

COUNTY OF ALBEMARLE

TRANSMITTAL TO THE BOARD OF SUPERVISORS

SUMMARY OF PLANNING COMMISSION ACTION

AGENDA TITLE: ZMA202300016 Stonefield Amendment SP202300019 Stonefield Outdoor Storage, Display, and Sales SUBJECT/PROPOSAL/REQUEST: Amend code of development to allow up to 4,500 square feet of motor vehicle sales by-right. Establish outdoor storage, display, and sales of automobiles. SCHOOL DISTRICT: Woodbrook – Elementary, Journey – Middle, and Albemarle – High	AGENDA DATE: May 15, 2024 STAFF CONTACT(S): Filardo, Herrick, Barnes, McDermott, Maliszweski, Ragsdale PRESENTER(S): Rebecca Ragsdale, Planning Manager
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BACKGROUND:

At its meeting on April 9, 2024, the Planning Commission (PC) voted 5:0 to recommend approval of both the rezoning to amend the code of development (ZMA202300016) and special use permit SP202300019 for outdoor storage, display, and sales, for the reasons stated in the staff report.

Attachments A, B, and C are the PC staff report, action letter, and meeting minutes.

DISCUSSION:

The PC asked for clarification on the Blocks to which the requested code of development amendment would potentially apply. Staff has provided a Block exhibit (Attachment D). Motor vehicle sales and service of up to 4,500 square feet would be allowed by-right in Blocks A, B, C, and G, according to the Narrative (Attachment A1). Though the initial draft code of development showed the use by-right in all blocks of Stonefield, the applicant has since provided an updated code of development to reflect that that use will be permitted by-right only in Blocks A, B, C, and G. (Attachment E)

RECOMMENDATIONS:

Staff recommends that the Board adopt both the attached Ordinance to approve an amended code of development (Attachment F) and the attached Resolution to approve the special use permit (Attachment G).

PROPOSED MOTIONS (Action on **both** is required):

To approve the proposed Zoning Map Amendment:

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

To approve the proposed Special Use Permit:

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

ATTACHMENTS:

A – Planning Commission Staff Report

1. Location Map
2. ZMA202300016: Project Narrative
3. ZMA202300016: Amended Code of Development revised March 5, 2024
4. SP202300019: Project Narrative
5. SP202300019: Tesla Parking Plan
6. SP202300019 ARB Staff Report
7. SP202300019 ARB Action Letter

B – Planning Commission Action Letter

C – Planning Commission Minutes

D – Block Plan

E – ZMA202300016: Amended Code of Development, last revised April 24, 2024

F – Proposed Ordinance to Approve ZMA

G– Proposed Resolution to Approve SP