

ZMA-2025-00011
5546 Three Notch'd
Road

Albemarle County
Board of Supervisors
Public Hearing
February 4, 2026



Tax Map Parcel (TMP) 56A2-01-50



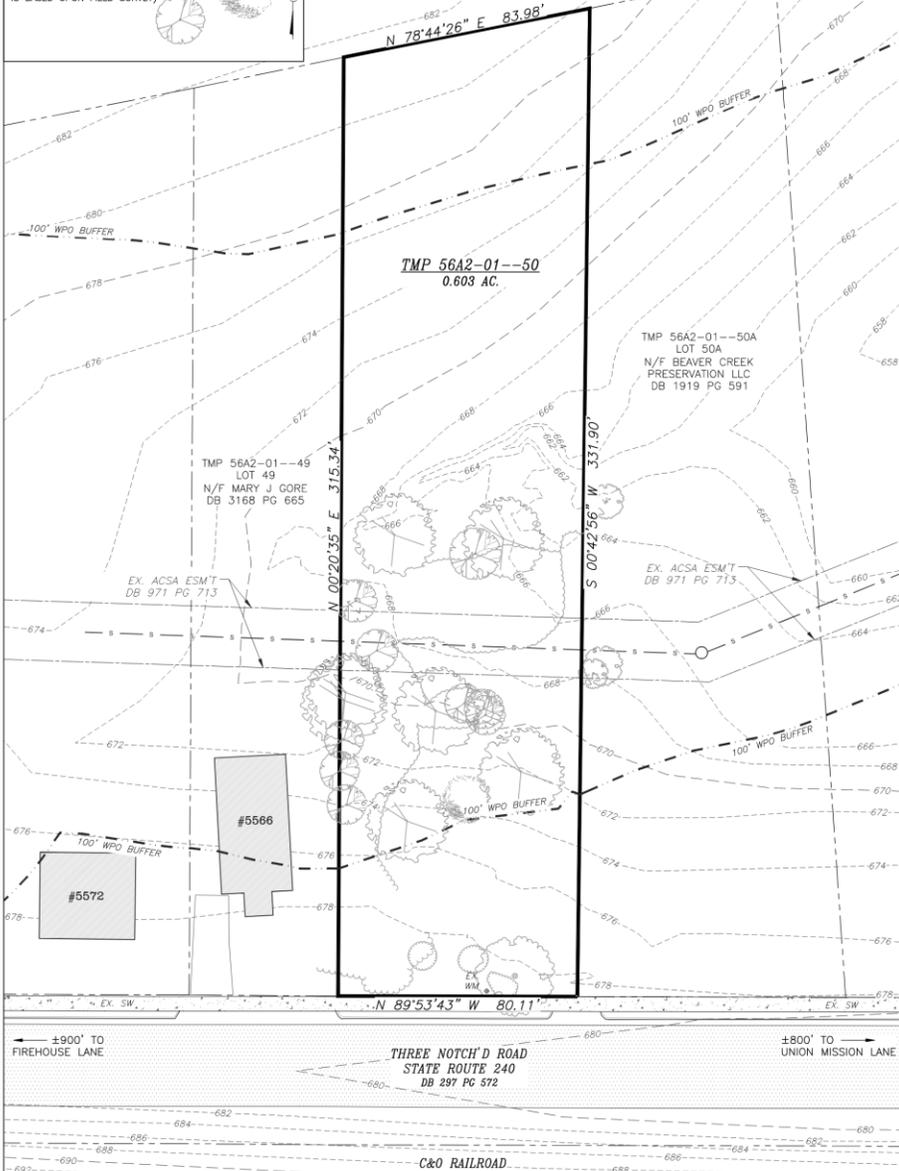
- 0.603 acres
- **Current Zoning:** R2
Residential (2 du/acre)
- **Proposed Zoning:** R4
Residential (4 du/acre) with
proffers
- **Crozet Master Plan:**
Neighborhood Density
Residential (3-6 du/acre);
Green Systems

LEGEND:

DECIDUOUS TREES TO REMAIN
(APPROXIMATE CANOPY SIZE
IS BASED UPON FIELD SURVEY)



TMP 56-66
N/F BEAVER CREEK HILL CORPORATION
C/O HANTZMON, WIEGEL & COMPANY
DB 2609 PG 387

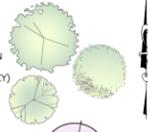


EXISTING CONDITIONS
SCALE: 1"=20'

