

RESOLUTION OF INTENT

WHEREAS, Tax Map 32 Parcels 49, 49A, 49B, 49C, 49F, 49G, 49H, 49I, 49J and 49K comprise approximately 31.062 acres located within the Rio Magisterial District, east of Dickerson Road (State Route 606) across from the Charlottesville-Albemarle Airport and south of the intersection of Dickerson Road and Airport Road (State Route 649) (hereinafter collectively referred to as the “Property”);

WHEREAS, the Property is within the Community of Hollymead as designated in the Albemarle County Comprehensive Plan, and is planned for Industrial Service uses, which allows warehousing, light industry, heavy industry, office and research uses, and other uses;

WHEREAS, although there is a concern about the loss of land designated Industrial Service in the vicinity of the Charlottesville-Albemarle Airport, residential and mixed use development, as well as employment centers and retail shopping areas now exist or have been approved adjacent to and in proximity to the Property;

WHEREAS, one of the owners of the Property has proposed a residential development on its portion (comprising 23.681 acres) of the Property that would provide affordable and moderately priced housing, totaling approximately 30% of the total number of units, and this housing would be near workplaces and retail shopping areas; and

WHEREAS, it is desired to amend the Albemarle County Comprehensive Plan to change the use designation on the Property from Industrial Service to Urban Density Residential.

NOW, THEREFORE, BE IT RESOLVED THAT for purposes of public necessity, convenience, general welfare and good planning and land use practices, the Albemarle County Planning Commission hereby adopts a resolution of intent to amend the Albemarle County Comprehensive Plan to change the land use designation for the Property, and any other lands within the vicinity of the Property determined to be appropriate after study, from Industrial Service to Urban Density Residential, and incorporate therein any appropriate policies, recommendations and criteria; and

BE IT FURTHER RESOLVED THAT the Planning Commission will hold a public hearing on the Comprehensive Plan amendment proposed pursuant to this resolution of intent, and make its recommendations to the Board of Supervisors at the earliest possible date.

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