

COUNTY OF ALBEMARLE

TRANSMITTAL TO THE BOARD OF SUPERVISORS

SUMMARY OF PLANNING COMMISSION ACTION

AGENDA TITLE: ZMA2016 Hollymead Town Center Area A2 Affordable Housing Proffer Amendment	AGENDA DATE: June 8, 2016
SUBJECT/PROPOSAL/REQUEST: To amend proffers to reduce amount of affordable housing proffered from 20% to 15%	STAFF CONTACT(S): David Benish, Elaine Echols
	PRESENTER (S): Elaine Echols

BACKGROUND:

At its meeting on April 26, 2016, the Planning Commission voted 5:2 (Dotson and Keller voted nay) to recommend denial of ZMA201600001 due to the fact that the proffer was voluntarily offered, was reasonable at the time, and met a serious need in the county for affordable housing, which still exists. Due to an advertising error, a Planning Commission re-hearing has been scheduled for June 7, 2016. No change in their recommendation is anticipated. Staff will present the June 7 Planning Commission recommendation to the Board at the Board's June 8, 2016 meeting.

DISCUSSION:

Attachments A, B, and C contain the Planning Commission's action letter, staff report and minutes from the April 26, 2016 meeting. The staff report indicated that minor changes to the initial proposed amended proffers would need to be made prior to the Board meeting in order for the proffers to be in approvable form and for staff to be able to recommend approval of the proffer amendment. The applicant has made all of the changes to the proffers requested by staff and noted in the staff report. The County Attorney has prepared the attached Ordinance (Attachment E) should the Board of Supervisors wish to approve the proffer change request.

RECOMMENDATIONS:

The Planning Commission recommends that ZMA201600001 be denied. However, if the Board wishes to approve this ZMA, staff recommends that the Board adopt the ordinance to approve the ZMA.

ATTACHMENTS:

- A - Planning Commission action letter (April 26, 2016)
- B - Planning Commission staff report (April 26, 2016)
- C – Planning Commission staff report (June 7, 2016 – Reheard by PC due to advertising error)
- D - Planning Commission minutes (April 26, 2016)
- E - Ordinance