

COUNTY OF ALBEMARLE

STAFF REPORT

AGENDA TITLE: ZTA 2017-07 Housekeeping II/Term Updates and Clarifications SUBJECT/PROPOSAL/REQUEST: Public Hearing on Zoning Text Amendment STAFF CONTACT(S): Leah Brumfield, Amelia McCulley, John Blair	AGENDA DATE: 8/22/2017 ACTION: X INFORMATION: CONSENT AGENDA: ACTION: INFORMATION: ATTACHMENTS: Yes
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PUBLIC PURPOSE TO BE SERVED: To update terms and definitions and clarify regulations and procedures. This amendment is expected to not only improve the administration of these Zoning regulations for staff, but also to provide more clarity for the public and others who use them.

BACKGROUND: A resolution of intent to amend the Zoning Ordinance was adopted by the Commission on June 20, 2017(Attachment A).

DISCUSSION: This is a second non-substantive amendment to clarify current regulations, including updating the terms “nursing home,” “rest home,” “convalescent home,” and “orphanage,” to reflect current usage of the terms “assisted living facility, skilled nursing facility,” and “children’s residential facility.” The Commission may recall that this was removed from the first housekeeping amendment to allow additional time to confirm the updated terms. We have confirmed the updated terms by checking with the Department of Social Services and the Virginia Code. This amendment also codifies current practice relating to final inspections for zoning permits (for farm buildings and small sheds and other structures that are exempt from the Building Code). Additionally, the amendment to clarify the applicability of outdoor lighting regulations to LED lighting is intended to reflect the development of widespread LED usage.

This amendment is purposefully not intended to be substantive changes to regulations that involve policy or new requirements. The title “Term Updates and Clarifications” will be adopted for this amendment as requested by the Board.

BUDGET IMPACT: No additional staff or funding will result from these amendments.

RECOMMENDATION: Staff recommends that following the public hearing, the Commission recommend approval of the draft ordinance found in Attachment B.

ATTACHMENTS:

Attachment A: Resolution of intent for Housekeeping II ZTA adopted June 20, 2017

Attachment B: Draft Zoning Text Amendment