ACTIONS
Board of Supervisors Meeting of September 2, 2026

September 3, 2026

AGENDA ITEM/ACTION	ASSIGNMENT	VIDEO
1. Call to Order. • The meeting was called to order at 1:00 p.m. by the Chair, Mr. Gallaway. All BOS members were present. Also present were Trevor Henry, Ann Wall, Andy Herrick, Claudette Borgersen, and Travis Morris.		
4. Adoption of Final Agenda. • By a vote of 6:0, **ADOPTED** the final agenda.		

5. Brief Announcements by Board Members.
<u>Ann Mallek:</u>
• Announced that in September, Rivanna Solid Waste Authority (RSWA) would host their fall collection days from 8:30 a.m. - 4:30 p.m. on the following dates:
  • Household Hazardous Waste - September 18 and 19
  • Furniture and Mattresses - September 26,
  • Appliances - October 3
  • Tires - October 10
• Commented that she attended a cybersecurity conference at Piedmont Virginia Community College (PVCC) the previous week where it was announced that there was a new partnership planned between Piedmont Virginia Community College (PVCC) and University of Virginia (UVA) to build a cyber-range.
<u>Mike Pruitt:</u>
• Announced that early voting would begin on September 18, 2026, at the County Office Building on 5th Street and would run through October 31, 2026, with the election held the following Tuesday.
• Announced that the annual Loop-de-Ville would be held on September 27, 2026, and invited everyone to join.
<u>Bea LaPisto-Kirtley:</u>
• Reported on the recent Charlottesville-Albemarle Convention and Visitors Bureau (CACVB) meeting.
• Reported on the recent Pantops meeting.
		Link to Video

6. Proclamations and Recognitions. a. Proclamation Recognizing September as National Suicide Prevention Awareness Month. • By a vote of 6:0, **ADOPTED** proclamation and presented to Mike Fox.	(Attachment 1)	

7. From the Public: Matters Not Listed for Public Hearing on the Agenda or on Matters Previously Considered by the Board or Matters that are Pending Before the Board.
• **<u>The following individuals spoke regarding item #9 on the agenda, Habitat for Humanity – Southwood Phase II Performance Agreement:</u>**
  • Rick Randolph
  • Pam Riley
• **<u>The following individuals addressed the Board regarding trails in Albemarle County:</u>**
  • Peter Krebs
  • Pat Salin Houstin		

8.2 Fiscal Year 2026 Appropriations.	<u>Clerk:</u> Forward copy of signed resolution to Finance and Budget,	

	• **ADOPTED** resolution to approve appropriations #2026055 and #2026056 for County government projects and programs.	and County Attorney's office. (Attachment 2)	
8.3	Fiscal Year 2027 Appropriations. • **ADOPTED** resolution to approve appropriations #2027002; #2027003; #2027004; #2027005; and #2027006 for County government projects and programs.	Clerk: Forward copy of signed resolution to Finance and Budget, and County Attorney's office. (Attachment 3)	
8.4	Fiscal Year 2028 Operating and Capital Budget Calendar. • **ADOPTED** the preliminary budget calendar.	(Attachment 4)	
8.5	Free Bridge Lane Discontinuance Resolution. • **ADOPTED** resolution requesting VDOT and the CTB to discontinue Free Bridge Lane and **AUTHORIZED** the County Executive to sign any necessary documents regarding the request for discontinuance, once approved as to content and form by the County Attorney.	Clerk: Forward copy of signed resolution to Community Development, VDOT Resident Administrator, and County Attorney's office. (Attachment 5) County Executive: Proceed as authorized.	
8.6	Authorize the Chair to Sign a Letter of Support for the NAACP Freedom Fund Banquet. • **AUTHORIZED** the Chair to sign the Letter of Support.	Clerk: Prepare letter for Chair's signature.	
9.	Habitat for Humanity – Southwood Phase II Performance Agreement. • By a vote of 6:0, **ADOPTED** resolution authorizing the County Executive to enter a performance agreement with Greater Charlottesville Habitat for Humanity for the Southwood Phase II redevelopment.	Clerk: Forward copy of signed resolution to Housing, Finance and Budget, and County Attorney's office. (Attachment 6)	
10.	MicroCAT Program Update and Fee Discussion. • By a vote of 6:0, **ADOPTED** resolution to set the MicroCAT fee structure.	Clerk: Forward copy of signed resolution to Finance and Budget, and County Attorney's office. (Attachment 7)	
11.	**Work Session:** 2027 Draft Legislative Priorities. • **HELD.**		
	Recess. • At 3:49 p.m., the Board recessed and reconvened at 4:00 p.m.		
12.	**Presentation:** Rural Rustic and Unpaved Road Improvement Program. • **RECEIVED.**		
13.	**Presentation:** 2026 Thomas Jefferson Planning District Commission (TJPDC) Regional Solid Waste Management Plan. • **RECEIVED.**		
14.	Closed Meeting. • At 4:23 p.m., the Board went into closed meeting pursuant to section 2.2-3711(A) of the Code of Virginia: • under subsection (1), to discuss and consider appointments to various boards and commissions including, without limitation: the 5th & Avon Community Advisory Committee, the Blue Ridge Committee for Shenandoah Park Relations, the Crozet Community Advisory Committee, the Fire Prevention Code Appeals Board, the JAUNT Board, the Local Board of Building Code Appeals, the Places 29 (North) Community Advisory Committee, and the Places 29 (Rio) Community Advisory Committee; and • under subsection (3), to discuss and consider the disposition of publicly held real property in the Rivanna Magisterial District, where		

	discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the County and the Board.		
15.	Certify Closed Meeting. • At 6:01 p.m., the Board reconvened into an open meeting and certified the closed meeting.		
16.	Boards and Commissions: a. Vacancies and Appointments. • **REAPPOINTED** Ms. Amanda Brookman and Mr. Nathan Holland to the 5th & Avon Community Advisory Committee with said terms to expire on September 30, 2028. • **APPOINTED** Ms. Rafiullah Daudzai to the 5th & Avon Community Advisory Committee with said term to expire on September 30, 2028. • **APPOINTED** Mr. Lonnie Murray to the Blue Ridge Committee for Shenandoah Park Relations with said term to expire on December 31, 2027. • **APPOINTED** Mr. Jay Pence, Mr. Christopher Arsali, and Mr. Jay Knight to the Crozet Community Advisory Committee with said term to expire on March 31, 2028. • **APPOINTED** Mr. John Eggleston to the Fire Prevention Code Appeals Board with said term to expire on November 21, 2029. • **APPOINTED** Mr. Dwayne Via to the Fire Prevention Code Appeals Board with said term to expire on November 21, 2028. • **APPOINTED** Mr. Doug Lowe to the Fire Prevention Code Appeals Board an alternate with said term to expire on November 21, 2029. • **REAPPOINTED** Ms. Kristi Hagen and Mr. Jacob Sumner to the JAUNT Board with said terms to expire on September 30, 2029. • **APPOINTED** Mr. John Eggleston to the Local Board of Building Code Appeals with said term to expire on November 21, 2029. • **APPOINTED** Mr. Dwayne Via to the Local Board of Building Code Appeals with said term to expire on November 21, 2028. • **APPOINTED** Mr. Doug Lowe to the Local Board of Building Code Appeals as an alternate with said term to expire on November 21, 2029. • **APPOINTED** Mr. Adam Yost to the Places 29 (North) Community Advisory Committee with said term to expire on August 5, 2028. • **REAPPOINTED** Ms. Audrey Kocher, Mr. Brian Macmillan, and Ms. Judith Schlussel to the Places 29 (Rio) Community Advisory Committee with said terms to expire on September 30, 2028. • **APPOINTED** Ms. Danielle Summers as Secretary of the Fire Prevention Code Appeals Board and the Local Board of Building Code Appeals.	Clerk: Prepare appointment/ reappointment letters, mail pamphlet, update Boards and Commissions webpage, and notify appropriate persons.	
	Resolution Authorizing Execution of a Gift Proffer Letter to the United States Army for Rivanna Station. • By a vote of 6:0, **ADOPTED** resolution.	Clerk: Forward copy of signed resolution to County Attorney's office. (Attachment 8) County Attorney: Provide Clerk with copy of Letter. (Attachment 9)	
17.	From the County Executive: Report on Matters Not Listed on the Agenda. • There were none.		

18.	Public Comment on: Matters Previously Considered or Currently Pending Before the Board (Other than Scheduled Public Hearings). • Tom Olivier, Samuel Miller District, address the board regarding Rural Areas planning • Tim Kindrick, White Hall District and Albemarle County Farm Bureau, addressed the Board regarding the booklet, "Welcome to the Country" and the future of agriculture in their County.		
19.	**Pb. Hrg.: ZMA-2025-00007 Windy Knoll.** • By a vote of 5:1 (Mallek), **ADOPTED** ordinance to approve ZMA 2025-00007 (Windy Knoll) with the Concept Plan prepared by Shimp Engineering, P.C. dated May 7, 2025, and last revised July 31, 2026, and the Proffers dated and signed August 6, 2026.	Clerk: Forward copy of signed ordinance to Community Development and County Attorney's office. (Attachments 10-12)	
20.	From the Board: Committee Reports and Matters Not Listed on the Agenda. Ann Mallek: • Reported that at the Piedmont Workforce Development Board meeting changes to SNAP and Medicaid were discussed along with the State Corporation Commission enforcement of the orders of the purchase of CenturyLink and BrightSpeed. Sally Duncan: • Reported that the Charlottesville-Albemarle Regional Transit Authority (CARTA) had met. • Commented that she had participated in a DEQ/EPA farm tour hosted by the Farm Bureau. Mike Pruitt: • Noted that the Board had talked several times about how the Master Plan had been the same for 20 years and had gone through four revisions and that at no point did the County align it with the Zoning Code. • Reported that he and Ms. LaPisto-Kirtley had attended the Pantops Community Advisory Committee (CAC) where there was a briefing on Old Mills Trail and Rivanna Water and Sewer Authority (RWSA). • Reported that he had attended a 5th and Avon CAC meeting, and the members who were present received a presentation on the Activity Center planning process and were informed that master plans were no longer going to be updated. • Reported on the recent CARTA meeting and received an update on the implementation plan. • Commented on two HUD guidance's that were recently released. • Stated that the Governor was intervening in the NextEra merger. Bea LaPisto-Kirtley: • Announced that there would be a local public hearing regarding proposed Dominion transmission lines on October 22, 2026, from 6:00 p.m. to 10:00 p.m. at City Hall. Ned Gallaway: • Reported that he had attended the Metropolitan Planning Organization (MPO) the previous week, and received updates on projects in the Smart Scale process.	Clerk: Advertise in the Daily Progress, Post Notice, and forward copy of signed resolution to County Attorney's office. (Attachment 13)	

• By a vote of 6:0, **ADOPTED** Resolution Changing the Start Time of the September 16, 2026, Meeting.		
21. Adjourn to September 16, 2026, 2:30 p.m., Lane Auditorium. • The meeting was adjourned at 8:19 p.m.		

