

**COUNTY OF ALBEMARLE
TRANSMITTAL TO THE BOARD OF SUPERVISORS**

SUMMARY OF PLANNING COMMISSION ACTION

<p>AGENDA TITLE: ZTA 2023-08 Grading Standards and Steep Slope Overlay District</p> <p>SUBJECT/PROPOSAL/REQUEST: Change the permitted retaining wall height in the steep slopes overlay district from six feet to ten feet to match the permitted retaining wall height in all areas outside of the steep slopes overlay district. Include a provision to allow the Board of Supervisors to grant a special exception to allow retaining wall heights above 10 feet and to establish review standards for the review of any special exception.</p> <p>SCHOOL DISTRICTS: None</p>	<p>AGENDA DATE: August 7, 2024</p> <p>STAFF CONTACT(S): Filardo, Herrick, Barnes, Fritz</p> <p>PRESENTER (S): Bill Fritz</p>
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BACKGROUND:

On April 23, 2024, the Planning Commission (PC) held a public hearing and recommended approval of this zoning text amendment (5-1) (Mr. Murray dissenting and Mr. Clayborne absent).

DISCUSSION:

The PC's comments included a concern that taller walls could result in "canyonizing" the development area. The PC noted that increasing wall height, to ten feet, may allow more efficient use of the development area. To address the potential impacts of increasing the permitted retaining wall height from six to ten feet in the Entrance Corridor Overlay District, the PC noted that Architectural Review Board could address the impacts of retaining wall heights.

RECOMMENDATIONS:

Staff recommends adoption of the proposed ordinance (Attachment C).

ATTACHMENTS:

- Attachment A – Staff report for the April 23, 2023 Planning Commission Hearing
- Attachment A.1 – Proposed Ordinance (as presented to the PC)
- Attachment B –Minutes for the April 23, 2023 Planning Commission Hearing
- Attachment C – Proposed ordinance for adoption