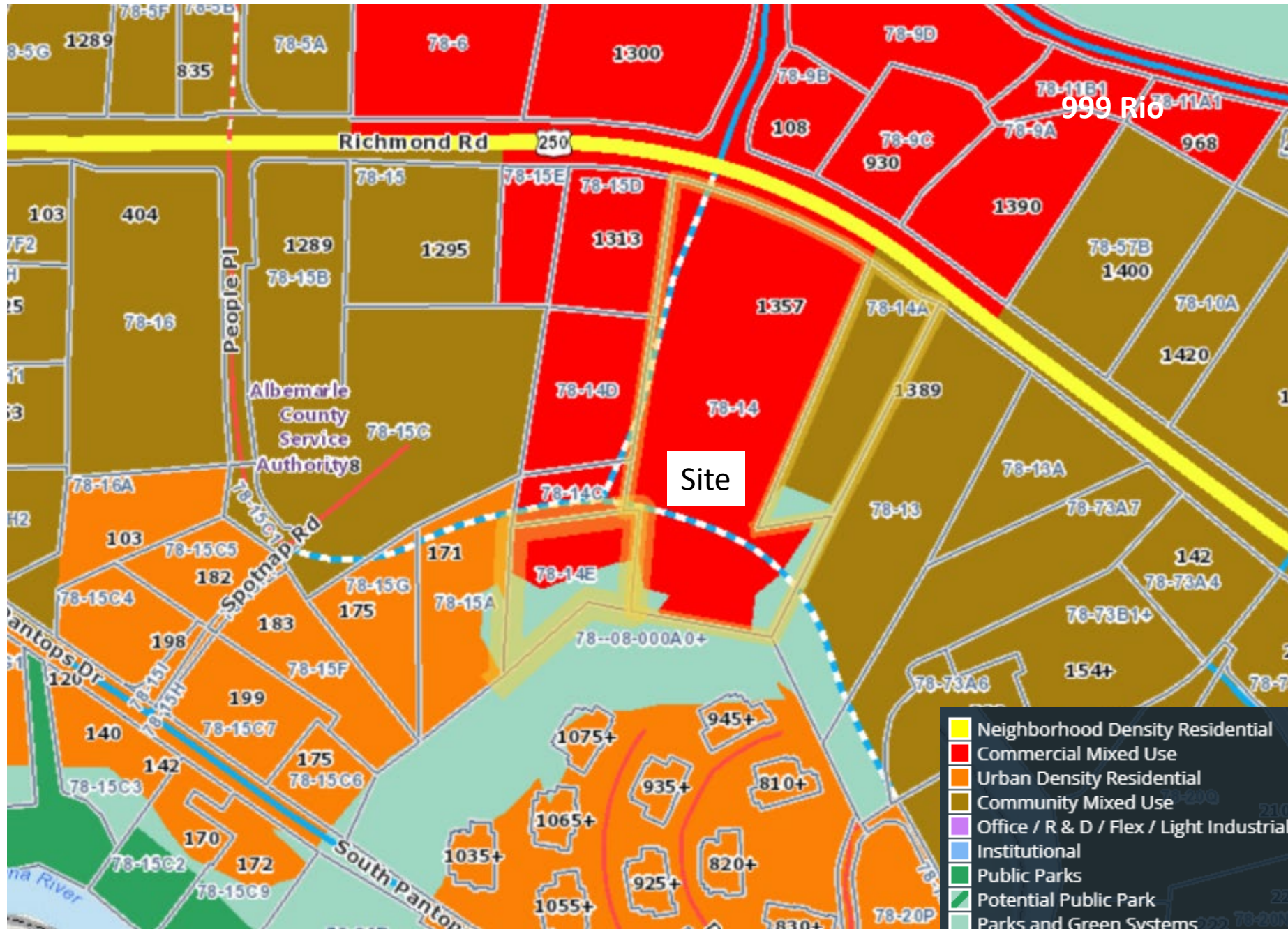
ZMA202400004 - Zoning Map



Site



ZMA202400004 – Future Land Use (Pantops Master Plan)



