

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

AGENDA TITLE: ZMA202300011 4102 Dickerson Road	AGENDA DATE: March 6, 2024
SUBJECT/PROPOSAL/REQUEST: Rezone 2.22-acre lot from Rural Areas (RA) to Light Industry (LI).	STAFF CONTACT(S): Filardo, Barnes, Rosenberg, Herrick, McDermott, Ragsdale, Shoaf
SCHOOL DISTRICT: Baker-Butler Elementary, Lakeside Middle, and Albemarle High School.	PRESENTER (S): Syd Shoaf, Senior Planner

BACKGROUND:

At its meeting on January 23, 2024, the Planning Commission (PC) voted 7:0 to recommend approval of ZMA202300011 for the reasons stated in the staff report.

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

DISCUSSION:

There were two areas of discussion at the PC public hearing.

First, the property, along with five others, is in an area of the Development Area not within the Albemarle County Jurisdictional Area (ACSAJA). Staff explained that amending the ACSAJA to authorize water and sewer service to the parcel would need to be a future Board of Supervisors action. The applicant may pursue that option at the site plan stage, or the property may continue to be served by well and septic. Second, the applicant's illustrative conceptual map did not show all required setbacks and buffer areas. Since the PC public hearing, the conceptual map has been revised to show both the required 50' setback to abutting rural or residential parcels and to include the required 30' use buffer, which does not allow the parking shown on the previous plan.

RECOMMENDATIONS:

Staff recommends that the Board adopt the attached Ordinance to approve ZMA202300011 4102 Dickerson Road (Attachment E).

PROPOSED MOTION:

I move to adopt the attached ordinance (Attachment E) to approve Zoning Map Amendment ZMA202300011.

ATTACHMENTS:

- A – January 23, 2024 Planning Commission Staff Report
 - A1: Location Map
 - A2: Zoning Map
 - A3: Applicant Narrative
 - A4: Conceptual Map
- B – January 23, 2024 Planning Commission Action Letter
- C – January 23, 2024 Planning Commission Minutes
- D – Revised Conceptual Map
- E – Ordinance to Approve ZMA202300011