ckb/tom

Attachment 1 – Proclamation Recognizing September as National Suicide Prevention Awareness Month
Attachment 2 – Resolution to Approve Additional FY 2026 Appropriations
Attachment 3 – Resolution to Approve Additional FY 2027 Appropriations
Attachment 4 – Fiscal Year 2028 Budget Calendar
Attachment 5 – Resolution to Request Discontinuance of Free Bridge Lane (State Route 1421)
Attachment 6 – Resolution to Approve a Performance Agreement Regarding Southwood Phase II
Attachment 7 – Resolution to Set MicroCAT Fee Schedule
Attachment 8 – Resolution Authorizing Execution of a Gift Proffer Letter to the US Army for Rivanna Station
Attachment 9 – Gift Proffer Letter to the United States Army for Rivanna Station
Attachment 10 – Ordinance No. 26-A(9) ZMA-2025-00007
Attachment 11 – ZMA-2025-00007 Windy Knoll Concept Plan dated July 31, 2026
Attachment 12 – ZMA-2025-00007 Windy Knoll Proffers dated August 6, 2026
Attachment 13 – Resolution Changing the Start Time of the September 16, 2026 Meeting

ATTACHMENT 1

Proclamation Recognizing September as
National Suicide Prevention Awareness Month

WHEREAS, every year nearly 27,000 people in the United States die by firearm suicide, an average of 718 people in Virginia die by firearm suicide, nearly six out of every 10 gun deaths in the U.S. are suicides, and during the last two decades youth suicide has reached its highest rate; and

WHEREAS Albemarle County joins in observing National Suicide Prevention Awareness Month by raising awareness to foster a culture of understanding and empathy and encourage community members to become better educated on the signs of suicide risk factors, elevate local suicide prevention resources, and de-stigmatize conversations around mental health; and

WHEREAS, the 988 Suicide and Crisis Lifeline, The Trevor Project, and local providers play a helpful role in suicide prevention and mental health support by offering immediate confidential assistance 24/7 to people in suicidal crisis or emotional distress; and

WHEREAS, Albemarle County has played an important role in suicide prevention by local advocates, lawmakers, and University of Virginia law students successfully pushing for Substantial Risk Order reforms, the success of the Human Services Alternative Response Team (HART), and the School Board's secure firearm storage resolution serving as a model for other localities; and

WHEREAS, there are many local organizations, including Moms Demand Action for Gun Sense in America, Students Demand Action, the American Foundation for Suicide Prevention, the PLM Legacy Foundation, Region Ten and the National Alliance on Mental Illness, dedicated to saving lives and bringing hope through research, education, policies, advocacy, and resources for those who have lost someone to suicide, who struggle with suicidal ideation, or have otherwise been affected by suicide.

NOW, THEREFORE, BE IT PROCLAIMED, that we, the Albemarle County Board of Supervisors, do hereby recognize suicide as a public health problem and designate September 2026 as National Suicide Prevention Awareness Month.

Signed this 2nd day of September 2026

ATTACHMENT 2

RESOLUTION TO APPROVE
ADDITIONAL FY 2026 APPROPRIATIONS

BE IT RESOLVED by the Albemarle County Board of Supervisors:

1) That the FY 26 Budget is amended to increase it by $50,000;

2) That Appropriations #2026055 and #2026056 are approved;

3) That the appropriations referenced in Paragraph #2, above, are subject to the provisions set forth in the Annual Resolution of Appropriations of the County of Albemarle for the Fiscal Year ending June 30, 2026.

ATTACHMENT 3

RESOLUTION TO APPROVE
ADDITIONAL FY 2027 APPROPRIATIONS

BE IT RESOLVED by the Albemarle County Board of Supervisors:

1) That the FY 27 Budget is amended to increase it by $860,394;

2) That Appropriations #2027002; #2027003; #2027004; #2027005; and #2027006 are approved;

3) That the appropriations referenced in Paragraph #2, above, are subject to the provisions set forth in the Annual Resolution of Appropriations of the County of Albemarle for the Fiscal Year ending June 30, 2027.

ATTACHMENT 4

FISCAL YEAR 2028 BUDGET CALENDAR

July 2026	
15 (Wed.)	FY 28 Community Non-Profit Funding Process Recommendations
August 2026	
17 (Mon.)	Board of Supervisors Retreat
19 (Wed.)	Strategic Plan Execution and Reporting (SPEAR) Report
September 2026	
2 (Wed.)	Approval of FY 28 Budget Calendar
2 (Wed.)	2027 Legislative Priorities Work Session
October 2026	
6 (Tue.)	Joint meeting with City Council
21 (Wed.)	Economic Outlook Report
November 2026	
18 (Wed.)	Five-Year Financial Plan #1
December 2026	
2 (Wed.)	Five-Year Financial Plan #2, joint session with School Board
February 2027	
24 (Wed.)	County Executive's presentation to Board – Recommended Budget and Capital Improvements Program
March 2027	
03 (Wed.)	Public Hearing on County Executive's Recommended Budget and CIP
8 (Mon.)	Work Session #1 – General Fund
10 (Wed.)	Work Session #2 – General Fund
11 (Thur.)	School Board approves Public Schools budget request
15 (Mon.)	Work Session #3 – School Board & CIP
17 (Wed.)	Work Session #4 – Board proposes budget and sets maximum tax rate for advertisement
31 (Wed.)	If needed - Work Session #5
April 2027	
5-9	Spring Break If needed – Work Session #6
14 (Wed.)	Public Hearing on the CY 27 tax rates Public Hearing on Board's Proposed Budget
21 (Wed.)	Board approves and appropriates FY 28 Budget and sets tax rates
22 (Thur.)	School Board adopts Public Schools Final Budget

ATTACHMENT 5

RESOLUTION TO REQUEST
DISCONTINUANCE OF FREE BRIDGE LANE
(STATE ROUTE 1421)

WHEREAS, the County requests the discontinuance of Free Bridge Lane (State Route 1421) beginning 0.02 miles north of the intersection of Route 250 to the northern gate of the park area (entrance to the parking lot) for a total distance of 0.41 miles, but still maintain the County easement for public access. The proposed scope of discontinuance, as depicted in Exhibit 1, appears to no longer serve public convenience warranting its maintenance at public expense and should be discontinued as a part of the Secondary System of State Highways.

