

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

<p><b>AGENDA TITLE:</b> ZTA202100003 Bonus Densities</p> <p><b>SUBJECT/PROPOSAL/REQUEST:</b> Public Hearing on Zoning Text Amendment to condense and clarify the bonus density provisions available in residential zoning districts, and to align the standards for all zoning districts for consistency with existing ordinances.</p> <p><b>SCHOOL DISTRICT:</b> None</p>	<p><b>AGENDA DATE:</b> January 12, 2022 (postponed from December 15, 2021)</p> <p><b>STAFF CONTACT(S):</b> Richardson, Walker, Kamptner, Filardo, Herrick, Svoboda, Brumfield</p> <p><b>PRESENTER (S):</b> Lea Brumfield, Senior Planner II</p>
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**BACKGROUND:**

In a presentation to the Board on May 5, 2021, Community Development staff proposed adding a Zoning Text Amendment (ZTA) to the work program towards the goal of "Bonus densities clean-up, including implementing Housing Policy bonus." Following staff discussions, this proposed ZTA was recommended to be addressed as two separate ZTA's, the first of which would address the "clean-up" of the ordinance, and the second of which would implement the Housing Policy. On August 18, 2021, the Board adopted a Resolution of Intent to "condense and clarify the bonus density provisions available in residential zoning districts, and to align the standards for all zoning districts for consistency with existing ordinances." At its meeting on October 5, 2021, the Planning Commission unanimously voted to recommend approval of the "clean-up" ordinance, ZTA 202100003.

**DISCUSSION:**

The proposed ordinance would reorganize the density bonuses available throughout the text of the Zoning Ordinance to consolidate the regulations into a central location and standardize the language of the bonuses through the residential zoning districts.

The Planning Commission made multiple suggestions regarding future work on the revision of bonus density regulations, focusing heavily on the incorporation of stronger tree protections, the use of green building materials and strategies, and encouraging the use of renewable energy and passive solar design. The Commission also requested that the future ZTA incorporating the new Housing Policy include thorough research and revision of the standards for bonus densities available for the use of manufactured homes as affordable housing. The Commission noted a typo in the draft ordinance, which has been corrected, but had no other concerns about or suggested changes to the proposed ordinance.

Following the Planning Commission meeting, staff was alerted that the federal affordable housing programs previously administered by the Farmers Home Administration are now administered under the USDA Rural Development program. The references to the Farmers Home Administration in the attached proposed ordinance have been updated to reflect that change. In addition, staff also (a) addressed the existing gap in Section 2.4.3 for wooded areas between 19 and 20 percent and (b) updated the subsection cross-references in Section 2.4.5(b)(7).

**RECOMMENDATIONS:**

Staff recommends that the Board adopt the attached proposed Ordinance (Attachment D).

**ATTACHMENTS:**

- A – Staff report for October 5, 2021 Planning Commission hearing
- B – Action letter for October 5, 2021 Planning Commission hearing
- C – Minutes for October 5, 2021 Planning Commission hearing
- D – Proposed Ordinance