

The background is a stylized map of the Windy Knoll area. It features a network of transit lines in red, blue, green, and yellow, with various station labels in colored circles. Labels include 'Fashion Square Mall', 'Albemarle Square Shopping Center', 'Rio Hill Shopping Center', and 'Northside Library'. The text is overlaid in the center in a large, white, sans-serif font.

ZMA-2025-00007 Windy Knoll Community Meeting Wednesday, June 11, 2025

Agenda

1. Introduction (County staff)
2. County review process (County staff)
3. Project details (Applicant)
4. Questions and answers (Public, applicant and County)

Syd Shoaf | sshoaf@albemarle.org

Community Meeting

To **share information** about the proposed project, the legislative review process, relevant policies / regulations, including Zoning and the Comprehensive Plan.

To **solicit public input** on the proposed project – a summary of this input is included in the staff report reviewed by the Planning Commission and Board of Supervisors.

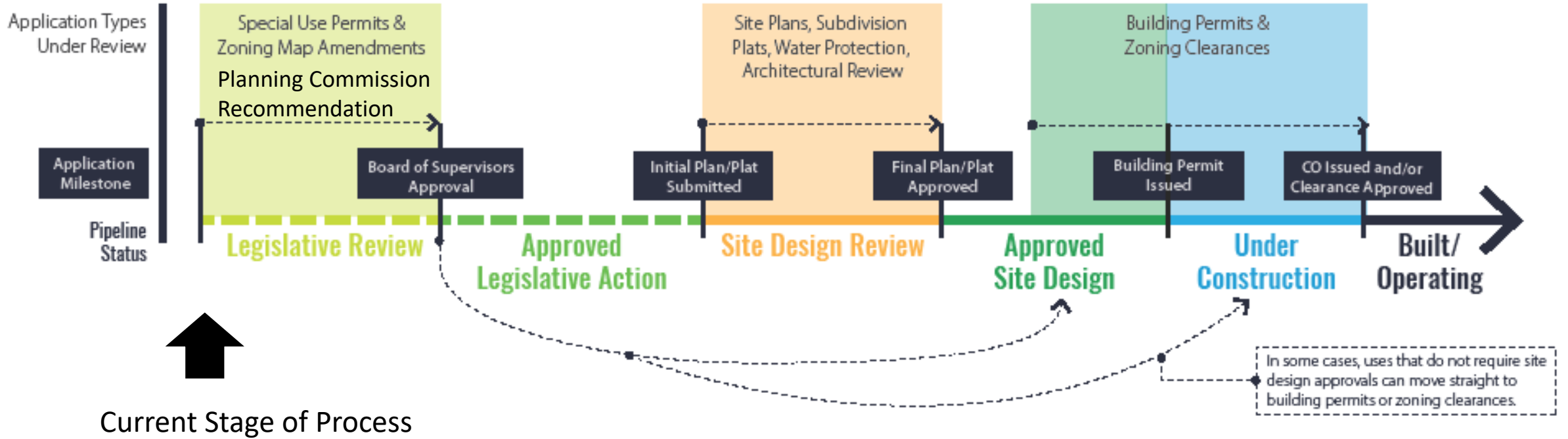
Two additional meetings – one each with the Planning Commission and the Board of Supervisors will be held at later (not yet scheduled) dates. These meetings have designated times for public comment.

The community meeting is for informational purposes only.

No decisions are made this evening, and no actions will be taken.



How does development happen in Albemarle County?

