

COUNTY OF ALBEMARLE TRANSMITTAL TO THE BOARD OF SUPERVISORS

SUMMARY OF PLANNING COMMISSION ACTION

AGENDA TITLE: ZMA2016000018 Lucas-1278 Crozet Avenue	AGENDA DATE: February 1, 2017
SUBJECT/PROPOSAL/REQUEST: Request to rezone 0.89 acres from R2 to R4 Residential and special exception	STAFF CONTACT(S): Andrew Gast-Bray, Elaine Echols, Rachel Falkenstein
SCHOOL DISTRICT: Elementary: Crozet; Middle: Henley; High: Western Albemarle	PRESENTER (S): Elaine Echols

BACKGROUND:

At its meeting on November 22, 2016, the Planning Commission voted 7:0 to recommend approval of ZMA2016000018 ("ZMA 2016-18").

DISCUSSION:

Attachments A, B, and C are the Planning Commission's action letter, staff report, and minutes from the September 13, 2016 meeting. There are no proffers.

In addition to the ZMA, the applicant has requested approval of a special exception to allow a building site in the stream buffer (Attachment D). Staff's analysis of this request is found in Attachment E. Attachment F is an Ordinance to approve the ZMA and Attachment G is a Resolution to approve the special exception.

RECOMMENDATIONS:

Staff recommends that the Board adopt the attached Ordinance (Attachment F) to approve ZMA 2016-18 1278 Crozet Avenue and the attached Resolution (Attachment G) to approve the special exception, subject to the condition attached thereto.

ATTACHMENTS:

- A – PC Action Letter
- B – PC Staff Report
- C – PC Minutes
- D – Special Exception Request
- E – Special Exception Analysis
- F – Ordinance approving the ZMA
- G – Resolution approving the Special Exception