Site



5

ZMA202400004 - Steep Slopes Overlay District



Site



ZMA202400004 - Steep Slopes Overlay District

Section 30.7.3.A Managed Slopes

- i. the contiguous area of steep slopes is limited or fragmented;
- ii. the slopes are not associated with or abutting a water feature, including, but not limited to, a river, stream, reservoir or pond;
- iii. the slopes are not natural but, instead, are manufactured;
- iv. the slopes were significantly disturbed prior to June 1, 2012;
- v. the slopes are located within previously approved single-family residential lots; or the slopes are shown to be disturbed, or allowed to be disturbed, by a prior county action.

Section 30.7.3.B Preserved Slopes

- i. the slopes are a contiguous area of 10,000 square feet or more or a close grouping of slopes, any or all of which may be less than 10,000 square feet but whose aggregate area is 10,000 square feet or more;
- ii. the slopes are part of a system of slopes associated with or abutting a water feature including, but not limited to, a river, stream, reservoir or pond;
- iii. the slopes are part of a hillside system;
- iv. the slopes are identified as a resource designated for preservation in the comprehensive plan;
- v. the slopes are identified as a resource in the comprehensive plan;
- vi. the slopes are of significant value to the entrance corridor overlay district;
- vii. the slopes have been preserved by a prior county action

