

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

<p>AGENDA TITLE: ZTA 2023-004, STA 2023-002, WPTA 2023-002, BTA 2023-0001, and OTA 2023-004 - Community Development Department (CDD) Fee Restructuring</p> <p>SUBJECT/PROPOSAL/REQUEST: A proposed ordinance to consolidate the Community Development Department's fees into Chapter 1, Article 5 of the Albemarle County Code, and to make associated amendments to Code Chapters 3 (Agricultural and Forestal Districts), 5 (Building Regulations), 7 (Health and Safety), 14 (Subdivision of Land), 17 (Water Protection), and 18 (Zoning).</p>	<p>AGENDA DATE: December 6, 2023</p> <p>STAFF CONTACT(S): Richardson, Filardo, D. Shifflett</p> <p>PRESENTER (S): D. Shifflett</p>
--	---

BACKGROUND:

Following the Board's adoption of a Resolution of Intent on March 1, 2023 (Attachment A1), Community Development Department (CDD) staff have been working with consultants The Berkley Group on proposed ordinances to restructure CDD fees. At its meeting on October 10, 2023, the Planning Commission (PC) voted 7:0 to recommend approval of ZTA 2023-004 and STA 2023-002. Though presented with all related proposed amendments (for information), the PC's review was and is limited to proposed amendments to the zoning and subdivision ordinances specifically.

Attachments A, B, and C are the PC staff report (and supporting attachments), action letter, and meeting minutes. The zoning ordinance (Chapter 18) is one of seven County Code chapters proposed for amendment as part of the proposed new consolidated CDD fee schedule in County Code Chapter 1, Article 5 (Attachments E through K).

DISCUSSION:

The PC did not recommend any changes to the draft consolidated fee ordinances. Just prior to the Commission meeting and after the report was released, the Blue Ridge Home Builders Association (BRHBA), a stakeholder group, submitted a letter of support (Attachment D). After the PC meeting, CDD staff and the County Attorney's Office collaborated on additional non-substantive revisions to increase clarity and improve formatting.

RECOMMENDATIONS:

Staff recommends that the Board adopt the attached County Code amendments provided in Attachments E through K.

ATTACHMENTS:

- A – Planning Commission staff report
 - A1. Resolution of Intent
 - A2. Summary of Proposed Changes
 - A3. Crosswalk of Existing to Proposed Fees
 - A4. CDD Fee Study Summary Report by Berkley Group
 - A5. Proposed Unified Fee Ordinance Chapter 1 (as presented to PC)
 - A6. Proposed Fee Ordinance Amendments (as presented to PC)
- B – Planning Commission action letter
- C – Planning Commission minutes
- D – Letter from BRHBA
- E – Revised Draft Chapter 1 Ordinance
- F – Revised Draft Chapter 3 Ordinance
- G – Revised Draft Chapter 5 Ordinance
- H – Revised Draft Chapter 7 Ordinance
- I – Revised Draft Chapter 14 Ordinance
- J – Revised Draft Chapter 17 Ordinance

