

**COUNTY OF ALBEMARLE  
TRANSMITTAL TO THE BOARD OF SUPERVISORS**

**SUMMARY OF PLANNING COMMISSION ACTION**

<p><b>AGENDA TITLE:</b> SP201900001 – Greenfield Terrace Amendment SP201800019 – Greenfield Terrace</p> <p><b>SUBJECT/PROPOSAL/REQUEST:</b> SP201900001 to amend existing SP200000074 to remove Tax Map Parcel 04500-00-00-15800 from the existing SP. New SP201800019 to build 33 multifamily residential dwelling units in a new 39,000 sq. ft. three-story building on Tax Map Parcels 04500-00-00-15700 and 04500-00-00-15800. Also proposed are two special exceptions. One special exception is to waive the 20-foot buffer requirement for adjacent lots zoned residential per County Code § 18-21.7(c). The other special exception is to use County Code § 18-4.19 residential setbacks instead of County Code § 18-4.20 commercial setbacks per County Code § 18-21.7(a) and (b).</p> <p><b>SCHOOL DISTRICTS:</b> Agnor-Hurt (Elementary School); Burley (Middle School); Albemarle (High School)</p>	<p><b>AGENDA DATE:</b> April 17, 2019</p> <p><b>STAFF CONTACTS:</b> Graham, Benish, Nedostup, Kanellopoulos</p> <p><b>PRESENTER:</b> Tori Kanellopoulos, Planner</p>
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**BACKGROUND:**

At its meeting on March 19, 2019, the Planning Commission voted to recommend approval of SP201900001 and SP201800019 with staff-recommended conditions, and recommended approval of the two requested special exceptions. The Planning Commission's staff report, action letter, and minutes are attached (Attachments A, B, and C).

**DISCUSSION:**

The Planning Commission voted 6-0 to recommend approval of SP201900001 and SP201800019 with the conditions set forth in the staff report. In addition to the two special use permits, there were two special exceptions that the Planning Commission recommended approval for. The first special exception is to waive the commercial buffer requirement per County Code § 18-21.7(c), and the second special exception is to use County Code § 18-4.19 residential setbacks instead of County Code § 18-4.20 commercial setbacks. The Planning Commission did not request any changes. Staff's analysis of the two special exceptions are attached (Attachments A6 and A7).

There have been no revisions to the application, and there have been no substantive revisions to the special use permit conditions for SP201800019. The conditions were removed from SP201900001, as they are not applicable to that special use permit. A condition has been added to the special exemptions to limit the buffer disturbance to one area.

**RECOMMENDATIONS:**

Staff recommends that the Board adopt the attached Resolutions to approve SP201900001, SP201800019, and the two special exceptions (Attachments D-F).

**ATTACHMENTS:**

A – Planning Commission Staff Report

A1 – Vicinity Maps

A2 – Project Narrative (includes Concept Plan), dated January 11, 2019

A3 – Concept Plan, dated January 7, 2019

A4 – Rio29 Small Area Plan Context Map

A5 – Airport Impact Area Overlay District and Bonus Factors Analysis

A6 – Special Exception Analysis per 18-21.7(c)

A7 – Special Exception Analysis per 18-4.20(a)(3)

A8 – Neighborhood Model Analysis

A9 – Letter from adjacent resident on Station Lane, dated March 5, 2019

B – Planning Commission Action Letter

C – Planning Commission Minutes

D – Resolution to approve SP201900001

E – Resolution to approve SP201800019

F – Resolution to approve two special exceptions