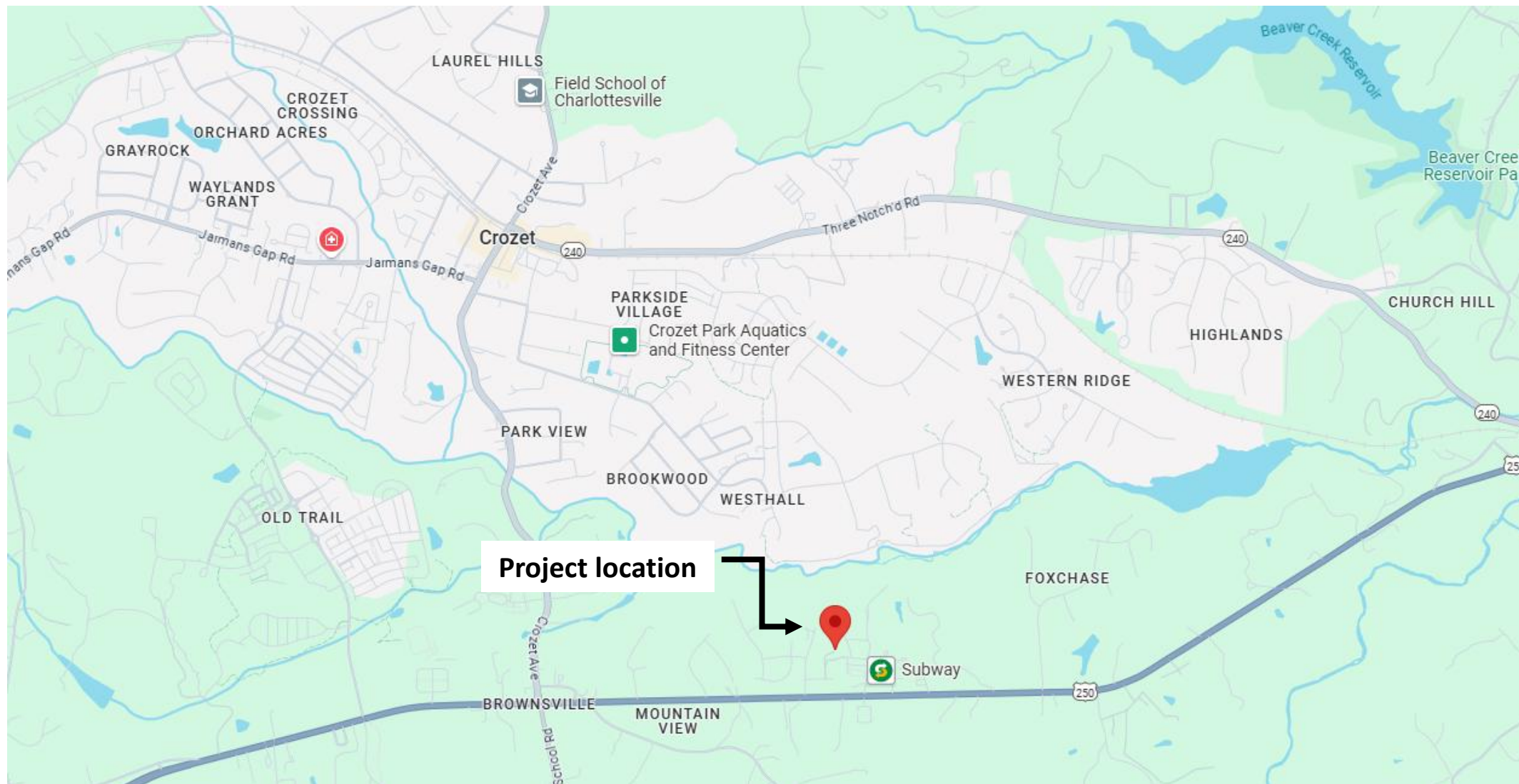


If a property owner seeks to change the zoning district of their property, then **Board of Supervisors approval is required**. This process is also known as **legislative review**.

- 1) The application is reviewed by County staff and other agencies as applicable:
 - Planning and Zoning
 - Building Official
 - Fire Marshal
 - Engineering
 - Parks & Recreation, Schools
 - VDOT and County Transportation staff
 - Albemarle County Service Authority and Rivanna Water and Sewer Authority, etc.
- 2) Planning Commission
- 3) Board of Supervisors

