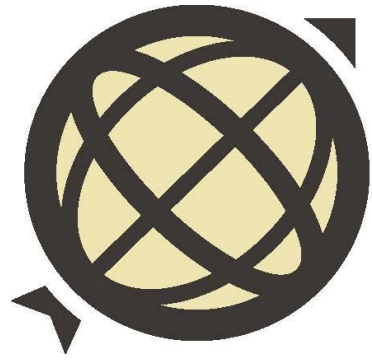




North Pointe

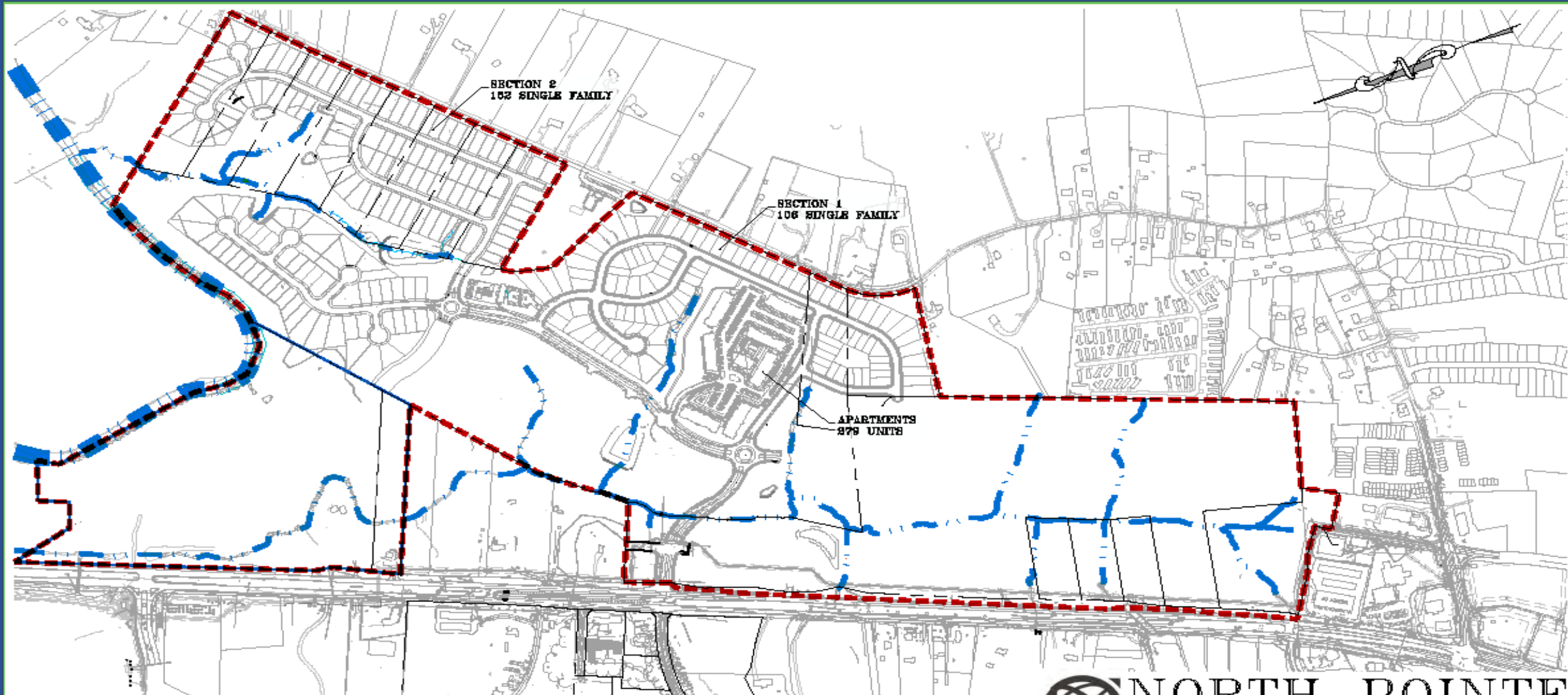


GREAT EASTERN
MANAGEMENT COMPANY

Board of Supervisors Meeting

April 1, 2026

- David Mitchell, Construction & Development Manager
- Big picture, we are asking for a reduction in commercial gross floor area from 849,000 to 241,000 and an increase of residential dwelling units (including, but not limited to, single-family, townhomes, quads, duplexes and multi-family) from 893 units to 1600 units.



NOTE:
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THE FINAL CONFIGURATION OF ROADS, TRAILS, LOTS, BUILDINGS, AND
AMENITIES WILL BE DETERMINED AT PLAT. OR SITE PLAN APPROVALS.