ZMA202400004 - Proposal

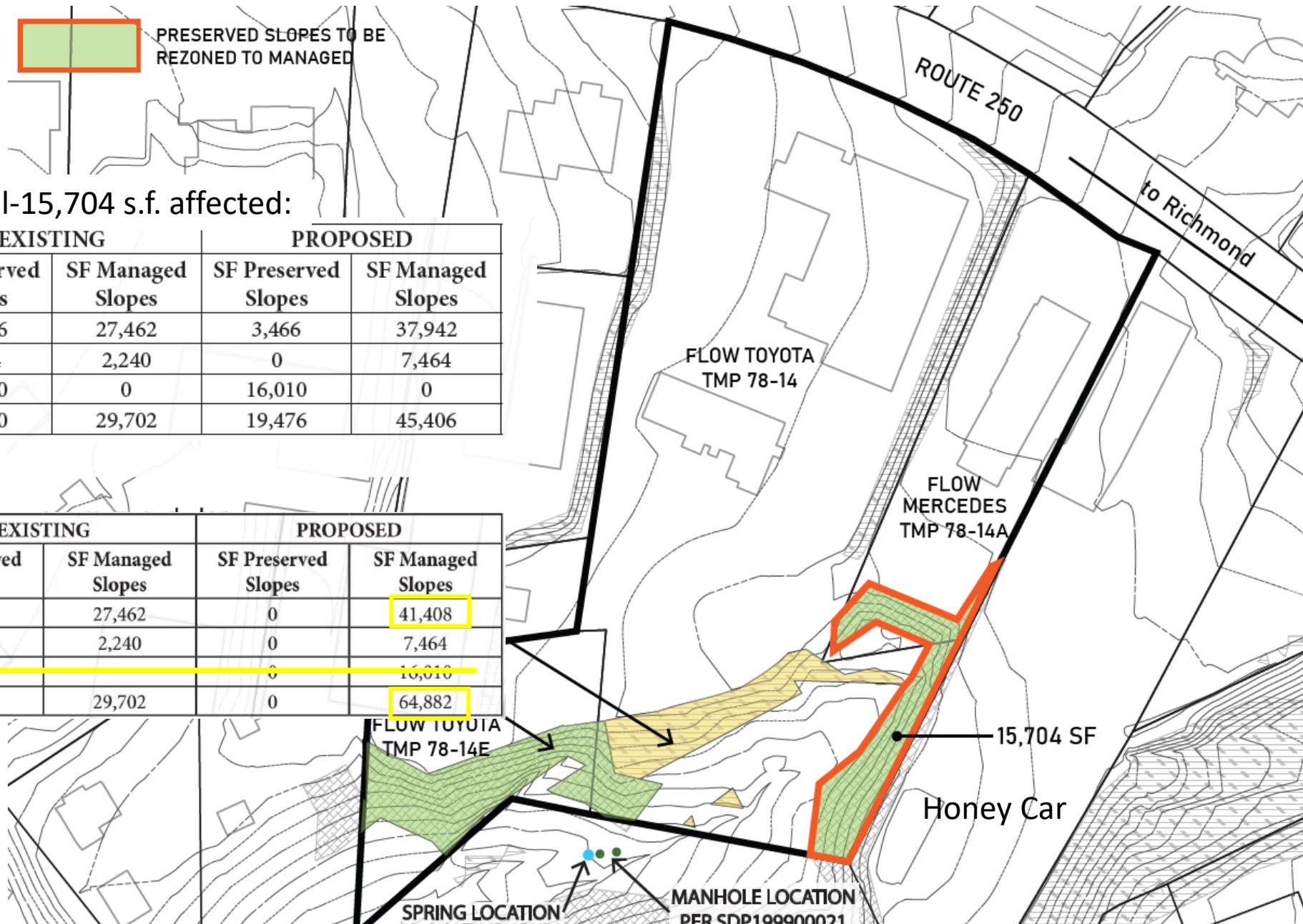


Current Proposal-15,704 s.f. affected:

Parcel	EXISTING		PROPOSED	
	SF Preserved Slopes	SF Managed Slopes	SF Preserved Slopes	SF Managed Slopes
78-14	13,946	27,462	3,466	37,942
78-14A	5,224	2,240	0	7,464
78-14E	16,010	0	16,010	0
Total	35,180	29,702	19,476	45,406

Prior Proposal:

Parcel	EXISTING		PROPOSED	
	SF Preserved Slopes	SF Managed Slopes	SF Preserved Slopes	SF Managed Slopes
78-14	13,946	27,462	0	41,408
78-14A	5,224	2,240	0	7,464
78-14E	16,010	0	0	16,010
Total	35,180	29,702	0	64,882

