

COUNTY OF ALBEMARLE

TRANSMITTAL TO THE BOARD OF SUPERVISORS

AGENDA TITLE: ZMA201800011 Brookhill Proffer Amendment	AGENDA DATE: July 17, 2019
SUBJECT/PROPOSAL/REQUEST: Request for approval of a Zoning Map Amendment under County Code § 18-33.15 to revise the original proffers of the Brookhill development.	STAFF CONTACT(S): Cameron Langille
SCHOOL DISTRICT: Albemarle High School, Sutherland Middle School, Hollymead Elementary School	PRESENTER (S): Cameron Langille

BACKGROUND:

The Albemarle County Board of Supervisors approved a zoning map amendment (ZMA), ZMA201500007, for the Brookhill project on November 9, 2016. This ZMA included a proffer statement with numerous proffers, including off-site transportation improvements (Attachment A).

In 2017, the Virginia Department of Transportation (VDOT) obtained funding to complete a road construction project, known as the Rio Mills Road Connector Road, that had been required of the developer by the original Brookhill ZMA proffers. VDOT is actively pursuing the design, construction, and completion of the Rio Mills Connector road as a public improvement project. The developer has submitted this ZMA application, ZMA201800011, to amend the original proffers and clearly define the developer's responsibilities now that VDOT is undertaking the Rio Mills Road project (Attachment B). A Resolution of Support for the Rio Mills Connector is included as Attachment F for the Board's consideration and action.

Pursuant to County Code § 18-33.15 (A)(1)(a), an applicant requesting approval of a zoning map amendment that only proposes to amend existing approved proffers may request the Board of Supervisors to waive the requirement for public hearings with the Planning Commission and/or Board. The applicant of ZMA201800011 filed such a request with the Clerk of the Board to waive public hearings with both the Planning Commission and the Board of Supervisors. This request was approved by the Board on November 14, 2018.

DISCUSSION:

The proposed proffer amendment would revise four of the original proffers: Proffer #1D, Proffer #1H, Proffer #6, and Proffer #8, which are all tied to the Rio Mills Connector Road. See Attachment C for a summary of the proposed revisions. The proposed proffer amendment complies with County Code §§ 18-33.15 (A)(1) and 18-33.15 (A)(1)(a).

As part of this ZMA, VDOT has identified a finalized alignment for the Rio Mills Connector Road, as shown in Attachment D.

RECOMMENDATIONS:

Staff recommends that the Board adopt: 1) the attached Ordinance (Attachment E) to approve ZMA201800011; and 2) the attached Resolution (Attachment F) to support the Rio Mills Connector Road alignment.

ATTACHMENTS:

- A – ZMA201500007 Original Brookhill Proffer Statement
- B – ZMA201800011 Revised Brookhill Proffer Statement
- C – Staff Summary of Proffer Revisions
- D – Rio Mills Connector Road Alignment Exhibit
- E – Ordinance to Approve ZMA201800011
- F – Resolution to Support Rio Mills Connector Road Alignment