NOW, THEREFORE, BE IT RESOLVED, that the Albemarle Board of County Supervisors requests the Virginia Department of Transportation and the Commonwealth Transportation Board to take the necessary action to discontinue aforesaid portion of Free Bridge Lane (State Route 1421) as part of the Secondary System of State Highways, pursuant to *Virginia Code* § 33.2-908.

BE IT FURTHER RESOLVED that a certified copy of this resolution be forwarded to the Resident Engineer for the Virginia Department of Transportation

ATTACHMENT 6

RESOLUTION TO APPROVE A PERFORMANCE AGREEMENT REGARDING SOUTHWOOD PHASE II

WHEREAS, the Board of Supervisors finds it in the best interest of the County to enter into a performance agreement with Greater Charlottesville Habitat for Humanity, Inc. (also known as Habitat for Humanity of Greater Charlottesville) ("Habitat for Humanity") regarding County grants to Habitat for Humanity, to be used for the construction of affordable dwelling units by Habitat for Humanity (or its contracted builders) in Phase II of the Southwood Neighborhood.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of Albemarle County, Virginia hereby approves entering an agreement with Habitat for Humanity for the construction of affordable dwelling units by Habitat for Humanity (or its contracted builders) in Phase II of the Southwood Neighborhood, and authorizes the Chair to execute such an agreement on behalf of the County once it has been approved as to substance and form by the County Attorney.

ATTACHMENT 7

RESOLUTION TO SET
MICROCAT FEE SCHEDULE

WHEREAS, Albemarle County contracts with Charlottesville Area Transit (CAT) and VIA to provide the MicroCAT on demand micro-transit service; and

WHEREAS, beginning in Fiscal Year 2027 Albemarle County may charge fees for this service.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of Albemarle County, Virginia, does hereby set the fees for the MicroCAT service as follows:

(1) Two dollars ($2.00) per ride for regular single passenger rides;

(2) One dollar ($1.00) per ride for each additional passenger on the same ride;

(3) One dollar ($1.00) per ride for riders 65 years of age or older;

(4) One dollar ($1.00) per ride for riders with a disability that affects mobility; and

(5) One dollar ($1.00) per ride for riders with an income level below 60% AMI.

ATTACHMENT 8

RESOLUTION AUTHORIZING EXECUTION OF A GIFT PROFFER LETTER TO THE UNITED STATES ARMY FOR RIVANNA STATION

WHEREAS, the Albemarle County Board of Supervisors has reviewed a proposed gift proffer letter, which would offer an unsolicited gift valued at $30,810 from the County to the United States Army, at no cost to the Army, subject to the conditions described in the proposed letter;

WHEREAS, the County's proposed letter specifies that the Army must (i) use the gifted property to benefit the federal missions at Rivanna Station, including the National Ground Intelligence Center, and (ii) commit funding to the construction of a fitness track facility;

WHEREAS, the County's proposed letter further states that conveyance of the gift requires authorization by the Albemarle County Board of Supervisors pursuant to *Virginia Code* § 15.2-1800 before the County may dispose of property for purposes of making the gift;

WHEREAS, the County's proposed letter affirms that the United States Army will make no public announcement regarding the gift, will not endorse the County, and will not provide any special privileges, concessions, or considerations upon acceptance of the gift; and that a point of contact will be provided to coordinate logistics related to delivery;

WHEREAS, the Board finds it appropriate to formally state the County's intent and authorize execution of a final version of the proposed gift proffer letter once it has been reviewed and approved as to form and substance by the County Attorney.

NOW, THEREFORE, BE IT RESOLVED that the Albemarle County Board of Supervisors hereby authorizes the Chair of the Board to execute a final version of the gift proffer letter to the United States Army, consistent with the content summarized above, upon approval as to form and substance by the County Attorney.

BE IT FURTHER RESOLVED that County staff are directed to take all actions necessary to transmit the fully executed letter to the United States Army and to coordinate with the donor and the Army regarding all required logistics related to delivery of the gifted property.

ATTACHMENT 9

Beatrice (Bea) J.S. LaPisto-Kirtley
Rivanna

Michael O. D. Pruitt
Scottsville

Ann H. Mallek
White Hall

COUNTY OF ALBEMARLE
Office of Board of Supervisors
401 McIntire Road
Charlottesville, Virginia 22902-4596
(434) 296-5843

Sally A. Duncan
Jack Jouett

Frederick A. "Fred" Missel
Samuel Miller

Ned L. Gallaway
Rio

September 9, 2026

Secretary of the Army
Office of the Administrative Assistant to the Secretary of the Army
ATTN: Army Gift Program Coordinator
9301 Chapek Road, Bldg. 1458, Room 2SE4708
Fort Belvoir, VA 22060

RE: Unsolicited Gift to the United States Army

Mr. Secretary,

On behalf of the Albemarle County Board of Supervisors, I, Ned Gallaway, Chair of the Board of Supervisors of Albemarle County, Virginia, am offering an unsolicited gift to the United States Army of the 1.95 acres of County-owned property that sit to the northwest of the Rivanna Station fence and to the southeast of Boulders Road, which are remnants of parcels 03300000001400 and 033000000001D0, on the conditions that (a) the full Board of Supervisors authorizes this proposed disposal of property pursuant to Virginia Code § 15.2-1800 and (b) the Army (i) use it to benefit the federal missions at Rivanna Station (including the National Ground Intelligence Center) and (ii) commit funding to the construction of a fitness track facility. The gift has a total value of $30,810 and will be provided at no cost to the Army.