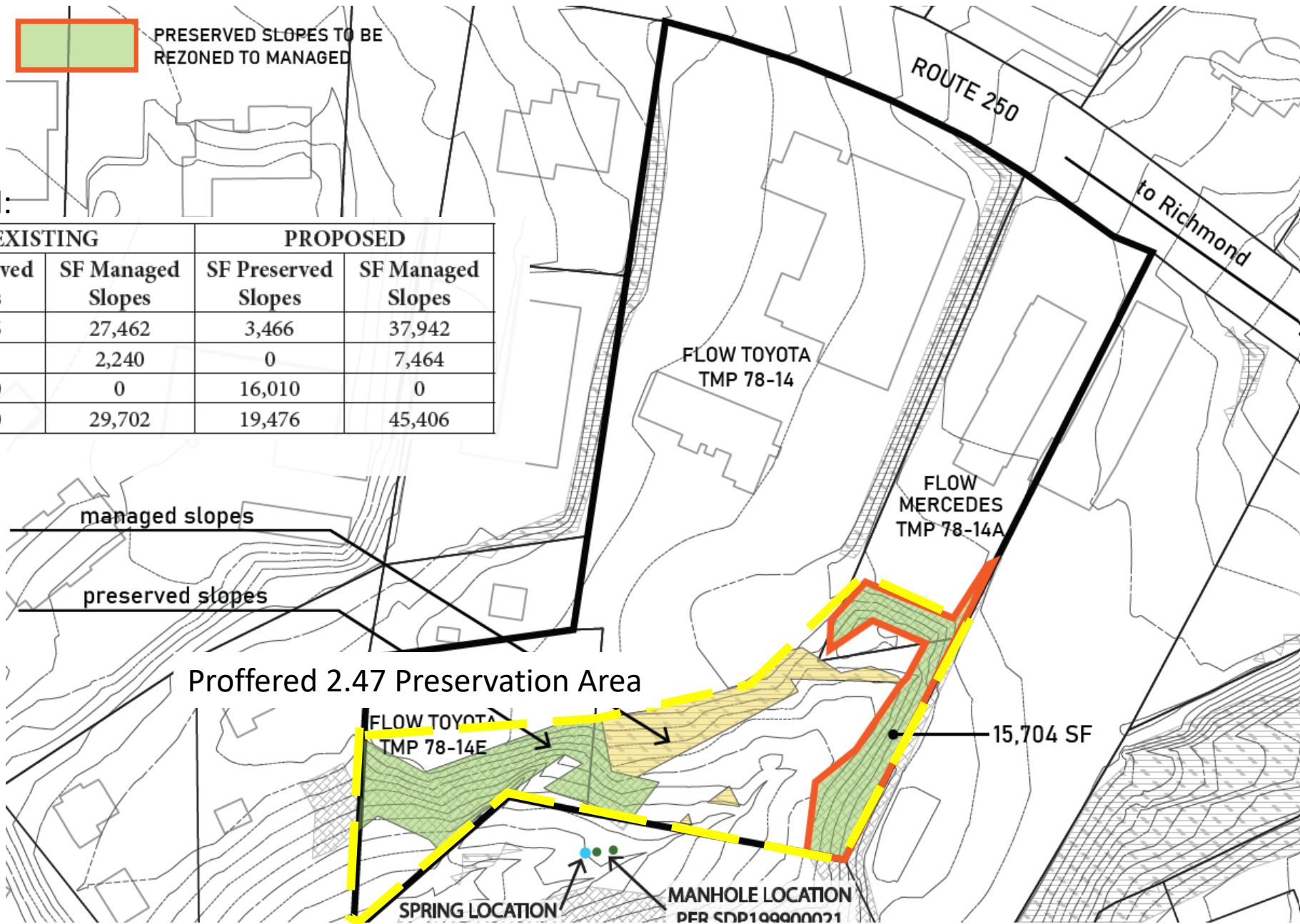


ZMA202400004 - Proposal



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ZMA202400004 - Proposal

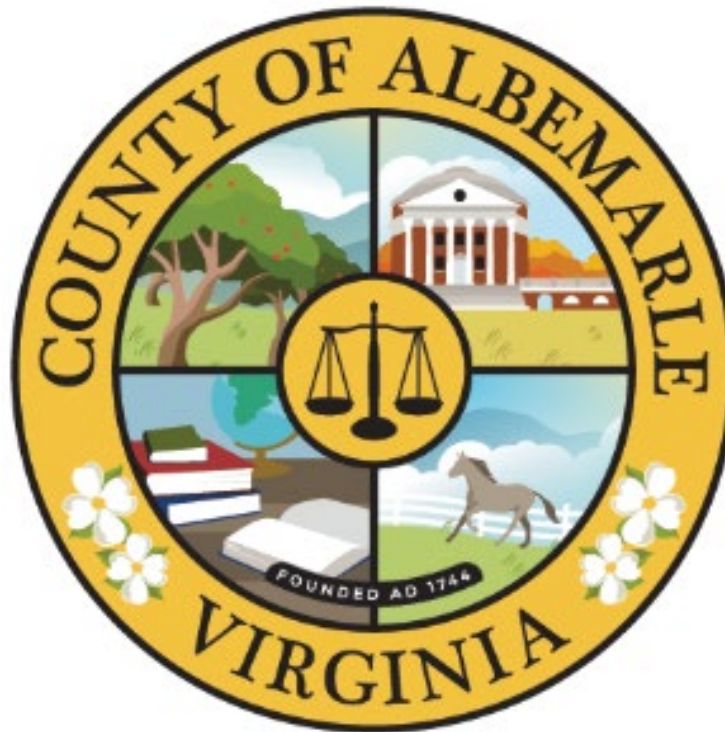
Proffer Amendment

1. **ON-SITE STORMWATER TREATMENT:** The Owners shall provide on-site stormwater treatment for phosphorus reduction equal to twice the total phosphorus load reduction provided by 2.47 acres of forest land cover on the Property, as calculated using the Virginia Department of Environmental Quality's Runoff Reduction Method – New Development Compliance Spreadsheet (Version 4.1).

