

COUNTY OF ALBEMARLE

TRANSMITTAL TO THE BOARD OF SUPERVISORS

SUMMARY OF PLANNING COMMISSION ACTION

AGENDA TITLE: ZTA 2015-13 Historic Inns and Taverns Expansion	AGENDA DATE: December 14, 2016
SUBJECT/PROPOSAL/REQUEST: Public hearing on historic restaurants, taverns, and inns expansion zoning text amendment	STAFF CONTACT(S): Foley, Walker, Kamptner, Blair, Graham, McCulley, Echols, Maliszewski, Burbage
	PRESENTER (S): Amanda Burbage

BACKGROUND:

In December 2015 the Planning Commission adopted a Resolution of Intent to address expansions to historic restaurants, taverns, and inns operating in the Rural Areas zoning district by special use permit (Attachment B). The Board endorsed this resolution on February 3, 2016. On July 26, 2016 the Commission held a work session to discuss the proposed ordinance (Attachment C). On October 18, 2016 the Commission held a public hearing on the proposed ordinance (Attachment D) and recommended approval with changes noted in the minutes (Attachment E).

Following action on the proposed ordinance, the Commission requested that the Board of Supervisors authorize staff to proceed as quickly as possible with a Phase 2 zoning text amendment to address other historic properties that are eligible to apply for a special use permit under County Code § 18-10.2.2.27. The Phase 2 text amendment(s) would clarify what constitutes a historic use, create definitions for taverns and inns, and provide parameters for evaluation of how much of an expansion would be considered appropriate.

STRATEGIC PLAN: Rural Areas: Preserve the character of rural life with thriving farms and forests, traditional crossroad communities, and protected scenic areas, historic sites, and biodiversity.

DISCUSSION:

Attachment A contains the proposed ordinance incorporating the changes requested by the Planning Commission. This ordinance would allow the three historic establishments currently in operation – Clifton Inn, Keswick Hall, and Michie Tavern – to apply for a special use permit to expand their use by either modifying their historic structure(s) and/or adding new structures on the property.

BUDGET IMPACT: Staff does not anticipate this ordinance would result in the need for additional staff or funding; however, expediting Phase 2 would impact the Community Development Work Program and the Board would need to reprioritize projects for the Department. Phase 2 could be included with work on lodging in the Rural Areas.

RECOMMENDATIONS:

Staff recommends that the Board adopt the proposed ordinance (Attachment A).

ATTACHMENTS:

Attachment A – Ordinance
Attachment B – Resolution of Intent
Attachment C – 7/26/16 PC Report
Attachment D – 10/18/16 PC Report
Attachment E - 10/18/16 PC Minutes