I understand that the Army will make no public announcement of this gift or in any other way endorse Albemarle County, VA. Furthermore, I understand that Albemarle County, VA will receive no special privileges, concessions, or consideration from the Army upon acceptance of this gift.

My point of contact for this action is Trevor Henry, Deputy County Executive for Albemarle County, 434-296-5841, thenry@albemarle.org.

Respectfully,

Ned Gallaway
Chair, Albemarle County Board of Supervisors

CC:
Albemarle County Board of Supervisors
Jeffrey B. Richardson, County Executive
Andy Herrick, County Attorney
Trevor Henry, Deputy County Executive
Emily Kilroy, Economic Development Director

ATTACHMENT 10

ORDINANCE NO. 26-A(9)
ZMA-2025-00007

AN ORDINANCE TO AMEND THE ZONING MAP FOR PARCELS 05600-00-00-096B2, 05600-00-00-096B1, and 05600-00-00-096A0

WHEREAS, application ZMA2025-00007 (Windy Knoll) was submitted to rezone Parcels 05600-00-00-096B2, 05600-00-00-096B1, and 04500-00-00-16700 from R-1 Residential (R-1) to R-6 Residential (R-6); and

WHEREAS, on May 26, 2026, after a duly noticed public hearing, the Planning Commission recommended denial of ZMA 2025-00007;

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of Albemarle, Virginia, that upon consideration of the transmittal summary and staff report prepared for ZMA 2025-00007 and their attachments, the information presented at the public hearings, any written comments received, the material and relevant factors in *Virginia Code* § 15.2-2284 and *County Code* § 18-16.1, and for the purposes of public necessity, convenience, general welfare, and good zoning practices, the Board hereby approves ZMA 2025-00007 (Windy Knoll) with the Concept Plan prepared by Shimp Engineering, P.C. dated May 7, 2025 and last revised July 31, 2026, and the Proffers dated and signed August 6, 2026.

CONCEPT PLAN + EXHIBITS

ZMA2025-00007

WINDY KNOLL

TMPs 56-96A, 56-96B1, 56-96B2

project ID: 24.097

Submitted 07 MAY 2025
Revised 03 OCTOBER 2025
Revised 25 NOVEMBER 2025
Revised 22 APRIL 2026
Revised 13 MAY 2026
Revised 31 JULY 2026

Context Map

Sheet 1 of 6

Image provided by Google Maps

INDEX OF SHEETS

1 - Cover & Context Map
2 - Site & ZMA Details
3 - Existing Conditions
4 - Concept Plan
5 - Vehicular and Pedestrian Circulation
6 - Conceptual Grading and Utilities

ATTACHMENT 11

SHIMP ENGINEERING, P.C.

CONCEPT PLAN + EXHIBITS

ZMA2025-00007

WINDY KNOLL

SITE & ZMA DETAILS

OWNER
Edward C. Carrington VII
1915 Catlin Rd
Charlottesville,Virginia 22901

APPLICANT
Windy Knoll Homes LLC
P.O. Box 910
Crozet, Virginia 22932

TMPs
56-96A
56-96B1
56-96B2

ACREAGE

TMP	Acreage
56-96A	1.080 AC
56-96B1	1.033 AC
56-96B2	1.033 AC
Total	3.146 AC

MAGISTERIAL DISTRICT
White Hall

SOURCE OF BOUNDARY & TOPOGRAPHY
Physical survey completed by Foresight Survey, P.C. on August 18, 2024. 2' Contours obtained from VGIN 2018 LIDAR.

FLOODZONE
According to the FEMA Flood Insurance Rate Map, effective date February 4, 2005 (Community Panel 51003C0245D), this property does not lie within a Zone A 100-year flood plain.

ZONING
EXISTING: R-1
PROPOSED: R-6 subject to proffered conditions

USE
EXISTING: One single family dwelling
PROPOSED: Uses allowed under R-6

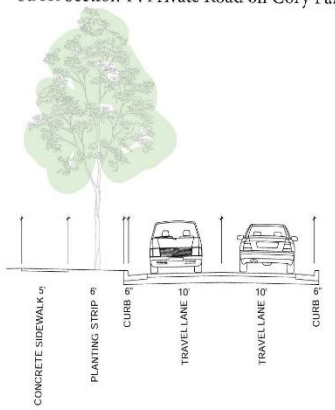
DENSITY
Gross and Net: 6 units/acre on R-6 zoned property.
Maximum of 18 units proposed.
No more than 11 units in each of the building zones.

HEIGHT
Maximum Structure Height: 35'

COMPREHENSIVE PLAN DESIGNATION
Neighborhood Density Residential.

WATER AND SANITARY SERVICES
Property to be served by public water and sewer.

Street Section 1 : Private Road off Cory Farm Road



Note:
1. Street sections shown for demonstration purposes only. Travel lane widths are approximate; All streets, travelways, parking areas, etc. to comply with applicable VDOT and County regulations, unless waivers from design standards are approved.

