



ZMA 25-03: Knollwood Circle - Request for a Zoning Map Amendment

Background:

Conduct a public hearing and consider rezoning tax record 4198, to change from split zoning of R-10 (General Residential) and GHBD (General Highway Business District) to all R-10 (General Residential).

Submitting Department:

Planning & Development Services Department

Description:

Green Group LLC has submitted a request to rezone a +/- 3.27-acre parcel designated as tax record 4198 / PIN 664003219381. The parcel is split-zoned R-10 (General Residential) and GHBD (General Highway Business District). The applicant has submitted an application on behalf of the property owner to rezone the entire parcel to all R-10 (General Residential) zoning.

Recommended Action:

At the regularly scheduled meeting of the City of Albemarle Planning and Zoning Board on Thursday, August 7, 2025, with a quorum of six members, in a unanimous 5 to 0 vote, the Board voted to issue a recommendation to the City Council for approval. The Board noted that the request for R-10 was consistent with the existing surrounding zoning and land use, which served as the rationale for approving the request with the Statement of Consistency and Reasonableness.

Attachments:

1. [ZMA 25-03 Knollwood Circle.pdf](#)
2. [Ordinance_25-27_ZMA_25-03_Knollwood_Cir.docx](#)