

COUNTY OF ALBEMARLE TRANSMITTAL TO THE BOARD OF SUPERVISORS

SUMMARY OF PLANNING COMMISSION ACTION

AGENDA TITLE: ZMA201500009 Spring Hill Village- Proffer Amendment	AGENDA DATE: July 13, 2016
SUBJECT/PROPOSAL/REQUEST: Request to reduce cash proffer amounts as follows, single family detached: \$4,918; single family attached: \$3,845.	STAFF CONTACT(S): David Benish, Elaine Echols, Rachel Falkenstein
	PRESENTER (S): Rachel Falkenstein

BACKGROUND:

At its meeting on February 23, 2016, the Planning Commission voted 7:0 to recommend denial of ZMA201500009 for the reasons outlined in Attachment A. One of the reasons for denial was that an analysis had not yet been conducted of the actual costs of the development to the County. This analysis has now been completed, and can be found in Attachment E. This attachment shows an analysis of the proposed plan of development for Spring Hill Village using the County's Cost Revenue Impact Model (CRIM). The analysis did not show a significant difference in the per unit fiscal impact or the total amount of funds potentially contributed to address impacts of the development.

Since the Planning Commission meeting, the cash proffer policy was repealed by the Board of Supervisors on June 8, 2016

DISCUSSION:

Attachments A, B, and C are the Planning Commission's action letter, staff report and minutes from the February 23, 2016 meeting. The County Attorney has prepared an Ordinance (Attachment D) for adoption should the Board wish to approve the rezoning and accept the amended proffers.

RECOMMENDATIONS:

The Planning Commission recommends that ZMA201500009 be denied. However, if the Board wishes to approve this ZMA, staff recommends that the Board adopt the Ordinance to approve ZMA201500001 (Attachment D).

ATTACHMENTS:

- A – Planning Commission action letter
- B – Planning Commission staff report
- C – Planning Commission minutes
- D – Ordinance approving ZMA
- E – Fiscal Impact Analysis of ZMA 2015-09
- F – Signed Proffers dated December 6, 2015