

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

<p>AGENDA TITLE: ZTA 201900008 Section 33-Zoning Text Amendments, Zoning Map Amendments, Special Use Permits and Special Exceptions</p> <p>SUBJECT/PROPOSAL/REQUEST: Amendment of the submittal and review procedures for Zoning Text Amendments, Zoning Map Amendments, Special Use Permits and Special Exceptions.</p> <p>SCHOOL DISTRICT: None</p>	<p>AGENDA DATE: June 2, 2021</p> <p>STAFF CONTACT(S): Richardson, Walker, Kamptner, Filardo, Herrick, Fritz</p> <p>PRESENTER (S): Bill Fritz</p>
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BACKGROUND:

At its meeting on April 6, 2021, the Planning Commission unanimously voted to recommend approval of ZTA 201900008.

DISCUSSION:

The proposed ordinance would reorganize submittal requirements, review procedures, and notification requirements for all Zoning Text Amendments, Zoning Map Amendments, Special Use Permits, and Special Exceptions, and would revise, clarify and standardize the text.

One of the stated purposes of the proposed ordinance is to allow for the review of projects while in a state of deferral. The ordinance presented to the Planning Commission contained an error that did not accomplish this purpose. The mistake has been corrected.

The Planning Commission suggested additional language to incorporate equity into all considerations made during the review of Zoning Text Amendments, Zoning Map Amendments, Special Use Permits and Special Exceptions. The ordinance has been amended to incorporate these recommendations.

The Planning Commission stated concerns that concept plans submitted in support of rezonings do not have the same content requirement as application plans. The difference is due to a requirement contained in the Planned District regulations which sets out specific criteria for application plans required for all Planned Development applications. The level of detail in required concept plans can be varied to correspond to the complexity of the project. A simple rezoning may have a very limited concept plan, while a more complex rezoning may be required to submit a concept plan with the same level of information as an application plan.

RECOMMENDATIONS:

Staff recommends that the Board adopt the attached Ordinance to approve ZTA 201900008 Section 33-Zoning Text Amendments, Zoning Map Amendments, Special Use Permits and Special Exceptions.

ATTACHMENTS:

- A – Staff report for April 6, 2021 Planning Commission hearing
- B – Action letter for April 6, 2021 Planning Commission hearing
- C – Minutes for April 6, 2021 Planning Commission hearing
- D – Comparative table
- E – Proposed Ordinance