

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

<p>AGENDA TITLE: ZMA201900002 Hollymead Town Center, Area A-1 Proffer Amendment</p> <p>SUBJECT/PROPOSAL/REQUEST: Amend ZMA 201200005 Proffer #4 Public Transit Operating Expenses. The Applicant is proposing an alternate proffer contribution amount over ten (10) years, or a onetime lump sum towards transit operating expenses.</p> <p>SCHOOL DISTRICTS: Albemarle High, Sutherland Middle, Baker-Butler Elementary schools</p>	<p>AGENDA DATE: September 18, 2019</p> <p>STAFF CONTACT(S): Benish</p> <p>PRESENTER(S): David Benish, Chief of Planning (Acting Director)</p>
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BACKGROUND:

At its meeting on May 28, 2019, the Planning Commission (PC) conducted a public hearing and voted to recommend denial of ZMA201900002. The Commission's staff report, action memo, and minutes are attached (Attachments A, B, and C).

DISCUSSION:

At the Planning Commission meeting, staff recommended denial of the proposed Zoning Map Amendment application due to the unfavorable factors set forth in the May 28, 2019 Planning Commission staff report. The Planning Commission voted 6:0 to recommend denial of ZMA201900002.

On August 20, 2019, the applicant provided to staff a summary of new traffic information related the Hollymead Town Center and surrounding roads. The summary (Attachment D) indicates that traffic generation from the "current HTC plan" decreases anticipated traffic at full-build by 34% and that the expansion of Route 29 and the construction of Berkmar Drive has "doubled" the north-south capacity. The applicant is of the opinion that these changes to the project and to the north-south transportation system need to be taken into account in reviewing this application. Staff met with the applicant on August 20 to discuss this summary information. Staff stated that the traffic analysis and assumptions used in developing the summary would also need to be provided for staff to adequately assess the summary conclusions. As of this writing (September 3), that supporting information has not been provided to staff.

RECOMMENDATIONS:

Staff recommends that the Board adopt the attached Resolution (Attachment E) to Disapprove ZMA201900002 Hollymead Town Center, Area A-1 Proffer Amendment

ATTACHMENTS:

- A – Planning Commission Staff Report
 - A.1 – Location Map
 - A.2 – Existing Approved Proffers
 - A.3 – Applicant's Justification and Proposed Proffer
 - A.4 – BOS Meeting Minutes
 - A.5 – Planning Commission Meeting Minutes
 - A.6 – JUANT 29 Express Route Schedule
- B – Planning Commission Action Memo
- C – Meeting Minutes from 05/21/2019 PC Public Hearing
- D – Traffic Summary
- E – Resolution to Disapprove ZMA201800002