

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

<p>AGENDA TITLE: SP202300018 Kappa Sigma International Headquarters</p> <p>SUBJECT/PROPOSAL/REQUEST: Amend an existing special use permit (SP200600021) for a fraternal club to relocate and expand a future building.</p> <p>SCHOOL DISTRICT: Mountain View Elementary, Walton Middle School, and Monticello High School</p>	<p>AGENDA DATE: August 21, 2024</p> <p>STAFF CONTACT(S): Filardo, Herrick, Barnes, McDermott, Ragsdale, Shoaf</p> <p>PRESENTER (S): Syd Shoaf, Senior Planner</p>
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BACKGROUND:

At its meeting on April 23, 2024, the Planning Commission (PC) voted 5:1 to recommend approval of SP202300018 Kappa Sigma International Headquarters with both the conditions stated in the staff report as well as an additional condition to require a base floor elevation of 527 feet for the relocated building, and a recommendation to update the Concept Plan to provide pedestrian improvements along Route 20.

During the PC’s public hearing, three speakers expressed concerns about noise, impacts to their viewshed, and the stability of the landscaping conditions between Avinity Estates and the Kappa Sigma Fraternity site.

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

DISCUSSION:

At its public hearing, the PC discussed the location of the proposed building and potential effects on the existing viewshed, noise, landscaping conditions, and stormwater management on the site. The PC was specifically concerned about the feasibility of the grading and details of the proposed cross-section, including retaining walls.

The PC recommended approval with an additional condition to require a base floor elevation of 527 feet for the proposed building. Following the meeting, staff and the applicant engaged in further discussion to respond to PC and public hearing comments. The applicant provided a revised conceptual plan (Attachment D) which revised the cross-section from a finished floor elevation of 527 feet to 527.5 feet to provide a positive drainage around the loading area of the proposed building. Additionally, the conceptual plan was updated to illustrate that the rear wall of the proposed building has a retaining wall to avoid impacting the existing trees and natural landscaping buffer. Lastly, the conceptual plan now illustrates the proposed path along Route 20.

The PC recommended a condition for the base elevation to be at 527 feet. However, staff recommends revising this condition to a base elevation of no more than 528 feet. Staff believes that this condition would still preserve the viewshed of nearby residents while also improving drainage and allowing flexibility for the applicant during construction. The County Attorney’s Office has also recommended non-substantive revisions to the proposed conditions.

Furthermore, following the PC meeting, the applicant requested for Condition #4 to be removed from the recommended conditions. The applicant cited that since the Kappa Sigma International Headquarters site is private, a pedestrian connection from the future path along Route 20 was not needed. Staff believes that the condition may be removed since the future path along Route 20 will still be constructed and future pedestrian or bicycle traffic may still enter the Kappa Sigma International Headquarters site through the existing driveway.

RECOMMENDATIONS:

Staff recommends that the Board adopt the attached Resolution (Attachment E) to approve SP202300018 Kappa Sigma International Headquarters with the proposed revised conditions.

PROPOSED MOTION:

To approve SP202300018:

I move to adopt the resolution attached to the staff report as Attachment E.

ATTACHMENTS:

A – April 23, 2024 Planning Commission Staff Report

A1: Existing Conditions Map

A2: Zoning Map

A3: Applicant Narrative

A4: Applicant Conceptual Plan (3/29/2024)

A5: Community Meeting Notes

A6: Public Comments received via Email

B – April 23, 2024 Planning Commission Action Letter

C – April 23, 2024 Planning Commission Minutes

D – Revised Conceptual Plan (08/07/2024)

E – Resolution to Approve SP202300018