

**COUNTY OF ALBEMARLE  
TRANSMITTAL TO THE BOARD OF SUPERVISORS  
SUMMARY OF PLANNING COMMISSION ACTION**

<p><b>AGENDA TITLE:</b> ZMA202300010 Granger Development</p> <p><b>SUBJECT/PROPOSAL/REQUEST:</b> Rezone 68.96 acres from R-1 Residential to Planned Residential Development (PRD). The proposal is for 203 units, a mixture of single family detached and single family attached housing units, at a net density of 5.98 dwelling units per acre or a gross density of 2.94 dwelling units per acre. 50% of the site is green space with public and private recreational amenities and 15% of the total residential units will be affordable.</p>	<p><b>AGENDA DATE:</b> August 7, 2024</p> <p><b>STAFF CONTACT(S):</b> Filardo, Barnes, Rosenberg, Herrick McDermott, Ragsdale, McCollum</p> <p><b>PRESENTER(S):</b> Kevin McCollum, Senior Planner</p> <p><b>SCHOOL DISTRICT:</b> For most of the development (201-203 units) - Mountain View ES, Burley MS, and Monticello HS. The 6-acre residue parcel (max of 2 units) – Murray ES, Henley MS, and Western Albemarle HS.</p>
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**BACKGROUND:**

At its meeting on May 14, 2024, the Planning Commission (PC) voted 7:0 to recommend approval of ZMA202300010 Granger Development, for the reasons stated in the staff report. Included in the motion was a request for an amendment to an Application Plan note to require earlier construction and dedication of trails. Attachments A, B, and C are the PC staff report, action letter, and meeting minutes.

Several members of the public spoke with questions and concerns regarding the proposal, including traffic, stormwater runoff, and flooding.

**DISCUSSION:**

The Applicant has submitted a revised Application Plan (Attachment D) that addresses the remaining PC and staff concerns. The Applicant's proposed changes include a change to the timing of land being dedicated to the County for public use, revisions to notes on the Application Plan for clarity, and an additional trailway connection to create a more complete and grid-like trail network. More specifically, revisions include:

- An updated note on Sheet 2 to require construction and dedication of trails to public use prior to the 75<sup>th</sup> building permit, instead of the 150<sup>th</sup> building permit.
- An updated Sheet 4 to provide for a trail network extension to connect to the proposed cul-de-sac.

Following the PC meeting, staff followed-up with neighbors on their concerns regarding stormwater management and flooding. Staff does not believe that this proposed development will negatively impact neighboring properties.

**RECOMMENDATIONS:**

Staff recommends that the Board adopt the attached Resolution (Attachment E) to approve ZMA202300010 Granger Development.

**PROPOSED MOTION:**

To approve Zoning Map Amendment application ZMA202300010 Granger Development:

*I move to adopt the resolution attached to the staff report as Attachment E.*

**ATTACHMENTS:**

A – May 14, 2024 Planning Commission Staff Report

A1: Location Map

A2: Application Narrative

A3: Application Plan dated March 26, 2024

A4: Traffic Impact Analysis

A5: Private Street Authorization Request

A6: Affordable Housing Evaluation

B – May 14, 2024 Planning Commission Action Letter

C – May 14, 2024 Planning Commission Minutes

D – Application Plan revised and dated July 22, 2024

E – Resolution to Approve ZMA202300010 Granger Development