GREAT EASTERN MANAGEMENT
2819 HYPERBOL ROAD
CHARLOTTESVILLE, VA 22901
DAVID M. HILL, C.E.T.
PHONE: (540) 885-4108
FAX: (540) 885-2979
E-MAIL: dmh@easternmanagement.com

GRAPHIC SCALE



1 inch = 500 ft



NORTH POINTE
CURRENT CONDITIONS
RIVANNA DISTRICT
ALBEMARLE COUNTY, VIRGINIA

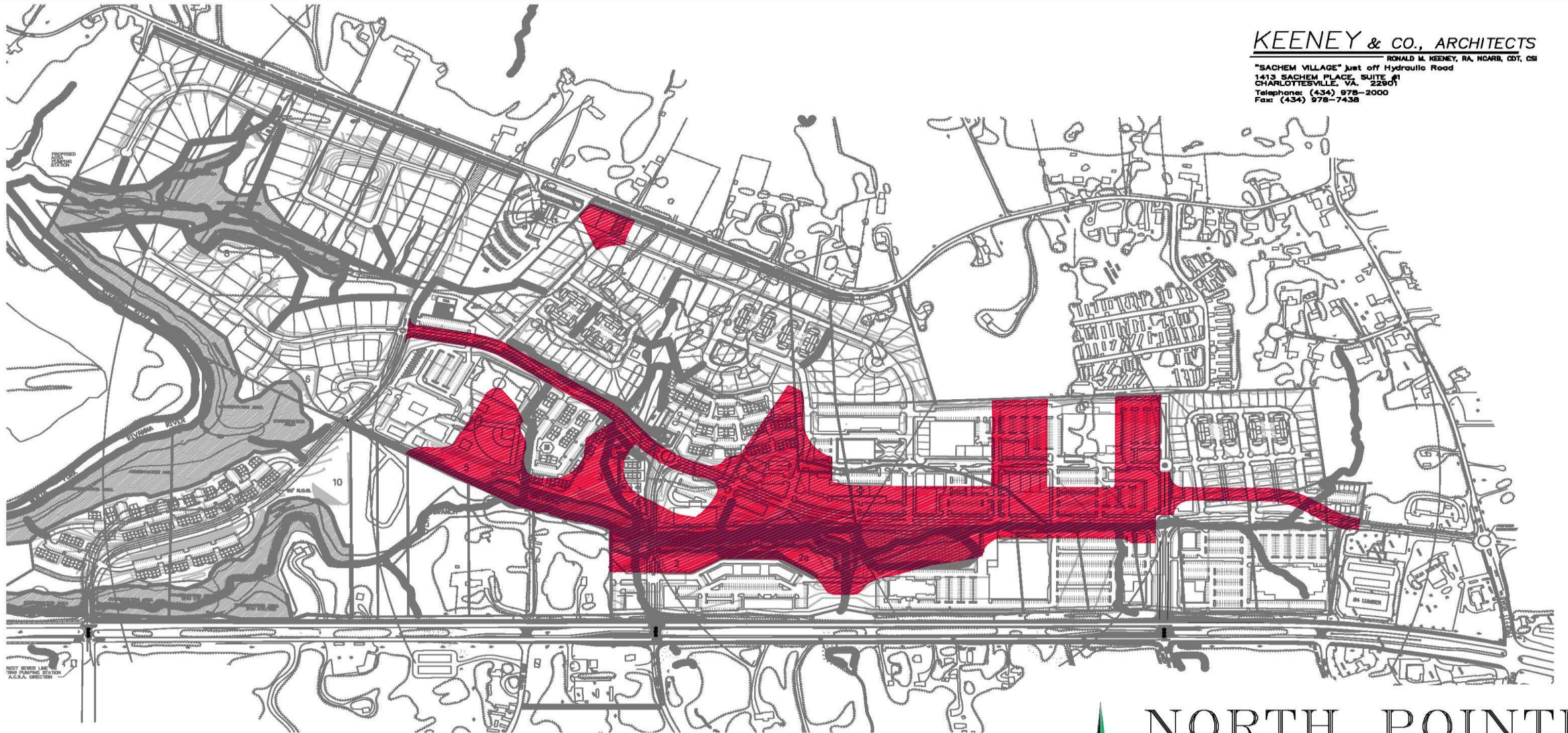


GREAT EASTERN
MANAGEMENT COMPANY

Townes
SITE ENGINEERING

KEENEY & CO., ARCHITECTS

RONALD M. KEENEY, RA, NCARB, CDT, CSI
 "SACHEM VILLAGE" just off Hydraulic Road
 1413 SACHEM PLACE, SUITE #1
 CHARLOTTESVILLE, VA. 22901
 Telephone: (434) 978-2000
 Fax: (434) 978-7438



DEVELOPABLE AREA LOST DUE
 TO INABILITY TO PERMIT STREAM
 IMPACTS & OFF LINE BMPs
 = ±48 ACRES



NORTH POINTE
 LOST LAND
 RIO DISTRICT
 ALBEMARLE COUNTY, VIRGINIA



GREAT EASTERN MANAGEMENT
 2819 HYDRAULIC ROAD
 CHARLOTTESVILLE, VA 22801
 DAVID MITCHELL, E.I.T.
 PHONE: (434) 286-4109
 FAX: (434) 983-2670
 E-MAIL: davidmitchell@great-eastern.com

