

COUNTY OF ALBEMARLE
TRANSMITTAL TO THE BOARD OF SUPERVISORS
SUMMARY OF PLANNING COMMISSION ACTION

<p>AGENDA TITLE: ZMA202100013 Southwood Phase 2</p> <p>SUBJECT/PROPOSAL/REQUEST: Rezone 93.32 acres from R2 Residential zoning district, which allows residential uses at a density of 2 units per acre to Neighborhood Model District (NMD) to allow up to 60,000 square feet of non-residential uses and between 527-1,000 residential units.</p> <p>SCHOOL DISTRICT: Mountain View (Elementary); Burley (Middle School); Monticello (High School)</p>	<p>AGENDA DATE: September 21, 2022</p> <p>STAFF CONTACT(S): Walker, Filardo, Rapp, Ragsdale, McDermott</p> <p>PRESENTER (S): Rebecca Ragsdale, Planning Manager (Development Review)</p>
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BACKGROUND:

At its meeting on April 26, 2022, the Planning Commission (PC) held a public hearing to review the rezoning proposal to redevelop the remainder of the Southwood mobile home community (ZMA202100013 Southwood Phase 2). The staff report, PC action memo, and PC minutes from that meeting are provided as Attachments A, B, and C. A number of emails were sent from community members to the Planning Commission concerning this application prior to the public hearing and they are provided in Attachment D.

During the public hearing, many speakers spoke in favor of the proposal, though some had concerns. Many of the speakers were existing Southwood residents. During the hearing, the applicant presented new information, including potential proffers, to address concerns with the rezoning, but this information was not received prior to the hearing.

Following the lengthy public hearing and discussion, the PC voted to recommend approval by a vote of 4:2 (Commissioners Firehock and Bivins opposed). This recommendation was based on the positive aspects of the project stated in the staff report. The Commission recommended that in addition to addressing the areas of concern stated in the staff report, the following items be addressed:

- The applicant should establish a minimum square footage for non-residential uses to ensure a Center is provided, as recommended by the master plan.
- The applicant should work to identify possible funding opportunities to address the need for transportation improvements, especially to Hickory Street.
- The applicant should commit in a revised proffer statement to the amendments offered at the meeting, including:
 - Obtaining 100% completed engineering drawings for the upgrade of Hickory Street from Southwood to Oak Hill as a public road.
 - Removing the one-year sunset clause on the County's option to purchase an approximately 5.7-acre parcel in Block 34 for use as a school, childcare center, or community center, and remove County obligations to relocate residents.

DISCUSSION:

After further discussion with staff and reviewing agencies, the applicant has provided additional information in response to the outstanding issues identified at the PC public hearing. The new information is included as an updated project narrative, application plan, code of development and proposed proffers. (Attachments E, F, G, and H) Staff's analysis of the updated materials (Attachment I) include remaining areas of concern with the proposal.

RECOMMENDATIONS:

As previously noted, this application has great potential to increase and improve affordable housing in the County. However, because the impacts noted in the updated staff analysis (Attachment I) have not yet been fully addressed, staff is unable to recommend approval at this time.

Following the public hearing, the Board may approve or disapprove the proposed rezoning, or may defer action to allow for changes to the application. Based on County Code § 18-33.4(O)(2), Board action is not required on this application until March 1, 2023.

If the Board wishes to act on the proposed rezoning, staff has prepared both an ordinance to approve and a resolution to deny, provided as Attachments J and K, respectively.

ATTACHMENTS:

- A. PC Staff Report for April 26, 2022 Public Hearing
 - 1. Location Map
 - 2. Project Narrative last revised February 21, 2022
 - 3. Code of Development last revised February 21, 2022
 - 4. Application Plan last revised February 21, 2022
 - 5. Neighborhood Model Principles Analysis
 - 6. Traffic Impact Analysis
 - 7. Biscuit Run Park Master Plan
 - 8. Proffers last revised February 21, 2022
- B. PC Action Letter
- C. PC Minutes
- D. Public Comment received for April 26, 2022 PC Public Hearing.
- E. Project Narrative last revised June 27, 2022
- F. Application Plan last revised dated June 27, 2022
- G. Code of Development last revised July 5, 2022
- H. Proffers last revised September 12, 2022
- I. Staff Analysis of Revised Application Materials
- J. Ordinance to approve ZMA202100013
- K. Resolution to deny ZMA202100013