

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

<p><b>AGENDA TITLE:</b> ZMA202100016 North Fork UVA Discovery Park</p> <p><b>SUBJECT/PROPOSAL/REQUEST:</b> Proposal to rezone the southern portion of the North Fork Industrial Park from Planned Development Industrial Park (PDIP) to Neighborhood Model Development (NMD), to amend the Code of Development and Application plan for the northern area, which is proposed to remain PDIP, and to add approximately 7 acres of land not currently in the PDIP to the PDIP.</p> <p><b>SCHOOL DISTRICT:</b> Baker-Butler (Elementary); Lakeside (Middle School); Albemarle (High School)</p>	<p><b>AGENDA DATE:</b> February 7, 2024</p> <p><b>STAFF CONTACT(S):</b> Richardson, Wall, Rosenberg, McDermott, Herrick, Fritz</p> <p><b>PRESENTER (S):</b> Bill Fritz</p>
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**BACKGROUND:**

At its meeting on October 24, 2023, the Planning Commission (PC) voted 6:0 (Commissioner Missel recused) to recommend approval of ZMA202100016 North Fork UVA Discovery Park

**DISCUSSION:**

The PC did not request any changes and made limited comments during the public hearing. One community member raised concerns about potential impacts to his property due to road construction. The applicant's attorney responded that the road had been graded already to accommodate two additional lanes, one on each side, so there would not be any more tree clearing needed for that area or more significant grading work required.

**RECOMMENDATIONS:**

Staff recommends that the Board approve ZMA202100016 North Fork UVA Discovery Park.

**PROPOSED MOTION:**

I move to adopt the attached ordinance (Attachment E) to approve Zoning Map Amendment ZMA202100016, subject to the proposed amended proffers.

**ATTACHMENTS:**

- A – October 24, 2023, Planning Commission Staff Report
  - A1. Applicant's Narrative
  - A2. Proffers
  - A3. Application Plan
- B – Planning Commission action letter
- C – Planning Commission minutes
- D – Signed Proffer Statement
- E - Proposed Ordinance to Amend the Zoning Map