

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

AGENDA TITLE: ZMA-2025-00011 5546 Three Notch'd Trail	AGENDA DATE: February 4, 2026
SUBJECT/PROPOSAL/REQUEST: Request to rezone one 0.603-acre parcel from the R2 Residential Zoning District to the R4 Residential District to allow two (2) single-family attached units	STAFF CONTACT(S): Svoboda, Barnes, McDermott, Ragsdale, Langille
SCHOOL DISTRICT: Crozet Elementary School, Henley Middle School, Western Albemarle High School	PRESENTER (S): Cameron Langille, Principal Planner

BACKGROUND:

At its meeting on November 25, 2025, the Planning Commission voted 4:0 (Missel, Clayborne, Murray absent) to recommend approval of ZMA-2025-00011 for the reasons listed in the staff report. The Commission's original staff report, action memo, and minutes are attached (Attachments A, B, and C).

DISCUSSION:

During the PC public hearing, staff clarified why this rezoning is requested. The proposed R4 Zoning District will allow attached unit types, where the existing R2 Zoning allows only single family detached. If approved, Habitat For Humanity can construct a duplex on the property.

RECOMMENDATIONS:

Staff recommends that the Board adopt the attached Ordinance to approve ZMA-2025-00011 (Attachment D).

ATTACHMENTS:

- A – ZMA-2025-00011 Planning Commission Staff Report
 - A1: Application Narrative
 - A2: Conceptual Plan
 - A3: Proffer Statement
- B – Planning Commission Action Memo
- C – Planning Commission Minutes
- D – Ordinance to Approve ZMA-2025-00011