

COUNTY OF ALBEMARLE

TRANSMITTAL TO THE BOARD OF SUPERVISORS

SUMMARY OF PLANNING COMMISSION ACTION

AGENDA TITLE: ZMA201600009 Wood Von Storch	AGENDA DATE: December 14, 2016
SUBJECT/PROPOSAL/REQUEST: Request to rezone 4.428 acres from R-6 Residential to HC Highway Commercial	STAFF CONTACT(S): Foley, Walker, Blair, Graham, Gast-Bray, Echols, Falkenstein
SCHOOL DISTRICT: Elementary: Agnor-Hurt; Middle: Burley; High: Albemarle	PRESENTER (S): Rachel Falkenstein

BACKGROUND:

At its meeting on October 18, 2016, the Planning Commission voted 7:0 to recommend approval of ZMA201600009 conditioned on the applicant making the revisions noted in the staff report (Attachment B) and adding an additional proffer to address the treatment and preservation of an onsite cemetery.

DISCUSSION:

The applicant has made all revisions to the concept plan and to the proffers that were recommended by staff and the Planning Commission (Attachments D and E). Attachments A, B and C are the Planning Commission's action letter, staff report, and minutes from the October 18, 2016 meeting. The County Attorney has prepared the attached Ordinance reflecting the recommendation of the Planning Commission (Attachment F).

The applicant has also submitted a request for a special exception in accordance with Section 24.2.1 to allow the gross floor area of certain uses such as laboratories, manufacturing, and warehousing facilities to exceed 4,000 square feet, as discussed in the staff report. Staff recommends approval of this request. The Planning Commission supported the special exception request but took no action on it because only Board approval is required. The County Attorney has prepared the attached resolution to approve the special exception (Attachment G).

RECOMMENDATIONS:

Staff recommends that the Board adopt the attached Ordinance (Attachment F) to approve ZMA201600009 Wood Von Storch and the attached Resolution (Attachment G) to approve the special exception.

ATTACHMENTS:

- A - Planning Commission action letter
- B - Planning Commission staff report
- C - Planning Commission minutes
- D – Proffers dated November 16, 2016
- E – Concept Plan dated November 16, 2016
- F – Ordinance to approve zoning map amendment
- G – Resolution to approve special exception