

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

AGENDA TITLE: ZMA202300008 High School Center II at Albemarle High School	AGENDA DATE: January 17, 2024
SUBJECT/PROPOSAL/REQUEST: Rezone a 9.9-acre portion of the 216.7- acre Lambs Lane Campus, along the Hydraulic Road frontage, from RA to R-10 for the construction of a new High School Center II.	STAFF CONTACT(S): Filardo, McDermott, Ragsdale
	PRESENTER(S): Rebecca Ragsdale
	SCHOOL DISTRICT: Greer Elementary, Journey Middle, and Albemarle High

BACKGROUND:

At its meeting on November 28, 2023, the Planning Commission (PC) voted 7:0 to recommend approval of ZMA202300008 High School Center II at Albemarle High School for the reasons stated in the staff report and as discussed at the meeting. See the PC Staff Report (Attachment A), the PC Action Letter (Attachment B), and the PC Minutes (Attachment C). A special exception (SE202300039) has also been requested to modify the maximum front setback requirements of the R-10 Residential District.

DISCUSSION:

Public uses are allowed in all zoning districts. The purpose of this rezoning is to allow flexibility in setbacks and building height to efficiently use already developed portions of the high school site. Staff and the PC support this flexibility in setbacks and building height, but not any future R-10 Residential uses, if the public use of the property ever ceased. An important element of the proposal is an increased setback along the Georgetown Green residential development. To limit potential future residential uses and address setback issues, proffers were submitted after the PC's public hearing (Attachment D) that:

1. Prohibit residential uses on the property, and
2. Establish a minimum setback of 50 feet along the shared property line with Georgetown Green, as depicted on the Concept Plan.

The Commission expressed no concerns about an increased maximum setback, and was not required to act on that request (SE202300039). Because special exceptions are subject to Board of Supervisors approval, only Board action is required. The purpose of this rezoning is to reduce setbacks from the current Rural Areas zoning, which requires a minimum 75' front setback. R-10 Residential zoning would allow a minimum front setback of 5' from Hydraulic Road, although the concept plan indicates that the proposed building would be set back a minimum of 35' potentially. Because R-10 zoning permits a maximum front setback of only 25', a special exception is also sought to waive this maximum front setback requirement. *County Code* § 18-4.19(4) allows the maximum front setback for a non-infill development to be increased by special exception to accommodate low impact design, unique parking or circulation plans, or a unique target market design. Staff believes that permitting a greater front setback on this property would accommodate a building location that is consistent with setbacks of buildings along that segment of Hydraulic Road, avoid disruption to existing parking and circulation plans and accommodate the future Lambs Loop Road.

RECOMMENDATIONS:

Staff recommends that the Board adopt the attached ordinance (Attachment E) to approve the ZMA202300008 High School Center II at Albemarle High School rezoning, as well as the attached resolution (Attachment F) to waive the maximum front setback requirement.

PROPOSED MOTIONS:

To approve the ZMA202300008 High School Center II at Albemarle High School rezoning:

I move to adopt the ordinance attached to the staff report as Attachment E.

To approve the SE202300039 special exception:

I move to adopt the resolution attached to the staff report as Attachment F.

ATTACHMENTS:

A – November 28, 23 Planning Commission Staff Report

A1: Location Map

A2: Zoning Map

A3 Comprehensive Plan Map

A4: Project Narrative

A5: Concept Plan

B – November 28, 2023 Planning Commission Action Letter

C – November 28, 2023 Planning Commission Minutes

D – Proffers

E – Ordinance to Approve ZMA202300008 High School Center II at Albemarle High School

F – Resolution to Approve SE202300039 Maximum Setback Waiver