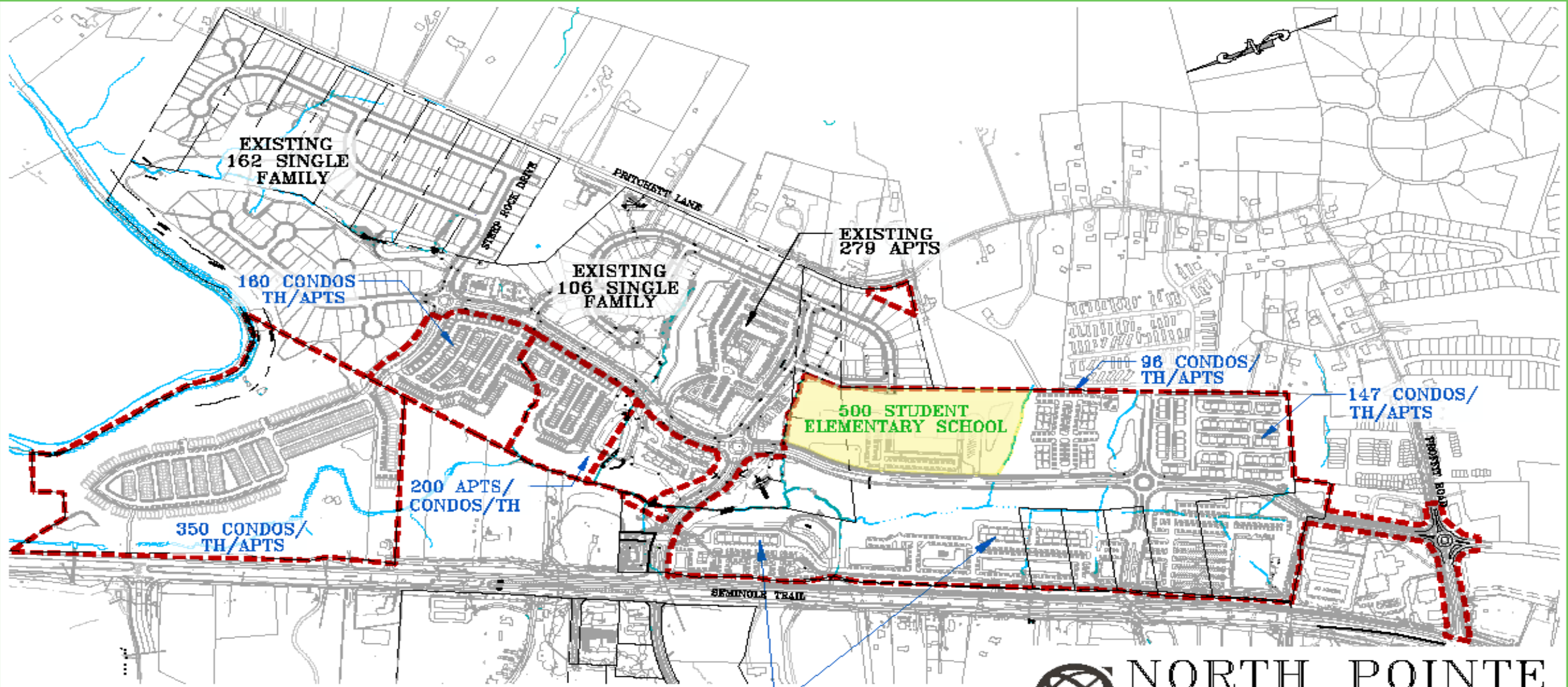


TOWNES SITE ENGINEERING
 C/O BRIAN C. MITCHELL, P.E.
 1 PARK WEST CIRCLE, SUITE 108
 MIDLOTHIAN, VA 23114
 PHONE: (804) 748-9011
 FAX: (804) 748-2590
 E-MAIL: bmitche@townes.com



GREAT EASTERN
 MANAGEMENT COMPANY

Townes
 SITE ENGINEERING

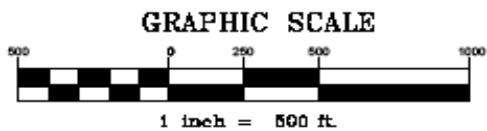


----- AREA TO BE REZONED TO PD-MC
WITH SUP FOR RESIDENTIAL USES



NORTH POINTE CONCEPTUAL EXHIBIT

RIVANNA DISTRICT
ALBEMARLE COUNTY, VIRGINIA




GREAT EASTERN MANAGEMENT
2819 HYPOPALE ROAD
CHARLOTTE, NC 28207
PHONE: (704) 585-4108
FAX: (704) 585-2870
E-MAIL: info@ge-management.com


