

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

<b>AGENDA TITLE:</b> ZMA202200003 Firdyiwek-Deal Rezoning	<b>AGENDA DATE:</b> September 7, 2022
<b>SUBJECT/PROPOSAL/REQUEST:</b> Rezone a two-acre parcel of land from the RA Rural Areas zoning district, which allows residential uses at densities up to 0.5 unit/acre, to R-2 Residential, which allows residential uses up to 2.0 units/acre.	<b>STAFF CONTACT(S):</b> Filardo, Rapp, Ragsdale, McCollum
<b>SCHOOL DISTRICT:</b> Monticello High School, Walton Middle School, Mountain View Elementary School	<b>PRESENTER (S):</b> Kevin McCollum, Senior Planner

**BACKGROUND:**

At its meeting on June 28, 2022, the Planning Commission (PC) voted 7:0 to recommend approval of ZMA202200003 with proffers for the reasons stated in the staff report.

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

**DISCUSSION:**

At the PC meeting there was minimal discussion, and no concerns were raised regarding the rezoning application. No members of the public spoke at the public hearing.

Concurrent with the rezoning request, the applicant made an application (ACSA202200002) to amend the Albemarle County Service Authority Jurisdictional Area (ACSAJA), which does not require PC review or action. Since the PC meeting, Staff has learned that the subject property is already within the ACSAJA for water and sewer service. The parcel was designated for water and sewer service by the Board of Supervisors on October 3, 2010 with the Whittington Planned Residential Development Amendment to the ACSAJA. Therefore, the accompanying ACSA application has been withdrawn and the GIS map layer has been corrected.

**RECOMMENDATIONS:**

Staff recommends that the Board adopt the attached Resolution (Attachment D) to approve ZMA202200003 Firdyiwek-Deal Rezoning with the proposed proffers.

**ATTACHMENTS:**

A – June 28, 2022 Planning Commission Staff Report

A1: Location Map

A2: Zoning Map

A3: Applicant Narrative

A4: Conceptual Plan

A5: Proposed Proffers

A6: Neighborhood Model Analysis

B – June 28, 2022 Planning Commission Action Letter

C – June 28, 2022 Planning Commission Minutes

D – Resolution to Approve ZMA202200003