TMPs 56-96A, 56-96B1, 56-96B2
Submitted 07 MAY 2025
Revised 03 OCTOBER 2025
Revised 25 NOVEMBER 2025
Revised 22 APRIL 2026
Revised 13 MAY 2026
Revised 31 JULY 2026

project: 24.097

SHIMP ENGINEERING, P.C.

CONCEPT PLAN + EXHIBITS

ZMA2025-00007

WINDY KNOLL

EXISTING CONDITIONS

TMPs 56-96A, 56-96B1, 56-96B2
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SHIMP ENGINEERING, P.C.

CONCEPT PLAN + EXHIBITS
ZMA2025-00007
WINDY KNOLL
CONCEPT PLAN
Sheet 4 of 6
BUILDABLE AREA
OPEN SPACE
ACCESS EASEMENT
PLANTED BUFFER
10' Buffer Zone
Private Street
North Building Zone
11 Dwelling Units Max.
25' Rear Setback
Frontier Ln
Public ROW
Cory Farm Rd
Public ROW
Reservation for Perm. Slope and Drainage Easement Approximately 4,570 SF
10' Buffer Zone
SWM Pond
#330
4' Private Stone Dust Path
8' Public Paved Path
New 10' Public Access Easement
New Bike Ramp
Private Street
South Building Zone
11 Dwelling Units Max.
Colony Drive
Public ROW
10' Buffer Zone
Note:
This concept plan is schematic in nature and provides the general framework for development of the site. Major elements of this concept plan include the internal road network, pedestrian connections, and building locations.
60 0 60 120 180
Graphic Scale: 1"=60'
TMPs 56-96A, 56-96B1, 56-96B2
Submitted 07 MAY 2025
Revised 03 OCTOBER 2025
Revised 25 NOVEMBER 2025
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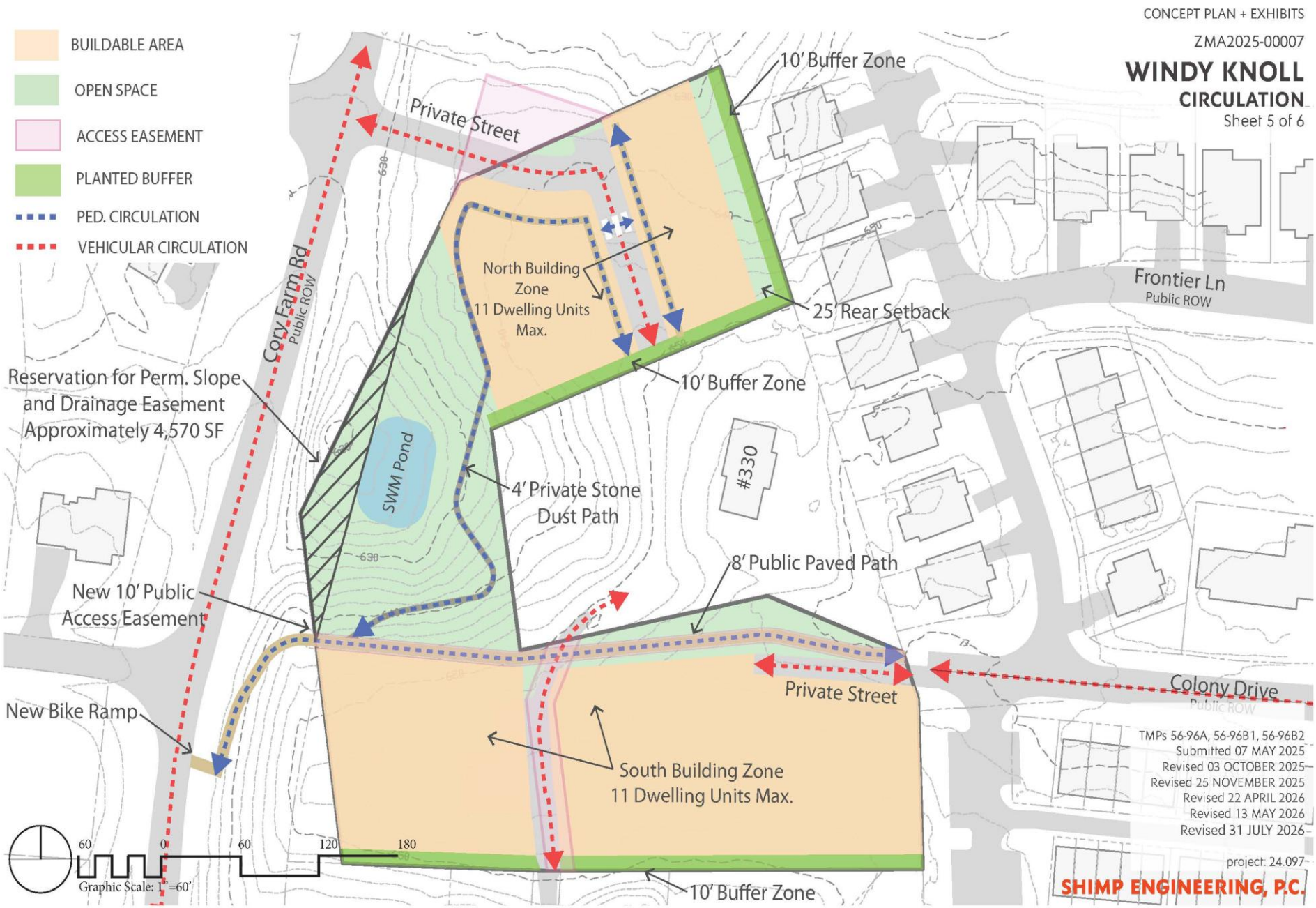
Revised 13 MAY 2026
Revised 31 JULY 2026
project: 24.097
SHIMP ENGINEERING, P.C.