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Project Location



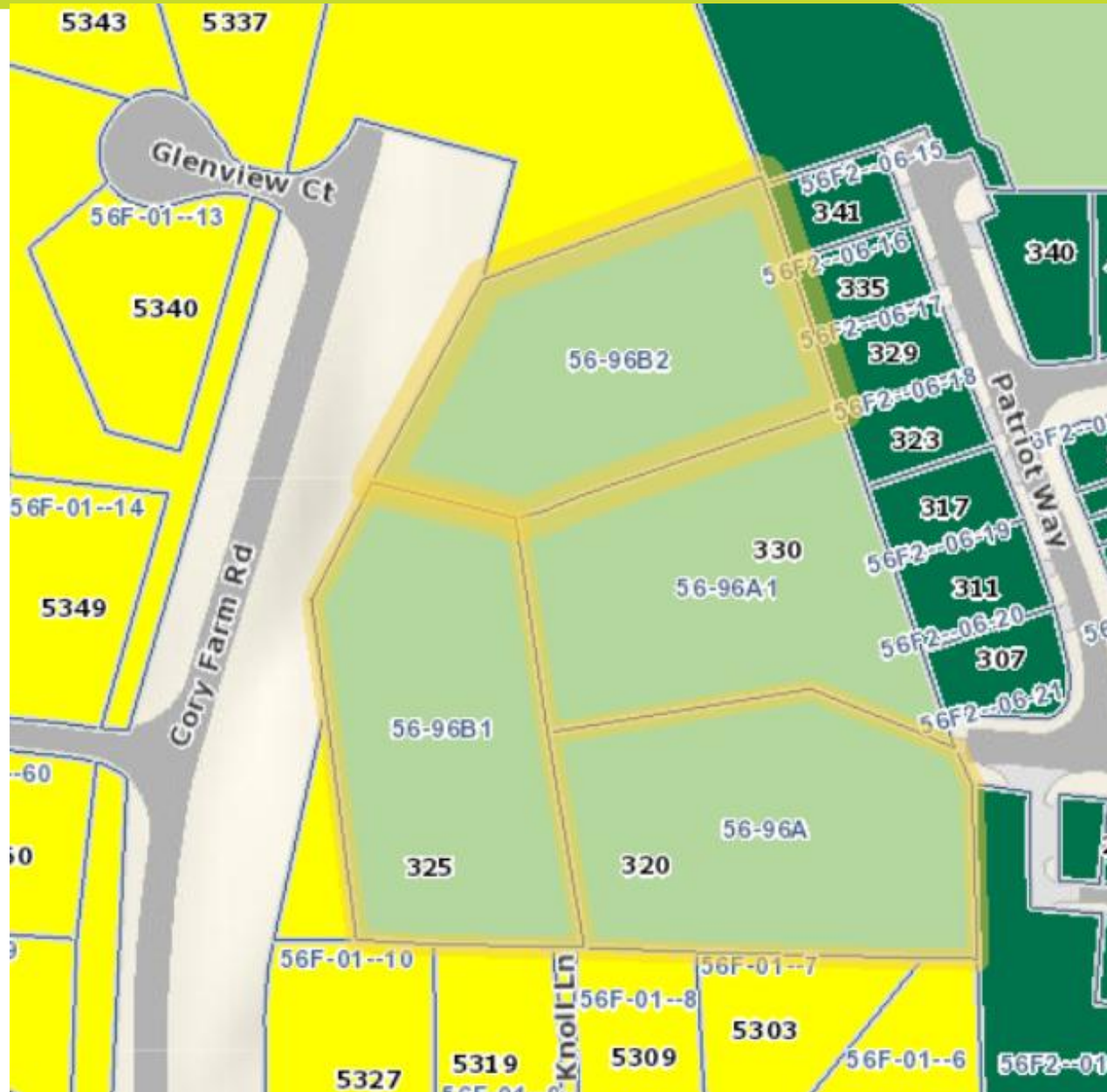
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Project Location



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Existing Zoning



Zoning Info

Zoning Classifications

- Rural Areas
- Village Residential
- R1 Residential
- R2 Residential
- R4 Residential
- R6 Residential
- R10 Residential
- R15 Residential
- Planned Unit Development
- Planned Residential Development
- Neighborhood Model District
- Monticello Historic District
- C1 Commercial
- Commercial Office
- Highway Commercial
- Planned Development Shopping Ctr.
- Planned Development Mixed Comm.
- Downtown Crozet District
- Light Industry
- Heavy Industry
- Planned Development Industrial Par
- Town of Scottsville

Future Land Use



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Project Details

Timeline

Staff Review of Proposal

Underway

Community Meeting

June 11, 2025

Staff Comments to Applicant

July 1, 2025

Planning Commission Public Hearing

To be scheduled

Board of Supervisors Public Hearing

To be scheduled

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