

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

SUMMARY OF PLANNING COMMISSION ACTION

AGENDA TITLE: ZTA201500014, Neighborhood Model Setbacks and Yards - Corrections	AGENDA DATE: March 2, 2016
SUBJECT/PROPOSAL/REQUEST: Public Hearing to amend the Zoning Ordinance to make minor corrections to the setbacks and yards regulations in development area zoning districts adopted on June 3, 2015.	STAFF CONTACT(S): Greg Kamptnr, Ron Higgins
	PRESENTER (S): Ron Higgins

BACKGROUND:

On January 26, 2016, the Planning Commission held a public hearing and voted unanimously to recommend approval of the proposed zoning text amendment (ZTA201500014) with the allowance for some grammatical rewording to the proposed amendments to the "infill" definition. The proposed ordinance is presented as Attachment A.

DISCUSSION:

The intent of the clarifications to the "infill" definition is to make it clear that the development of a lot qualifies as "infill" five years after an approved plat is recorded or a site plan is approved, which is the original period of the plat or site plan's validity.

RECOMMENDATIONS:

Staff recommends that the Board adopt the attached proposed zoning text amendment (Attachment A).

ATTACHMENTS:

- A - Proposed Zoning Ordinance corrections, ZTA201500014, dated 02/02/2016.
- B - Planning Commission staff report for the January 26, 2016 public hearing.
- C - Resolution of Intent approved by the Planning Commission on September 1, 2015.
- D – Planning Commission minutes