



COUNTY OF ALBEMARLE
Department of Community Development
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MEMORANDUM

TO: File

FROM: William D. Fritz, Development Process Manager/Ombudsman

DATE: December 20, 2018

RE: **ZTA201800002 Commercial and Industrial Zoned Properties Not Served by Public Water**

The Albemarle County Planning Commission held a public hearing on December 11, 2018 at 6:00 p.m. in the County Office Building, 401 McIntire Road, Charlottesville, Virginia 22902, to receive comments on its intent to recommend adoption of the following ordinance changes to the Albemarle County Code:

- Amend Section 18-22.2.1 to permit eating establishments, automobile service stations, and convenience stores as by-right uses in the Commercial (C-1) zoning district when served by public water or central water system;
- Amend Section 18-22.2.1 to permit by-right in the Commercial (C-1) zoning district those uses permitted by right pursuant to subsection 10.2.1 of section 10.2, RA, Rural Areas provided that the use is not served by public water or central water system;
- Amend Section 18-22.2.2 to permit eating establishments, automobile service stations, and convenience stores as special permit uses in the Commercial (C-1) zoning district when not served by public water or central water system;
- Amend Section 18-23.2.1 to permit eating establishments as a by-right use in the Commercial Office (CO) zoning district when served by public water or central water system;
- Amend Section 18-23.2.1 to permit by-right in the Commercial Office (CO) zoning district those uses permitted by right pursuant to subsection 10.2.1 of section 10.2, RA, Rural Areas provided that the use is not served by public water or central water system;
- Amend Section 18-23.2.2 to permit eating establishments as a special permit use in the Commercial Office (CO) zoning district when not served by public water or central water system;
- Amend Section 18-24.2.1 to permit automobile service stations, convenience stores, eating establishments, and fast food restaurants as by-right uses in the Highway Commercial (HC) zoning district when served by public water or central water system;
- Amend Section 18-24.2.1 to permit by-right in the Highway Commercial (HC) zoning district those uses permitted by right pursuant to subsection 10.2.1 of section 10.2, RA, Rural Areas provided that the use is not served by public water or central water system; and
- Amend Section 18-24.2.2 to permit automobile service stations, convenience stores eating establishments, and fast food restaurants as special permit uses in the Highway Commercial (HC) zoning district when not served by public water or central water system.

RECOMMEND APPROVAL, by a vote of (7:0) of ZTA-2018-000002 Commercial and Industrial zoned properties not served by public water as discussed and presented by staff with a modification that language be inserted that treats existing properties the way we had set out in the August 2018 meeting asking staff to notify all the properties that we can reasonably identify as being impacted by this zoning text amendment.