

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

<b>AGENDA TITLE:</b> ZMA202200004 1906 Avon Street Extended	<b>AGENDA DATE:</b> February 7, 2024
<b>SUBJECT/PROPOSAL/REQUEST:</b> Rezone three parcels (approx.3.643 acres) from the R-1 Residential Zoning District to the R-10 Residential District with proffers to allow up to 21 dwelling units with a mix of single-family detached, single-family attached, and multi-family structures, at a density of approximately six (6) units/acre.	<b>STAFF CONTACTS:</b> Filardo, Herrick, Barnes, McDermott, Ragsdale, Reitelbach
<b>SCHOOL DISTRICTS:</b> Monticello High, Walton Middle, Mountain View Elementary	<b>PRESENTER:</b> Andy Reitelbach, Senior Planner II

**BACKGROUND:**

This rezoning application was first considered by the Planning Commission (PC) at a public hearing on Tuesday, February 14, 2023. At the applicant's request, the PC deferred action to allow the applicant to make revisions addressing feedback provided by the PC and community members. The applicant returned to the PC for another public hearing on Tuesday, November 28, 2023, to present a revised proposal. At this meeting, the PC voted 7:0 to recommend approval of the rezoning. The PC's staff report, action letter, and meeting minutes are attached (Attachments A, B, and C).

**DISCUSSION:**

Two community members spoke at the public hearing. Concerns included the density and design of the development, including its proposed sole access point through the existing Avon Park subdivision. There were also questions about the impact of this proposal on adjacent parcels and whether it could interfere with the property rights of those parcels. Additional written comments received from community members since publication of the PC staff report have been included as Attachment F.

Since the PC meeting, the applicant has provided a revised concept plan (Attachment D) to address items discussed by the Commission. The revisions include the following:

- 1) A separation of the building envelopes to allow for a break between the building masses (see sheet 5 of the revised concept plan).
- 2) A 20' screening buffer between the existing Avon Park subdivision and the parking area of this proposed new development (see sheet 4 of the revised concept plan).

The applicant has also provided a revised proffer statement (Attachment E) to reflect these changes in the site design depicted on the concept plan.

**RECOMMENDATIONS:**

Staff recommends that the Board adopt the attached Ordinance (Attachment G) to approve ZMA202200004 1906 Avon Street Extended subject to the proposed proffers.

**ATTACHMENTS:**

- A. Planning Commission Staff Report
  - A1. Location Map
  - A2. Zoning Map
  - A3. Planning Commission Final Minutes for February 14, 2023
  - A4. Project Narrative, dated May 11, 2022; last revised November 7, 2023
  - A5. Draft Proffer Statement

- A6. Concept Plan, dated May 11, 2022; last revised August 9, 2023
- A7. Staff Analysis of Application's Consistency with Neighborhood Model Principles
- A8. Correspondence from Community Members
- B. Planning Commission Action Letter
- C. Planning Commission Minutes from November 28, 2023
- D. Revised Concept Plan, dated May 11, 2022; last revised January 3, 2024
- E. Revised Proffer Statement, dated January 23, 2024
- F. Additional Community Comments Received since November 28 PC Staff Report
- G. Ordinance to Approve ZMA202200004