

COUNTY OF ALBEMARLE TRANSMITTAL TO BOARD OF SUPERVISORS

<p>AGENDA TITLE: ZTA202000003 Outdoor Storage/Outdoor Activities at Recycling Uses in Industrial Districts</p> <p>PURPOSE OF PUBLIC HEARING: To consider adoption of the proposed amendments to the zoning ordinance.</p> <p>SCHOOL DISTRICT: N/A</p>	<p>AGENDA DATE: December 16, 2020</p> <p>STAFF CONTACT(S): Rebecca Ragsdale, Principal Planner Bart Svoboda, Director of Zoning Andy Herrick, Deputy County Attorney</p> <p>PRESENTER(S): Rebecca Ragsdale</p>
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BACKGROUND: On June 3, 2020, the Board of Supervisors adopted a resolution of intent (ROI) to consider amendments to Albemarle County Code § 18-5.1.51 (Outdoor activities in industrial districts) and Albemarle County Code § 18-5.1.52 (Outdoor storage in industrial districts).

On October 13, 2020, the Planning Commission held a work session to discuss each regulation found in § 18-5.1.51 (Outdoor activities in industrial districts) and Albemarle County Code § 18-5.1.52 (Outdoor storage in industrial districts) and consider staff recommended changes. (Refer to Att. A.1-Commission Work Session Report).

On November 10, 2020, the Planning Commission held a public hearing to consider the draft ordinance. By a vote of 6:0, the Commission recommended approval of ordinance changes as presented by staff. (Refer to Att. A-Commission Staff Report, Att. B-Commission Action Memo, Att. C-Commission Minutes)

DISCUSSION: The proposed ordinance is provided as Attachment D. It reflects the changes outlined below, which includes the recommended changes endorsed by the Commission and a few minor updates since the Commission meeting.

Albemarle County Code § 18-5.1.51 (Outdoor activities in industrial districts) - Amends the ordinance to permit special exceptions to this section only after notice to abutting property owners. Currently, there is no requirement to notify abutting property owners. The draft ordinance has been updated since Commission's review to clarify abutting owner notice requirements.

Albemarle County Code § 18-5.1.52 (Outdoor storage in industrial districts):

- Amends the ordinance to allow greater flexibility in the types of screening for outdoor storage in industrial districts.
- Amends the ordinance to allow outdoor storage of inert materials at a recycling collection or recycling processing center, provided that the materials are subject to increased setbacks and buffers. Currently, outdoor storage of materials at a recycling processing center is prohibited.
- Amends the ordinance to permit special exceptions to this section only after notice to abutting property owners. Currently, there is no requirement to notify abutting property owners. The draft ordinance has been updated since Commission's review to clarify abutting owner notice requirements.

RECOMMENDATION:

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

ATTACHMENTS:

- A.** November 10 PC PH Staff Report
 - A.1 PC October 13, 2020 WS Staff Report
 - A.1A June 3 2020 BOS ES
 - A.1A1 Current Section 5 Supplemental Regulations
 - A.1A2 Resolution of Intent
 - A.1B Comprehensive Plan
 - A.1C Summary of Setback, Buffer, and Screening Requirements in the Zoning Ordinance
 - A.1D Staff recommended Changes to Sections 5.1.51 and 5.1.52
 - A.2 Draft Ordinance
- B.** November 10, 2020 Action Memo
- C.** November 10, 2020 Minutes
- D.** Proposed Ordinance for Board's Adoption