ZMA202400004 – Staff Summary

1. Rezoning the Steep Slopes to Managed would allow expansion of auto uses, supportive of Economic Development goals.
2. The request for rezoning from Preserved Slopes to Managed Slopes has been reduced and limited to portions of the site previously disturbed, with primarily characteristics of Managed Slopes.
3. The rezoning proposes to replace the 2.47-acre preservation area proffered with ZMA201600023 with a proffer for enhanced stormwater quality that provides equivalent protection.

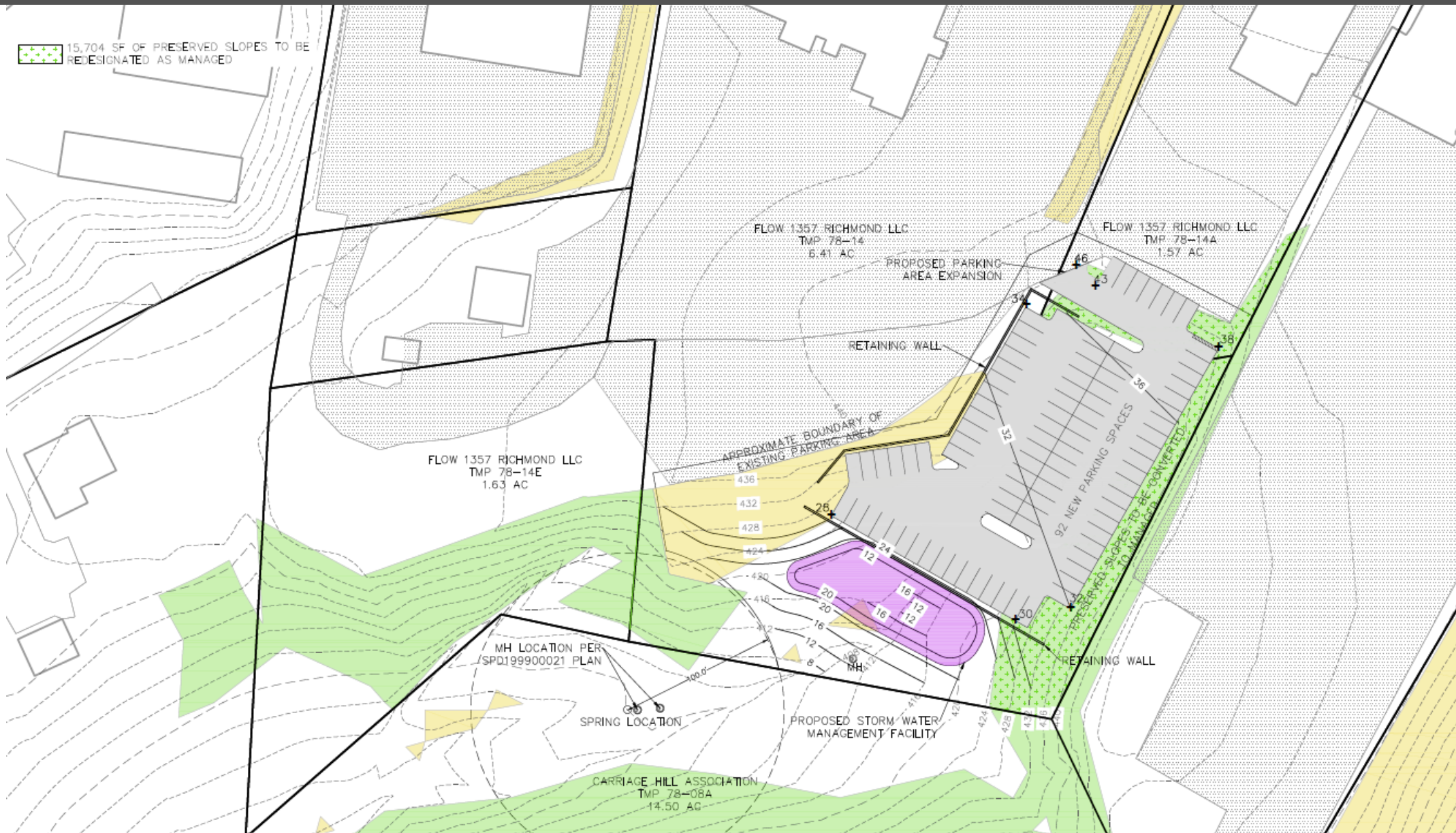
Questions?



