

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

<p><b>AGENDA TITLE:</b> ZMA-2025-00006 Hollymead Town Center Area C Amendment</p> <p><b>SUBJECT/PROPOSAL/REQUEST:</b> Amend the Code of Development and Application Plan to add 40 residential units, shift residential units within blocks, and reduce the minimum nonresidential square footage from 20,000 sq. ft. to 0 sq. ft in Block IX</p> <p><b>SCHOOL DISTRICT:</b> Hollymead Elementary, Lakeside Middle, and Albemarle High School</p>	<p><b>AGENDA DATE:</b> March 18, 2026</p> <p><b>STAFF CONTACT(S):</b> Wall, Herrick, Tevendale, Barnes, McDermott, Ragsdale</p> <p><b>PRESENTER (S):</b> J.T. Newberry, Senior Planner II</p>
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**BACKGROUND:**

The Planning Commission (PC) voted 7:0 to recommend approval of the rezoning at their October 14, 2025 meeting. No members of the public spoke during the public hearing.

Attachments A, B, and C are the PC staff report, action letter, and meeting minutes.

**DISCUSSION:**

Since the public hearing, the applicant submitted a revised Code of Development and proffers. The revisions made are not substantive and clarify unit count tracking within blocks of the Code of Development and affordable housing provisions.

The latest version of the Code of Development is included as Attachment D and final signed proffers are included as Attachment E.

**RECOMMENDATION:**

Staff recommends that the Board adopt the attached Ordinance to approve ZMA-2025-00006 Hollymead Town Center Area C Amendment (Attachment F).

**ATTACHMENTS:**

- A. October 14, 2025 PC Staff Report
  - A1: Location Map
  - A2: Applicant Narrative
  - A3: Proposed Code of Development
  - A4: Proposed Proffers
  - A5: Proposed Application Plan
- B. October 14, 2025 Planning Commission Action Letter
- C. October 14, 2025 Planning Commission Minutes
- D. Final Code of Development (last revised January 21, 2026)
- E. Final Proposed Proffers (dated March 5, 2026)
- F. Ordinance to Approve ZMA-2025-00006