

COUNTY OF ALBEMARLE

TRANSMITTAL TO THE BOARD OF SUPERVISORS

SUMMARY OF PLANNING COMMISSION ACTION

AGENDA TITLE: ZMA201600016 Woolen Mills, ZMA201600021 Woolen Mills, SP201600027 Woolen Mills and SP201600028 Woolen Mills	AGENDA DATE: May 10, 2017
SUBJECT/PROPOSAL/REQUEST: To restore the existing Woolen Mills buildings and establish residential, restaurant and commercial uses and to construct flood control walls.	STAFF CONTACT(S): Fritz, Baldwin
	PRESENTER (S): Bill Fritz

BACKGROUND:

The property is currently zoned LI, Light Industry and is the site of the Woolen Mills factory. It is developed with several buildings that have significant historical value. The land use designation for this property was amended with the most recent adoption of the Comprehensive Plan. The current land use designation calls for Community Mixed Use and Parks and Green Systems. The current zoning is not consistent with the Comprehensive Plan recommendations for the property.

PLANNING COMMISSION ACTION:

On March 21, 2017, the Planning Commission unanimously recommended approval of all of the applications. It has been discovered that the ad run in the local newspaper for the March meeting was incorrect. This requires the Planning Commission to hold a new public hearing which will take place on May 2, 2017. At the time of the preparation of this report, the meeting had not yet taken place. The March 21 Planning Commission action letter, staff report, and minutes are attached (Attachments A-C).

DISCUSSION:

At the March 21st meeting the primary concerns about this project are the use of East Market Street for access, preservation of the historic character of the property and insuring that residential development will occur. The applicant has offered proffers to address traffic and preservation concerns. Concerns about increased traffic are mitigated by the fact that this property is already zoned LI, Light Industry and developed. This means that significant truck and commercial traffic can currently be generated by right. The limited area available for parking limits the maximum amount of commercial use the building can have. This parking limitation encourages residential development which has a lower parking demand. The Commission also stated concerns about water quality and encouraged the use of permeable pavers and other measures to protect water quality. The applicant will work with the Planning Commission during the site review process to get Commission input on water quality measures.

RECOMMENDATIONS:

Staff recommends that the Board adopt: 1) the attached Ordinance approving ZMA 2016-16 (Attachment D); 2) the attached Ordinance approving ZMA 2016-21 (Attachment E); and 3) the attached Resolution approving SP 2016-27 and SP 2016-28 (Attachment F), subject to the conditions attached thereto.

ATTACHMENTS:

- A – Planning Commission action letter
- B – Planning Commission staff report
- C – Planning Commission minutes
- D – Ordinance approving ZMA 2016-16
- E – Ordinance approving ZMA 2016-21
- F – Resolution approving SP 2016-27 and SP 2016-28