TOWNES SITE ENGINEERING
4700 BRAN D. MITCHELL, P.E.
1 PARK WEST DRIVE, SUITE 100
MELROSE, VA 22069
PHONE: (703) 248-1811
FAX: (703) 248-2800
E-MAIL: info@townes-engineering.com

 GREAT EASTERN
MANAGEMENT COMPANY

 **Townes**
SITE ENGINEERING

COMMERCIAL GROSS FLOOR AREA SUMARRY

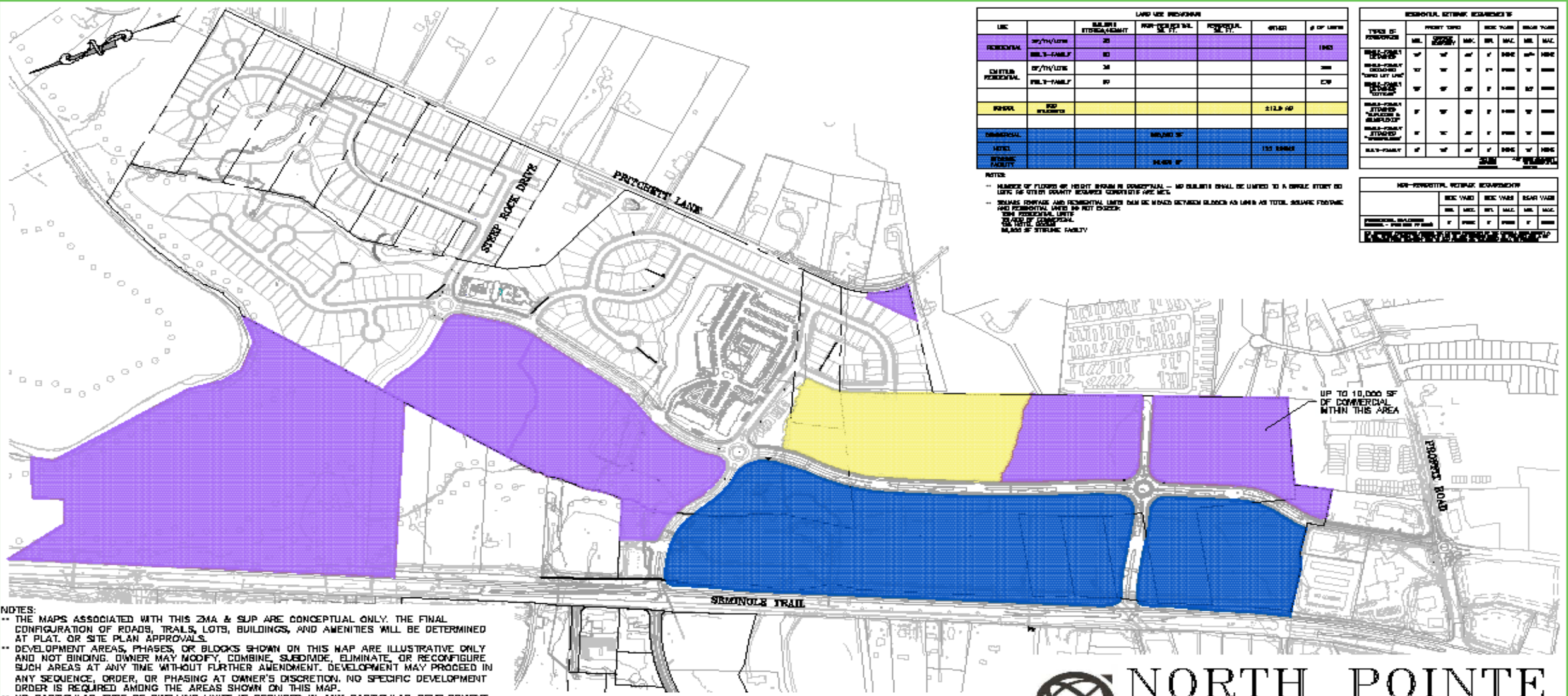
TOTALS (MAX. GROSS FLOOR AREA)	924,548	316,000	
Less School Sqft	<u>75,000</u>	<u>75,000</u>	
Net Commercial GFA	849,548	241,000	-71.6%

RESIDENTIAL AREA UNIT SUMARRY

Commercial Area Residential Condominium	126		
Neighborhood Investments Townhome Section	184	350	
Estimated Single Family Detached	269	269	
Estimated Other (Townhomes, Quads & Duplexes)	109	500	
Estimated Multi Family	<u>205</u>	<u>479</u>	
	893	1,598	55.9%

TRAFFIC SUMARRY

Traffic Analysis Comparison			
Daily Traffic (vpd)	29,418	21,204	-27.92%



LAND USE PRECEDENCE						
USE	MIN. LOT	MIN. STOR. (SQ. FT.)	MIN. STOR. (SQ. FT.)	MIN. STOR. (SQ. FT.)	MIN. STOR. (SQ. FT.)	# OF UNITS
RESIDENTIAL	50'x100'	20				100
MULTI-FAMILY	50'	30				
COMMERCIAL	50'x100'	30				100
MULTI-FAMILY	50'	30				100
SCHOOL	50'	30				100
INDUSTRIAL						
RECREATION						
UTILITIES						
RECREATION						

