

COUNTY OF ALBEMARLE

TRANSMITTAL TO THE BOARD OF SUPERVISORS

SUMMARY OF PLANNING COMMISSION ACTION

AGENDA TITLE: ZMA201500008 Adelaide	AGENDA DATE: February 1, 2017
SUBJECT/PROPOSAL/REQUEST: Request to rezone parcels from R1-Residential to R6-Residential for a maximum of 80 residential units.	STAFF CONTACT(S): Andrew Gast-Bray, Elaine Echols, Megan Yaniglos
School District: Elementary: Brownsville; Middle: Henley; High: Western Albemarle	PRESENTER (S): Megan Yaniglos

BACKGROUND:

Subsequent to a work session on the interpretation of the Crozet Master Plan followed by a revision to the applicant's original proposal, a Planning Commission public hearing was held on May 10, 2016. At its meeting the Planning Commission voted 5:2 (More and Lafferty voted nay) to recommend approval of ZMA201500008 with the condition that the revisions stated in Attachment H of the staff report be addressed prior the Board of Supervisors meeting.

The applicant addressed the Planning Commission's recommendations prior to submitting the request to the Board of Supervisors. The Board of Supervisors then held a public hearing at its September 7, 2016 meeting, at which time the applicant requested a deferral and the Board approved the applicant's deferral request (Attachments K and L).

On November 22, 2016, the applicant submitted a preliminary plat for County review, which shows 35 single family lots at a density of approximately 1 dwelling per acre. The plat shows potential by-right development of the property; however, it does not include many of the important elements of the proposed rezoning (Attachment N). This preliminary plat was approved on January 12, 2017.

DISCUSSION:

The applicant is requesting that the Board of Supervisors take action on the proposed rezoning. No changes have been made to the proposal since the September 7, 2016 public hearing and the applicant has provided a justification letter in Attachment M. Staff does not know if the applicant intends to develop the property under the by-right scenario if the rezoning is denied.

The County Attorney has prepared the attached Ordinance (Attachment J) approving the ZMA.

RECOMMENDATION:

If the Board wishes to approve ZMA201500008, staff recommends that the Board adopt the attached Ordinance (Attachment J) approving the ZMA.

ATTACHMENTS:

- A – Planning Commission action letter- February 23, 2016 work session
- B – Planning Commission staff report- February 23, 2016 work session
- C – Planning Commission minutes- February 23, 2016 work session
- D – Planning Commission action letter- May 10, 2016 public hearing
- E – Planning Commission staff report- May 10, 2016 public hearing
- F – Planning Commission minutes- May 10, 2016 public hearing
- G – Staff analysis of cash proffer/in-kind contribution

H – Proffered Plan dated August 8, 2016
I – Proffers dated August 8, 2016
J – Ordinance
K – Board of Supervisors Transmittal Summary- September 7, 2016
L – Board of Supervisors draft minutes- September 7, 2016
M – Applicant Justification
N – By-Right Subdivision Plat