

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

<p>AGENDA TITLE: ZMA202100004 Breezy Hill</p> <p>SUBJECT/PROPOSAL/REQUEST: Rezone a total of approximately 75.6 acres from Rural Areas zoning district, which allows agricultural, forestal, and fishery uses as well as residential uses (0.5 unit/acre density), to R1 Residential, which allows residential uses (1 unit/acre density). 80 residential units are proposed at a gross density of approximately 1 unit/acre and a net density of approximately 1.4 units/acre.</p> <p>SCHOOL DISTRICT: Monticello High School, Burley Middle School, Stone-Robinson Elementary School</p>	<p>AGENDA DATE: October 6, 2021</p> <p>STAFF CONTACT(S): Filardo, McCulley, Rapp</p> <p>PRESENTER (S): Charles Rapp, Planning Director</p>
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BACKGROUND:

At its meeting on July 20, 2021, the Planning Commission **voted 4:2** to recommend approval of ZMA2021000004 with a recommendation that the following changes be made to the concept plan.

1. Reserve a 50-foot width on the plan adequate for a future vehicular connection across Carroll Creek. Also, the wording should be revised to state "Upon Demand of the County."
2. Provide a recreational area for children in the pocket park. A residential development as proposed would typically include a number of families with children, and a playground or other active space (example: play field that is graded and smooth) would be appropriate to provide in the pocket park beyond grills and picnic tables.
3. Include defined and improved amenity space to include recreational facilities.
4. Include a trail network through the buffer and connect the cul-de-sac streets through a pedestrian connection allowing a comprehensive trail network throughout the development.

The Commission's original staff report, action memo, and minutes are attached (Attachments A, B, and C).

DISCUSSION:

Since the Planning Commission meeting, the applicant submitted a revised concept plan and illustrative plan to address the changes recommended by the Planning Commission (Attachments D and E). Staff has reviewed the plans and finds that the revisions address the changes recommended by the Planning Commission.

RECOMMENDATIONS:

Staff recommends that the Board adopt the attached Ordinance to approve ZMA202100004 Breezy Hill (Attachment G).

ATTACHMENTS:

- A – Planning Commission Staff Report
 - A1- Location Maps
 - A2- Project Narrative
 - A3- Transportation Staff Analysis
 - A4- Concept Plan ("Rezoning Concept Plan")
 - A5- Comment Response Letter

A6- Neighborhood Model Staff Analysis

A7- (Draft) Proffer Statement (*dated May 7, 2021*)

B – Planning Commission Action Memo

C – Planning Commission Minutes

D – Revised Concept Plan (dated March 12, 2021; Revised August 5, 2021)

E – Illustrative Plan of Pocket Park and Tot Lot (dated August 6, 2021)

F – Signed Proffer Statement dated September 24, 2021

G – Ordinance to Approve ZMA202100004