

**COUNTY OF ALBEMARLE  
TRANSMITTAL TO THE BOARD OF SUPERVISORS**

**SUMMARY OF PLANNING COMMISSION ACTION**

<p><b>AGENDA TITLE:</b> ZMA201800018 and SP201800023 – River’s Edge</p> <p><b>SUBJECT/PROPOSAL/REQUEST:</b> Rezone two properties from Rural Areas (RA) to Planned Residential Development (PRD) for 100 dwelling units. Request for a special use permit for the disturbance of preserved steep slopes to accommodate the development of private facilities (entrance and accessway and stormwater management) for the proposed rezoning development.</p> <p><b>SCHOOL DISTRICTS:</b> Baker Butler E.S., Sutherland M.S., Albemarle H.S.</p>	<p><b>AGENDA DATE:</b> August 5, 2020</p> <p><b>STAFF CONTACTS:</b> Filardo, Rapp, Nedostup, Kanellopoulos</p> <p><b>PRESENTER:</b> Tori Kanellopoulos, Senior Planner</p>
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**BACKGROUND:**

At its meeting on March 10, 2020, the Planning Commission voted 7:0 to defer action on ZMA201800018 and SP201800023. The applications were deferred to May 19, 2020. A summary of the main concerns heard from the Planning Commission is included in Attachment E.

At its meeting on May 19, 2020, the Planning Commission voted 5:1 to recommend approval of ZM201800018 with the finding that the use of a central system to provide connection to the nearby public sewer system is in substantial accord with the Comprehensive Plan. The Planning Commission also voted 5:1 to recommend approval of SP201800023 with conditions as stated in the staff report.

The Planning Commission’s staff report, action letter, and minutes (from both meetings) are attached (Attachments A, B, C, and D).

**DISCUSSION:**

At its meeting on May 19, 2020, the Planning Commission voted 5:1 to recommend approval of ZMA201800018 and to recommend approval of SP201800023 with conditions as stated in the staff report. The Planning Commission did not request any changes.

It should be noted that there was significant discussion during the public hearing regarding the proposed density and the request for additional units above the recommended density in the Comprehensive Plan. This discussion may not have been reflected in the Planning Commission’s motion. Staff’s analysis of the requested density is included in Attachments A (staff report) and A9 (accessory units and previous applications). Please note the additional discussion on density in the Planning Commission minutes (Attachment C).

Since the May 19, 2020 Planning Commission public hearing, no changes have been made to the application. Several non-substantive changes were made to the SP201800023 conditions,

and Condition #6 has been removed due to new guidance from the Department of Environmental Quality. The attached Resolution to approve SP201800023 (Attachment H) includes these revised conditions.

Attachment F is the current application for ZMA201800018, and Attachment A5 is the current application for SP201800023.

The Applicant has also requested approval of a central sewerage system, which is subject to the Board's approval, and is being presented to the Board as a separate agenda item on August 5 for the Board's consideration.

**RECOMMENDATIONS:**

Staff recommends that the Board adopt the attached Ordinance to approve ZMA201800018 (Attachment G) and the attached Resolution to approve SP201800023 (Attachment H).

**ATTACHMENTS:**

A – Planning Commission Staff Report – March 10, 2020

A1: Vicinity Maps

A2: Environmental Features Map

A3: Applicant Narrative

A4: Rezoning Application Plan dated February 28, 2020

A5: Special Use Permit Application dated February 28, 2020

A6: Right Turn Warrant Analysis

A7: Central System Request

A8: Neighborhood Model Analysis

A9: Accessory Unit Analysis

A10: Board Resolution on Anti-displacement

A11: Staff Report CCP201800004

A12: Planning Commission Minutes CCP201800004

B – Planning Commission Action Letter from May 19, 2020 PC Public Hearing

C – Planning Commission Minutes from May 19, 2020

D – Planning Commission Minutes from March 10, 2020

E – Cover Memo for May 19, 2020 Planning Commission Meeting

F – Revised Application Plan dated April 14, 2020

G – Ordinance to Approve ZMA201800018

H – Resolution to Approve SP201800023