NOTES:

- NUMBER OF FLOORS OF HEIGHT SHALL BE LIMITED TO A SINGLE STORY OR LESS UNLESS OTHERWISE SPECIFIED.
- SEMI-DETACHED AND RESIDENTIAL UNITS SHALL BE SPACED BETWEEN BLOCKS AS LINED AS TOTAL SQUARE FOOTAGE OF THE DEVELOPMENT.
- MIN. LOT AREA SHALL BE 10,000 SQ. FT.
- MIN. LOT AREA SHALL BE 10,000 SQ. FT.

RESIDENTIAL, DETACHED, REQUIREMENTS											
TYPE OF DEVELOPMENT	MIN. LOT	MIN. STOR.	MIN. STOR.	MIN. STOR.	MIN. STOR.	MIN. STOR.	MIN. STOR.	MIN. STOR.	MIN. STOR.	MIN. STOR.	MIN. STOR.
RESIDENTIAL	50'	30'	30'	30'	30'	30'	30'	30'	30'	30'	30'
MULTI-FAMILY	50'	30'	30'	30'	30'	30'	30'	30'	30'	30'	30'
COMMERCIAL	50'	30'	30'	30'	30'	30'	30'	30'	30'	30'	30'
MULTI-FAMILY	50'	30'	30'	30'	30'	30'	30'	30'	30'	30'	30'
INDUSTRIAL	50'	30'	30'	30'	30'	30'	30'	30'	30'	30'	30'
RECREATION	50'	30'	30'	30'	30'	30'	30'	30'	30'	30'	30'
UTILITIES	50'	30'	30'	30'	30'	30'	30'	30'	30'	30'	30'
RECREATION	50'	30'	30'	30'	30'	30'	30'	30'	30'	30'	30'

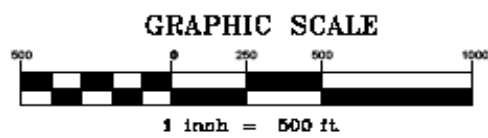
NON-RESIDENTIAL, DETACHED, REQUIREMENTS											
TYPE OF DEVELOPMENT	MIN. LOT	MIN. STOR.	MIN. STOR.	MIN. STOR.	MIN. STOR.	MIN. STOR.	MIN. STOR.	MIN. STOR.	MIN. STOR.	MIN. STOR.	MIN. STOR.
RESIDENTIAL	50'	30'	30'	30'	30'	30'	30'	30'	30'	30'	30'
MULTI-FAMILY	50'	30'	30'	30'	30'	30'	30'	30'	30'	30'	30'
COMMERCIAL	50'	30'	30'	30'	30'	30'	30'	30'	30'	30'	30'
MULTI-FAMILY	50'	30'	30'	30'	30'	30'	30'	30'	30'	30'	30'
INDUSTRIAL	50'	30'	30'	30'	30'	30'	30'	30'	30'	30'	30'
RECREATION	50'	30'	30'	30'	30'	30'	30'	30'	30'	30'	30'
UTILITIES	50'	30'	30'	30'	30'	30'	30'	30'	30'	30'	30'
RECREATION	50'	30'	30'	30'	30'	30'	30'	30'	30'	30'	30'

NOTES:

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- DEVELOPMENT AREAS, PHASES, OR BLOCKS SHOWN ON THIS MAP ARE ILLUSTRATIVE ONLY AND NOT BINDING. OWNER MAY MODIFY, COMBINE, SUBDIVIDE, ELIMINATE, OR RECONFIGURE SUCH AREAS AT ANY TIME WITHOUT FURTHER AMENDMENT. DEVELOPMENT MAY PROCEED IN ANY SEQUENCE, ORDER, OR PHASING AT OWNER'S DISCRETION. NO SPECIFIC DEVELOPMENT ORDER IS REQUIRED AMONG THE AREAS SHOWN ON THIS MAP.
- NO PARTICULAR TYPE OF DWELLING UNITS IS REQUIRED IN ANY PARTICULAR DEVELOPMENT AREA. OWNER HAS COMPLETE DISCRETION TO DETERMINE THE TYPE AND MIX OF ALL DWELLING UNITS, INCLUDING BUT NOT LIMITED TO SINGLE-FAMILY DETACHED, SINGLE-FAMILY ATTACHED, TOWNHOUSES, CONDOMINIUMS, APARTMENTS, MULTI-FAMILY UNITS, OR ANY OTHER PERMITTED HOUSING TYPE.
- OF THE TOTAL 1,600 DWELLING UNITS, 300 UNITS ARE SPECIFICALLY ASSIGNED TO TAX MAP 52, PARCELS 22K AND 22P. THE REMAINING UNITS MAY BE DEVELOPED ANYWHERE ELSE ON THE SUBJECT PARCELS IN OWNER'S DISCRETION.