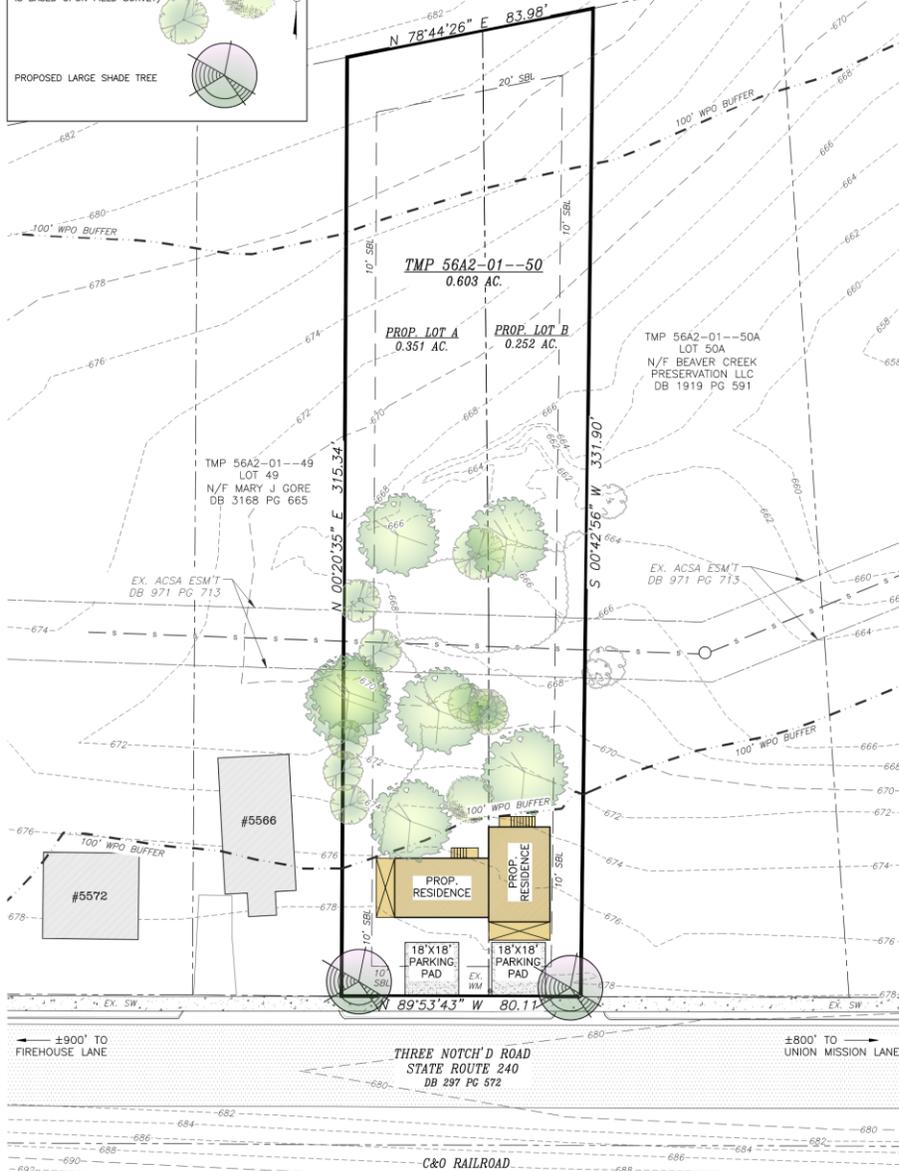


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CONCEPTUAL DEVELOPMENT PLAN
SCALE: 1"=20'



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988 SECOND ST. SE
CHARLOTTEVILLE, VA 22902
PHONE 540-471-0020 WWW.ROUDABUSH.COM

NO.	DATE	REVISIONS DESCRIPTION

DESIGNED BY: AG
DRAWN BY: AG
CHECKED BY: DFZD

ZONING MAP AMENDMENT
5546 THREE NOTCH'D ROAD
TAX MAP 56A2-01 PARCEL 50
WHITE HALL MAGISTERIAL DISTRICT, COUNTY OF ALBEMARLE, VIRGINIA
EXISTING CONDITIONS & CONCEPT DEVELOPMENT PLAN

DATE: 07-18-2025
SCALE: 1"=20'
JOB: 23-2614
FILE: 13-31-25
SHEET: 2 OF 2

Summary

Positive Aspects:

1. The request is consistent with the land use and density recommendations of the Crozet Master Plan.
2. The request provides 100% of the total dwelling units as affordable units at rates/prices consistent with Housing Albemarle.

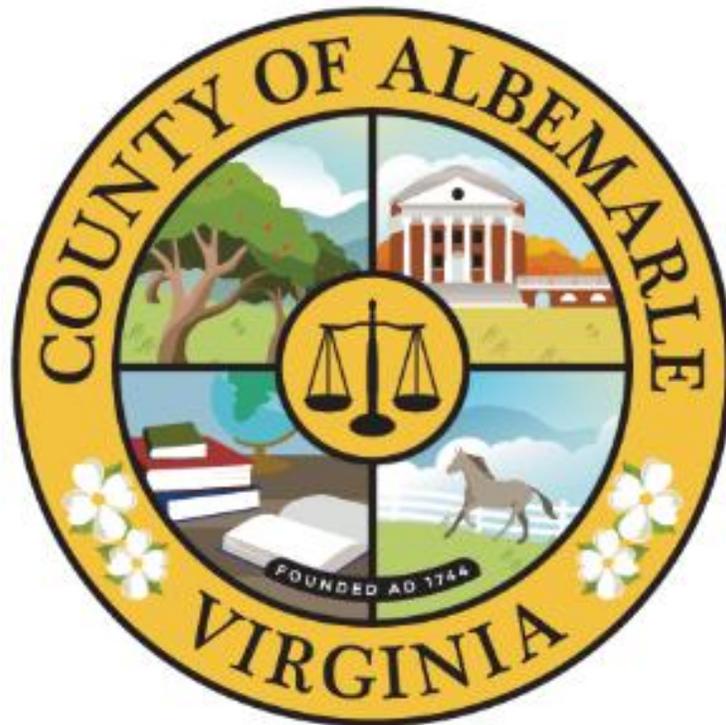
ZMA-2025-00011 Recommendation

Staff recommends approval for the reasons stated in the staff report.

The Planning Commission voted 4:0 to recommend approval at the November 25, 2025 public hearing.

ZMA-2025-00011

Questions?



Motions for ZMA-2025-00011

To approve ZMA-2025-00011:

I move to adopt the Ordinance to approve ZMA-2025-00011 (Attachment D).

