

COUNTY OF ALBEMARLE
TRANSMITTAL TO THE BOARD OF SUPERVISORS
SUMMARY OF PLANNING COMMISSION ACTION

AGENDA TITLE: SP2018000006 "Ecovillage Charlottesville – Preserved Steep Slopes"	AGENDA DATE: May 1, 2019
SUBJECT/PROPOSAL/REQUEST: Disturbance in the Preserved Steep Slopes Overlay District to accommodate the development of "private facilities" (new commercial entrance and parking area) for the proposed "Ecovillage Charlottesville" development.	STAFF CONTACT(S): Benish, Padalino
SCHOOL DISTRICTS: Agnor-Hurt (Elementary); Burley (Middle); and Albemarle (High)	PRESENTER(S): Tim Padalino

BACKGROUND:

At its meeting on January 15, 2019, the Planning Commission (PC) conducted a public hearing on special use permit application SP201800016. At the applicant's request, the PC deferred action until March 19, 2019, when the PC conducted a second public hearing and recommended approval (with conditions) of SP201800016.

The staff report, action memo, and minutes from the January 15 public hearing are provided as Attachments A through C, and the staff report, action memo, and minutes from the March 19 PC public hearing are provided as Attachments D through F.

DISCUSSION:

Approval of this special use permit, if granted, would only permit the proposed disturbance of preserved steep slopes (as shown on the SP application materials, and subject to any conditions of approval that may be imposed, including those recommended by the PC). The Ecovillage Charlottesville development would still need to obtain site plan, subdivision plat, and water protection ordinance plan approvals. To date, the only County approval for Ecovillage Charlottesville has been Initial Site Plan SDP201800056, which was approved with conditions on October 11, 2018.

RECOMMENDATIONS:

As noted above, the PC conducted a second public hearing on March 19, 2019 and voted (by a vote of 6:0) to recommend approval to the Board of Supervisors of SP201800016 with conditions. Staff recommends that the Board follow the PC's recommendation and adopt the Resolution to approve SP201800016 with conditions (Attachment G).

ATTACHMENTS:

Attach. A – Staff Report for 1/15/2019 PC Public Hearing
Attach. A1 – Location Maps: Existing Conditions Map and Critical Resources Map
Attach. A2 – Application Materials: Conceptual Plan / Initial Site Plan SDP-2018-56 (dated August 20, 2018)
Attach. A3 – Application Materials: Special Use Permit Application – Project Proposal (dated 11/19/2018)
Attach. A4 – Application Materials: Special Use Permit – Supplementary Documentation (received 11/19/2018)
Attach. A5 – Application Materials: Ecovillage Charlottesville: Slope Exhibit (dated 1/3/2019)
Attach. B – Action Memo from PC Public Hearing (1/15/2019)
Attach. C – Minutes from PC Public Hearing (1/15/2019)
Attach. D – Staff Report for 3/19/2019 PC Public Hearing
Attach. D1 – Resubmittal Materials: Project Narrative Update (3/1/2019)
Attach. D2 – Resubmittal Materials: "Ecovillage: Special Use Permit Supplementary Exhibits" packet (2/4/2019)
Attach. D3 – Resubmittal Materials: "Habitat Planting Plan" exhibit (revision date: 2/26/2019)
Attach. D4 – Resubmittal Materials: "Proposed Entrance Layout" exhibit (revision date: 2/27/2019)
Attach. E – Action Memo from PC Public Hearing (3/19/2019)
Attach. F – Minutes from PC Public Hearing (3/19/2019)
Attach. G – Resolution for SP201800016