COUNTY OF ALBEMARLE
TRANSMITTAL TO THE BOARD OF SUPERVISORS

SUMMARY OF PLANNING COMMISSION ACTION

AGENDA TITLE: ZTA 2018-06 and ZMA 2018-09: Entrance Corridor – John Warner Parkway and Rio Road **SUBJECT/PROPOSAL/REQUEST:** Amend the zoning ordinance and zoning map to add the John Warner Parkway (State Route 2500), and the portion of Rio Road (State Route 631) between the Norfolk Southern Railway tracks and the John Warner Parkway, as arterial highways in the entrance corridor overlay district. **SCHOOL DISTRICT:** Albemarle HS, Burley MS, Agnor-Hurt ES	**AGENDA DATE:** December 5, 2018 **STAFF CONTACT(S):** Richardson, Walker, Kamptner, Herrick, Graham, Gast-Bray, Maliszewski **PRESENTER(S):** Margaret Maliszewski

BACKGROUND:
At its meeting on October 30, 2018, the Planning Commission voted unanimously (6:0 Keller absent) to recommend adoption of both the Zoning Text Amendment and the Zoning Map Amendment.

DISCUSSION:
The Federal Highway Administration reclassified the John W. Warner Parkway as an arterial street in 2016, making the Parkway eligible to be classified as an entrance corridor and to be added to the Entrance Corridor Overlay District (County Code § 18-30.6). Rio Road from Route 29 to the Norfolk Southern Railway tracks was designated an Entrance Corridor in 2005. The segment of Rio Road between the tracks and the Parkway is now also classified as an arterial street. Adding this segment to the Entrance Corridor Overlay District would make the corridor continuous. Designation of these roads would automatically apply Entrance Corridor Overlay zoning to adjacent parcels and property within 500' of the right-of-way, providing for Architectural Review Board review of new development as outlined in County Code § 18-30.6.

RECOMMENDATIONS:
Staff recommends that the Board adopt:
1. The proposed Zoning Text Amendment (Attachment D).
2. The Ordinance to approve the Zoning Map Amendment (Attachment E).

ATTACHMENTS:
A – Planning Commission staff report
B – Planning Commission action letter
C – Planning Commission minutes
D – Proposed ZTA
E – Ordinance approving ZMA