GREAT EASTERN MANAGEMENT
2015 HYDRAULIC ROAD
9140 HUNTERS LANE, SUITE 100
DALLAS, TEXAS 75243
PHONE: (214) 498-1000
FAX: (214) 498-1001
E-MAIL: daniel@great-eastern.com

TOWNES SITE ENGINEERING
9140 HUNTERS LANE, SUITE 100
DALLAS, TEXAS 75243
PHONE: (214) 498-1001
FAX: (214) 498-1001
E-MAIL: daniel@townes-engineering.com

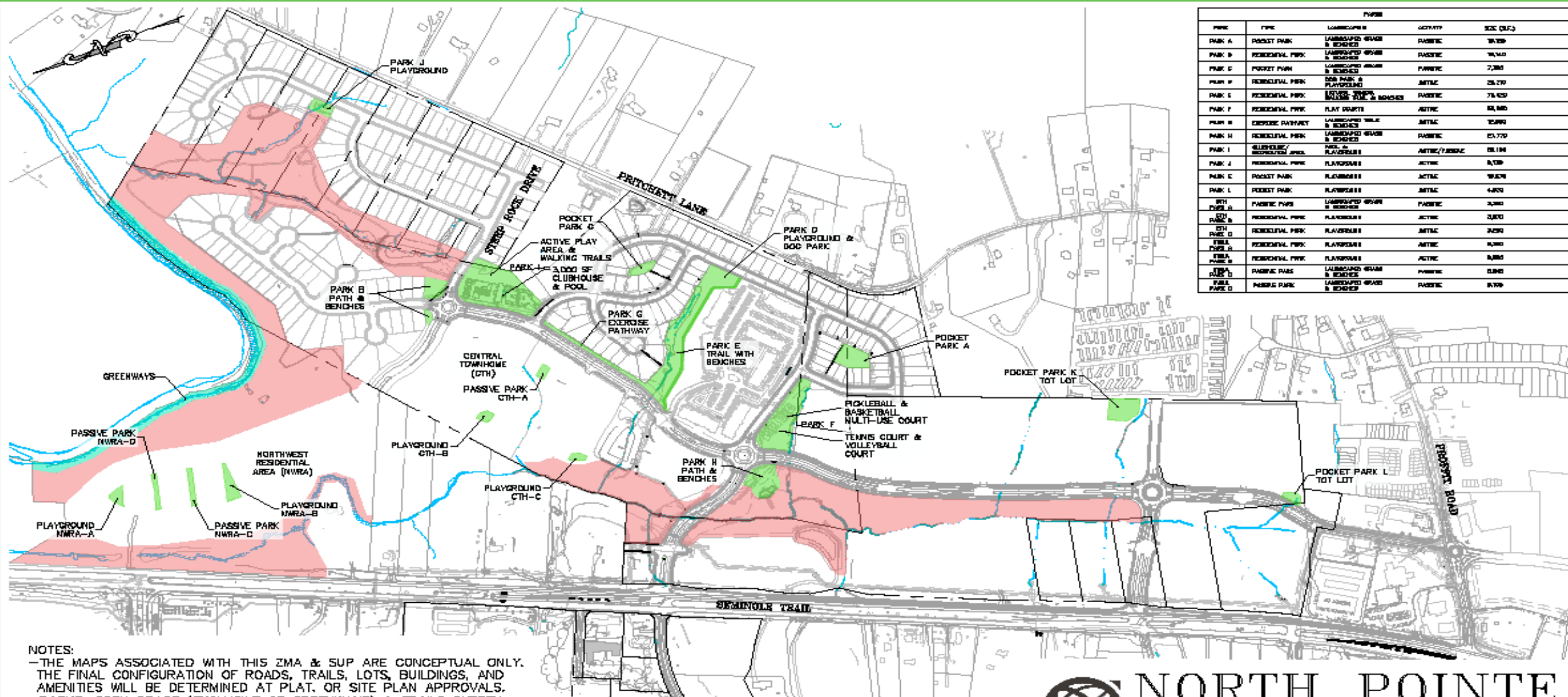


- COMMERCIAL & RESIDENTIAL
- RESIDENTIAL
- SCHOOL

NORTH POINTE ZONING MAP

RIVANNA DISTRICT

ALBEMARLE COUNTY, VIRGINIA



NOTES:

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- PARKS, OPEN SPACE (EXCLUSIVE OF GREENWAYS) & TRAILS SYSTEM ARE HOA OWNED AND MAINTAINED AND ARE NOT FOR PUBLIC USE
- THE SHOWN PARKS, OPEN SPACE, TRAILS & SPORTS COURTS ARE PROVIDED TO SATISFY THE INTENT OF SECTION 4.16. THESE AREAS AND FACILITIES MAY BE MODIFIED AS SITE PLANS ARE REVIEWED WITH THE ADMINISTRATIVE APPROVAL OF THE GOVERNING AUTHORITY