CONCEPT PLAN + EXHIBITS
ZMA2025-00007
WINDY KNOLL
CIRCULATION
Sheet 5 of 6
BUILDABLE AREA
OPEN SPACE
ACCESS EASEMENT
PLANTED BUFFER
PED. CIRCULATION
VEHICULAR CIRCULATION
10' Buffer Zone
Private Street
North Building Zone 11 Dwelling Units Max.
25' Rear Setback
Frontier Ln
Public ROW
Cory Farm Rd
Public ROW
Reservation for Perm. Slope and Drainage Easement Approximately 4,570 SF
10' Buffer Zone
SWM Pond
#330
4' Private Stone Dust Path
8' Public Paved Path
New 10' Public Access Easement
Private Street
Colony Drive
Public ROW
New Bike Ramp
South Building Zone 11 Dwelling Units Max.
10' Buffer Zone
60 0 60 120 180
Graphic Scale: 1" =60'
TMPs 56-96A, 56-96B1, 56-96B2
Submitted 07 MAY 2025
Revised 03 OCTOBER 2025
Revised 25 NOVEMBER 2025
Revised 22 APRIL 2026
Revised 13 MAY 2026
Revised 31 JULY 2026
project: 24.097
SHIMP ENGINEERING, P.C.

Note:

Site specific improvements are shown to demonstrate feasibility of concept and are for demonstration purposes only. Site layout is regulated by Sheet 4 "Concept Plan."

CONCEPT PLAN + EXHIBITS

ZMA2025-00007

WINDY KNOLL

GRADING AND UTILITY PLAN

Sheet 6 of 6

TMPs 56-96A, 56-96B1, 56-96B2
Submitted 07 MAY 2025
Revised 03 OCTOBER 2025
Revised 25 NOVEMBER 2025
Revised 22 APRIL 2026
Revised 13 MAY 2026
Revised 31 JULY 2026

project: 24.097

SHIMP ENGINEERING, P.C.

Original Proffers X

Amendment _____

PROFFER STATEMENT

ZMA Number and Name:	2025-00007 Windy Knoll
Parcel Numbers:	05600-00-00-096A0, 05600-00-00-096B1, 05600-00-00-096B2
Owner:	Edward C Carrington, VII
Date of Proffer Signature:	August 6, 2026

TMP 05600-00-00-096A0 1.080 Acres to be rezoned from R-1 Residential to R-6 Residential
TMP 05600-00-00-096B1 1.033 Acres to be rezoned from R-1 Residential to R-6 Residential
TMP 05600-00-00-096B2 1.033 Acres to be rezoned from R-1 Residential to R-6 Residential
3.146 acres total to be rezoned from R-1 Residential to R-6 Residential

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Edward C Carrington, VII is the owner (the "Owner") of Albemarle County Tax Parcels TMP 05600-00-00-096A0, TMP 05600-00-00-096B1, and TMP 05600-00-00-096B2 (together, the "Property"). The Property is the subject of rezoning application ZMA No. 2025-00007, a project known as "Windy Knoll" (the "Project").

Pursuant to Section 33 of the Albemarle County Zoning Ordinance (Chapter 18 of the Albemarle County Code), the Owner hereby voluntarily proffers the conditions listed below, which shall be applied to the development of the Property if it is rezoned to the requested zoning district, R-6 Residential. These conditions are proffered as a part of the requested rezoning and the Owner specifically deems the following proffers reasonable and appropriate, as conclusively evidenced by the signature below.

1. **CONCEPT PLAN:** The Property shall be developed in general accord with the "Concept Plan" Sheet 4 of 6 of the Windy Knoll Concept Plan + Exhibits prepared by Shimp Engineering, dated May 7, 2025 and last revised July 31, 2026 and shall reflect the following major elements as shown and noted on the Concept Plan:
    a. The general location of building envelopes and internal roads.
    b. The reservation of approximately 4,570 square feet of the Property for dedication to Albemarle County for the construction of Eastern Avenue in accordance with Proffered Condition 2.

c. No more than eleven (11) dwelling units on the portion of the Property designated as the 'North Building Zone,' no more than eleven (11) dwelling units on the portion of the Property designated as the 'South Building Zone,' and no more than eighteen (18) dwelling units in the aggregate on the Property.
d. The general location of the 'amenity area', which shall be provided in accordance with the guidelines contained in Chapter 18, Article II, Section 4.16.1 of the Albemarle County Zoning Code.
e. The general location of a new 10' public access easement and 8' wide paved public path in accordance with Proffered Condition 3.
f. The general location of the "10' Buffer Zones", as shown on the Concept Plan. Within the 10' Buffer Zone, medium shade trees or ornamental trees shall be planted at intervals not greater than thirty (30) feet on center. Existing healthy trees located within the 10' Buffer Zone that are preserved may be credited toward satisfaction of this planting requirement.
g. A minimum twenty-five (25) foot building setback shall be maintained along the eastern boundary of the North Building Zone, as shown on the Concept Plan.

