

COUNTY OF ALBEMARLE

TRANSMITTAL TO THE BOARD OF SUPERVISORS

SUMMARY OF PLANNING COMMISSION ACTION

AGENDA TITLE: SP2018000010 Art Studio (Painting)	AGENDA DATE: November 14, 2018
SUBJECT/PROPOSAL/REQUEST: Class B Home Occupation to allow an art studio in an existing accessory structure instead of inside the home. Outside visitors are proposed on a limited basis with no greater than 3 open studio events per year.	STAFF CONTACT(S): Knuppel
	PRESENTER (S): Andrew Knuppel

BACKGROUND:

At its meeting on September 4, 2018, the Planning Commission conducted a public hearing and voted 7:0 to recommend approval of SP201800010. A special use permit is required for a Class B home occupation due to the usage of an accessory structure. As part of the art studio use, permission was requested to hold up to three open studio events per year. Attachments A, B, and C are the staff report, action memo, and minutes from the September 4, 2018 meeting.

DISCUSSION:

During review of this request, some community members expressed concern regarding visual and noise impacts to abutting properties caused by the traffic on the driveway to the studio, particularly during open studio events (Attachment D). Recommended conditions of approval would limit vehicle trips, hours of operation, and parking locations for open studio events.

The Commission raised a question about the adequacy of the proposed restrictions on vehicle trips and parking areas for open studio events to mitigate impacts. Staff believes that impacts on abutting properties would be minimal due to the infrequency of the events and conditions of approval.

RECOMMENDATIONS:

The PC and staff recommend that the Board adopt the attached Resolution (Attachment E) to approve SP201800010 with the conditions attached thereto.

ATTACHMENTS:

- A - Staff report for September 4, 2018 Planning Commission Public Hearing
 - A1 – Vicinity Map
 - A2 – Applicant's Narrative
 - A3 – Concept Plan
 - A4 – Summary & Analysis of Home Occupation Regulations
- B - Planning Commission action letter
- C - Planning Commission minutes
- D - Public Comments
- E - Resolution to approve SP201800010