 PARKS - 7.5± AC

 OPEN SPACE - 50± AC

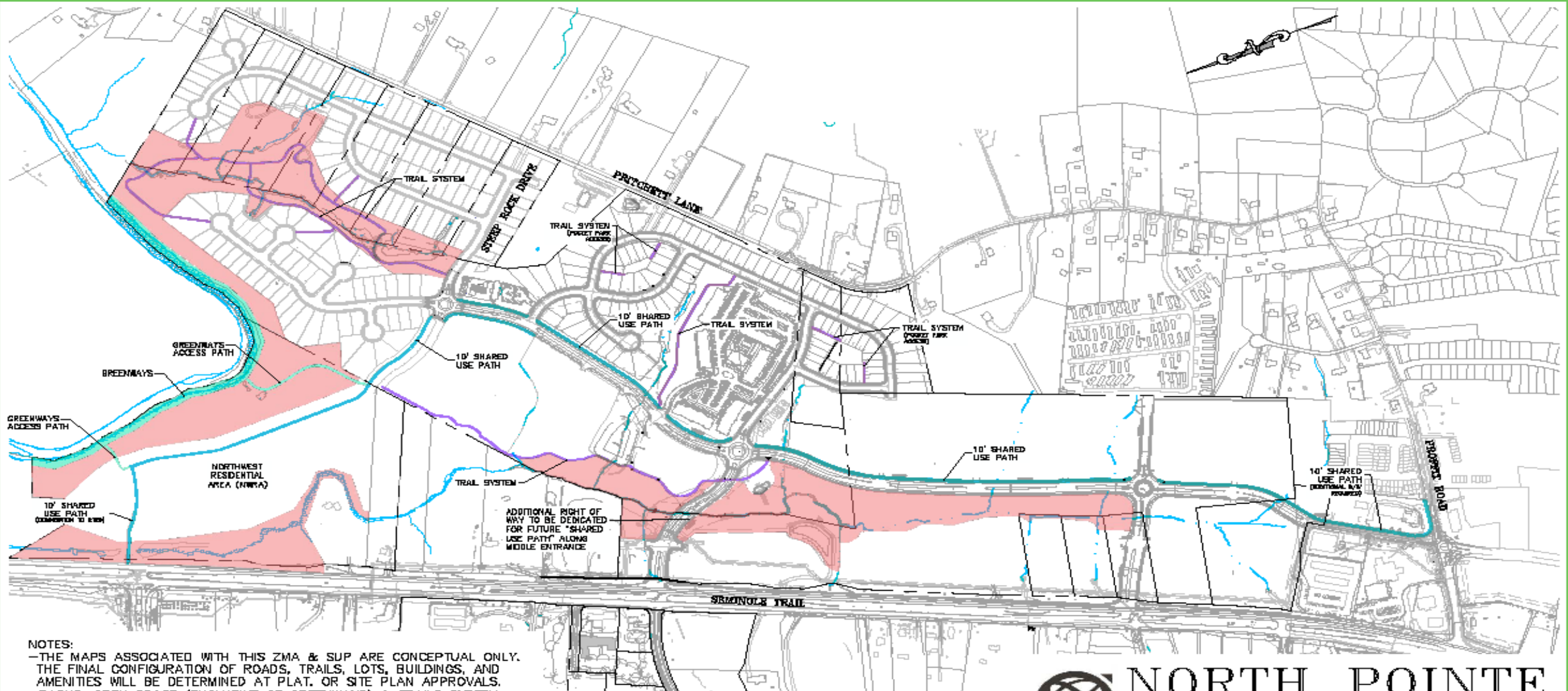
 GREENWAYS - 3± AC
(TO BE DEDICATED UPON REQUEST FOR PUBLIC USE)





[MORE VIDEOS](#)





NOTES:

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- OPEN SPACE - 50± AC (HOA)
- TRAIL SYSTEM - 8,465± LF (HOA)
- SHARED USE PATH - 8,148± LF (HOA)
(LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY)
- GREENWAYS - 9± AC
GREENWAYS ACCESS PATH - 942± LF
(TO BE DEDICATED UPON REQUEST FOR PUBLIC USE)