2. **RESERVATION FOR PERMANENT SLOPE AND DRAINAGE EASEMENT:** For a period of ten (10) years from the date of approval of this rezoning, approximately 4,570 square feet of the Property, as shown on Sheet 4 of 6 of the Windy Knoll Exhibits + Concept Plan, prepared by Shimp Engineering, dated May 7, 2025 and last revised July 31, 2026, shall be reserved for dedication to public use for the construction of Eastern Avenue.
    a. The "Reservation for Permanent Slope and Drainage Easement" shall be dedicated upon the demand of Albemarle County.
    b. Upon such request for dedication, the Owner agrees to dedicate the reserved area to the County at no cost to the County or the Virginia Department of Transportation. Any and all future improvements made within the reserved area shall be made at the cost of the grantee.
    c. If no such request for dedication is made within the 10-year reservation period, the reservation shall expire and be of no further force or effect, and the Owner may use the area in a manner consistent with applicable zoning and regulations.

3. **RESERVATION FOR PERMANENT ACCESS EASEMENT**
    a. The "New 10' Public Access Easement" shall be dedicated to the County, at no cost to the County, prior to the issuance of any certificate of occupancy for any new structure on the Property.
    b. The Owner agrees to make path improvements, at Owner's sole expense, prior to dedication.
        i. The 8' wide paved public path shall be in accord with the minimum surface requirements for Albemarle County Design Standards Manual "Class A – type 2 low-maintenance multi-use, shared use path."

4. **AFFORDABLE HOUSING:** Twenty percent (20%) of units proposed in the Project, shall be designated as affordable housing, as defined herein (each an "Affordable Housing Unit"). Such requirement may be met through a variety of housing types, including, but not limited to, for-rent or for-sale housing units. The Owner reserves the right to construct and sell all or a portion of the 20% Affordable Housing Units within the project. The term "Owner" shall refer to such subsequent owner(s) and/or developer(s) as applicable.
    a. FOR RENT AFFORDABLE HOUSING UNITS: For rent Affordable Housing Units within the Project shall be leased to households earning no greater than 60% of the applicable Area Median Income ("AMI"), as established by the U.S. Department of Housing and Urban Development, and adjusted for household size. Any for rent units designated as Affordable Housing Units shall be designated as such for a minimum of 30 years from the date of issuance of certificate of occupancy for the unit (the "For Rent Affordable Term").
    b. FOR SALE AFFORDABLE HOUSING UNITS: For sale Affordable Housing Units within the Project shall be sold to households earning no greater than 80% of the applicable AMI, adjusted for household size. Any for sale units designated as Affordable Housing Units shall be designated as such for a minimum of 40 years from the date of issuance of certificate of occupancy for the unit (the "For Sale Affordable Term").
    c. CONVEYANCE OF INTEREST: All deeds conveying any interest in any Affordable Housing Units during the For Rent Affordable Term and the For Sale Affordable Term shall contain language reciting that such unit is subject to the terms of this Section. At least thirty (30) days prior to the conveyance of any interest in a For Sale Affordable Housing Unit, if any, during the For Sale Affordable Term, the then-current Owner shall notify the Albemarle County Community Development Department ("Community Development") in writing of the conveyance and provide the name, address and telephone number of the potential grantee, and state that the requirements of this Section have been satisfied.
    d. REPORTING RENTAL RATES AND INCOME LIMITS: During the For Rent Affordable Term, the Owner or its successor shall provide to the Community Development, if requested, not more than annually, any reports, copies of rental or lease agreements, or other data pertaining to rental rates as Community Development may reasonably require. During the For Sale Affordable Term, prior to the sale of any For Sale Affordable Housing Unit, if any, the Owner shall provide documentation to Community Development confirming the income of the prospective purchaser does not exceed the limit set herein.
    e. TRACKING: Each subdivision plat and site plan containing residential units for land within the Project shall designate lots or units, as applicable, that will satisfy the 20% Affordable Housing Unit requirement. Such subdivision plat(s) or site plan(s) shall not be required to identify the method by which the 20% Affordable Housing Unit requirement will be satisfied.

(Signature Page Immediately Follows)

WITNESS the following signature:

OWNER:

Owner of Tax Parcels 05600-00-00-096A0, 05600-00-00-096B1, 05600-00-00-096B2:

EDWARD C CARRINGTON VII

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Charlottesville, to wit:

The foregoing instrument was acknowledged before me this 6 day of August 2026 by Edward C Carrington, VII.

My Commission expires: 12/31/2028

Notary Public

LINDSEY ACREE
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
REGISTRATION # 00288952
MY COMM. EXPIRES 12/31/2028

ATTACHMENT 13

RESOLUTION CHANGING THE START TIME OF THE SEPTEMBER 16, 2026 MEETING OF THE ALBEMARLE COUNTY BOARD OF SUPERVISORS

WHEREAS, *Virginia Code* § 15.2-1416 requires that the Board of Supervisors meet at such days, times and place as may be established by the Board at its organizational meeting, provided that it hold at least six meetings per fiscal year;

WHEREAS, *Virginia Code* § 15.2-1416 further requires that if the Board subsequently prescribes any public place other than the initial public meeting place, or any day or time other than that initially established, as a meeting day, place or time, the Board shall pass a resolution as to such future meeting day, place or time;

WHEREAS, according to its January 7, 2026 resolution, the Board established its regular meeting schedule for the period of January 2026 through January 2027;

WHEREAS, such resolution generally provides that the Board will hold regular meetings on the first and third Wednesdays of each month, starting at 1:00 p.m.; and

WHEREAS, the Board has determined to defer the start of its September 16, 2026 meeting from 1:00 p.m. to 2:30 p.m.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of Albemarle, Virginia that its regularly scheduled meeting on September 16, 2026, in the Auditorium of the County Office Building, 401 McIntire Road, Charlottesville, Virginia, will start at 2:30 p.m.; and that the Clerk of the Board is directed to post an attested copy of this resolution at such location where official notices are posted and to take such further actions as deemed appropriate to give notice of this change.