

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

<p><b>AGENDA TITLE:</b> ZMA201800007 Belvedere Proffer Amendment -- Carriage House Units</p> <p><b>SUBJECT/PROPOSAL/REQUEST:</b> Request to allow the remaining required carriage houses to be either detached from or attached to the primary residential unit; to allow carriage houses to be located on lots with either signal-family detached or single-family attached units; and to allow accessory apartment units to count towards the required number of carriage house units.</p> <p><b>SCHOOL DISTRICTS:</b> Agnor Hurt Elementary; Burley Middle; Albemarle High School</p>	<p><b>AGENDA DATE:</b> July 3, 2019</p> <p><b>STAFF CONTACT(S):</b> Graham, Benish</p> <p><b>PRESENTER(S):</b> David Benish, Chief of Planning (Acting Director)</p>
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**BACKGROUND:**

At its meeting on June 4, 2019, the Planning Commission (PC) conducted a public hearing and voted to recommend approval of ZMA201800007. The Commission's staff report, action memo, and minutes are attached (Attachments A, B, and C).

**DISCUSSION:**

At the Planning Commission meeting, staff recommended approval the proposed Zoning Map Amendment application, provided technical changes to the wording of the proffers were completed as noted in the staff report.

The Planning Commission voted 6:0 to recommend approval of ZMA201800007 as recommended by staff. The technical changes to proposed proffer have since been made to the satisfaction of staff.

**RECOMMENDATIONS:**

Staff recommends that the Board adopt the attached Ordinance (Attachment E) to approve ZMA201800007 Belvedere Proffer Amendment, Carriage House Units.

**ATTACHMENTS:**

- A – Planning Commission Staff Report
  - A.1 – Location Map
  - A.2 – Existing Proffers and Appendix A of Code of Development
  - A.3 – Applicant's Proposal and Photos of Carriage House Units
  - A.4 – Amended Proffer Statement
- B – Planning Commission Action Memo
- C – Meeting Minutes from 06/04/2019 PC Public Hearing
- D – Amended Proffers dated June 25, 2019
- E – Ordinance to Approve ZMA201800007