GRAPHIC SCALE



NORTH POINTE TRAILS EXHIBIT

RIVANNA DISTRICT
ALBEMARLE COUNTY, VIRGINIA



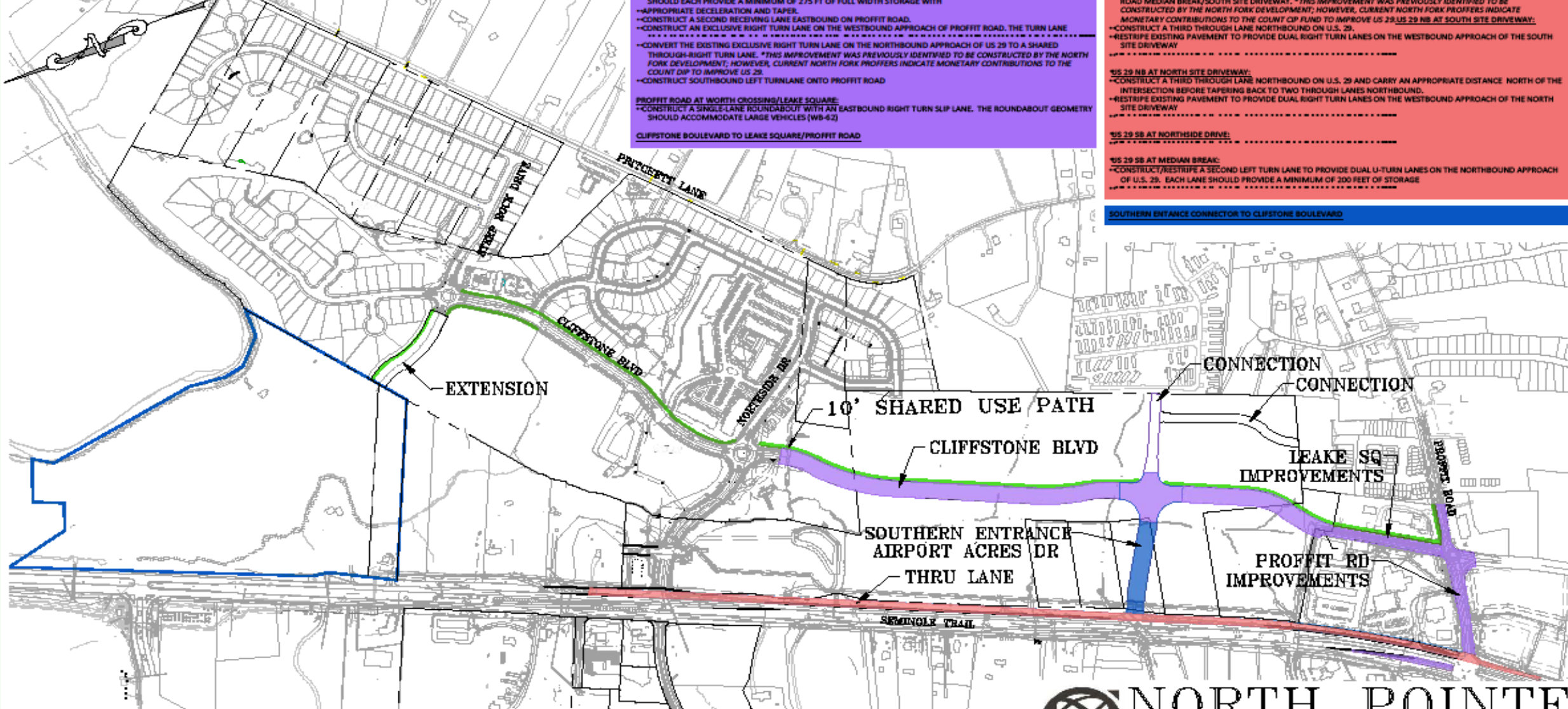
GREAT EASTERN
MANAGEMENT COMPANY

Townes
SITE ENGINEERING



GREAT EASTERN MANAGEMENT
2015 HYDE PARK BLVD
SUITE 200, WILMINGTON, NC 28401
PHONE: (910) 898-8100
FAX: (910) 898-8100
E-MAIL: GEM@GEMMGT.COM

TOWNES SITE ENGINEERING
2015 HYDE PARK BLVD, SUITE 200
WILMINGTON, NC 28401
PHONE: (910) 748-8001
FAX: (910) 748-8001
E-MAIL: S@TOWNESENGINEERING.COM



NORTH POINTE ROAD EXHIBIT

RIVANNA DISTRICT
ALBEMARLE COUNTY, VIRGINIA



GREAT EASTERN
MANAGEMENT COMPANY

Townes
SITE ENGINEERING



GREAT EASTERN MANAGEMENT
2015 HYDE PARK ROAD
CHARLOTTEVILLE, VA 22001
DAVID MITCHELL, P.E.
PHONE: (540) 594-0000
FAX: (540) 592-0000
E-MAIL: david.mitchell@gemc.com



TOWNES SITE ENGINEERING
910 BROAD ST. MITCHELL, P.E.
1 PARK HILL DRIVE, SUITE 100
MIDLAND, VA 22645
PHONE: (540) 748-0001
FAX: (540) 748-0000
E-MAIL: dmitche@townes.com



Summary of Changes

- Deal with the DEQ/USCOE Regs
- Provide much needed mid-level housing (Townhomes-Apartments-Condos)
- Increase number of AHUs - 106
- Move School to a usable site
- Relieve pressure on Rt29/Proffit/Airport
- Access to County Greenway.
- Extend Multi-Use path from Proffit to NW Res/Rt29



Thank you for your time

END