

RESOLUTION OF INTENT

WHEREAS, the Comprehensive Plan was amended in 2001 to incorporate principles of traditional neighborhood development (the “Neighborhood Model”) which, among other things, encourages reducing building setbacks and yards; and

WHEREAS, in order to facilitate achieving the goals and objectives of the Neighborhood Model and the Neighborhood Model form of development, the Board of Supervisors amended the Zoning Ordinance on June 3, 2015 and established new setback and yard regulations for many of the conventional residential, commercial, and industrial zoning districts in the Development Areas (the “New Regulations”); and

WHEREAS, the New Regulations changed the front, side, and rear yard requirements within those zoning districts; and

WHEREAS, in implementing the New Regulations, staff has identified provisions requiring revision or clarification.

NOW, THEREFORE, BE IT RESOLVED THAT for purposes of public necessity, convenience, general welfare, and good zoning practices, the Albemarle County Planning Commission hereby adopts a resolution of intent to amend the Zoning Ordinance as described herein; and

BE IT FURTHER RESOLVED THAT the Planning Commission shall hold a public hearing on the zoning text amendments proposed by this resolution of intent, and make its recommendation to the Board of Supervisors, at the earliest possible date.

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