To approve:

I move to adopt the ordinance attached to the staff report as Attachment F to approve ZMA202400004 .

ZMA202400004 – Concept Plan





Site History

This site has been used for vehicle sales and service since at least the mid-1970's.

SDP2000-00049 permitted a small addition to the rear of the main building and an 18- foot wide interparcel connection with the adjacent Mercedes-Benz dealership.

In 2014, Steep Slopes Overlay District Established

In 2016, it was discovered that prior unpermitted grading activity violated the Steep Slopes Overlay District. This activity created an expanded parking area at the rear of the site. As a result, the applicant filed a zoning map amendment application in late 2016.

ZMA201600023 amended the Steep Slopes Overlay district as it applied to parcels 07800000001400 and 078000000014E0 to remove 0.05 acres of Managed slopes and approximately 0.20 acres of Preserved slopes and established a new area of approximately 0.25 acres of Managed slopes. A preservation area at the rear of the site was proffered and provided protection for an intermittent stream that would otherwise not be required



ZONING: EXISTING & PROPOSED, NO CHANGES

T.M. 78 PARCEL 14 - HC (HIGHWAY COMMERCIAL)
 • ENTRANCE CORRIDOR OVERLAY DISTRICT
 • MANAGED STEEP SLOPES OVERLAY DISTRICT
 • PRESERVED STEEP SLOPES OVERLAY DISTRICT

T.M. 78 PARCEL 14C - HC (HIGHWAY COMMERCIAL)
 • ENTRANCE CORRIDOR OVERLAY DISTRICT

T.M. 78 PARCEL 14E - HC (HIGHWAY COMMERCIAL)
 • ENTRANCE CORRIDOR OVERLAY DISTRICT
 • PRESERVED STEEP SLOPES OVERLAY DISTRICT

T.M. 78 PARCEL 14A - HC (HIGHWAY COMMERCIAL)
 • ENTRANCE CORRIDOR OVERLAY DISTRICT
 • MANAGED STEEP SLOPES OVERLAY DISTRICT
 • PRESERVED STEEP SLOPES OVERLAY DISTRICT

STEEP SLOPES TABLE	PRE-DEVELOPMENT [AC.]		POST-DEVELOPMENT [AC.]		NET CHANGE	
	PRESERVED	MANAGED	PRESERVED	MANAGED	PRESERVED	MANAGED
T.M. 78 PARCEL 14	0.51	0.26	0.27	0.48	-0.24	+0.22
T.M. 78 PARCEL 14A	0.10	0.06	0.10	0.06	0	0
T.M. 78 PARCEL 14E	0.42	0	0.41	0	-0.01	0
T.M. 78 PARCEL 14C	0	0	0	0	0	0



2 AREA OF RE-ZONING - NEW MANAGED AND PRESERVED STEEP SLOPES

C-1.1/ SCALE: 1" = 40'-0"

(BASEMAP SOURCE: COMMONWEALTH LAND SURVEYING, LLC 08-16-16)

NOTE: THE METES AND BOUNDS MEASUREMENTS ARE FROM THE POST-DEVELOPMENT SITE SURVEY CONDUCTED BY COMMONWEALTH LAND SURVEYING, LLC 08-16-16)