

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

AGENDA TITLE: ZMA201900011 2231 Seminole Lane	AGENDA DATE: February 5, 2019
SUBJECT/PROPOSAL/REQUEST: Request to rezone a 0.702 acre parcel from the CO Commercial Office Zoning District to the HC Highway Commercial Zoning District.	STAFF CONTACT(S): Filardo, Benish, Nedostup, Langille
SCHOOL DISTRICT: Albemarle High School, Jouett Middle School, Woodbrook Elementary School	PRESENTER (S): Cameron Langille, Senior Planner

BACKGROUND:

At its meeting on December 17, 2019, the Planning Commission voted unanimously 6:0 to recommend approval of ZMA201900011 with the proffer statement revisions outlined in the staff report. The Commission's staff report, action memo, and minutes are attached (Attachments A, B, and C).

DISCUSSION:

At the Planning Commission meeting, staff recommended approval of the proposed Zoning Map Amendment application. The proposal is consistent with the future land use and development recommendations specified in the Places29 Master Plan and the Albemarle County Comprehensive Plan.

No members of the public spoke in favor or against the application during the public hearing with the Planning Commission.

Members of the Commission asked questions regarding why the owner was proposing to restrict some uses on the property as stated in proffer #1. The applicant responded that due to the property's size, it would not be feasible to have those uses on the property for various reasons, including financial considerations and site design requirements contained in the County's Zoning Ordinance.

The Planning Commission voted to recommend approval of the requested rezoning, provided that the proffer statement be revised in accordance with staff's recommendation set forth in the PC staff report related to the architectural design of future buildings. The applicant has provided a revised proffer statement that is consistent with the recommendations of staff and the PC (Attachment D).

RECOMMENDATIONS:

Staff recommends that the Board adopt the attached Ordinance to approve ZMA201900011 2231 Seminole Lane (Attachment E).

ATTACHMENTS:

Attachment A – Planning Commission Staff Report

A1: Location Map

A2: Zoning Map

A3: Project Narrative (*dated July 1, 2019, revised October 4, 2019*)

A4: Concept Site Layout Plan / "2231 Seminole Lane – Zoning Plan" (*dated July 1, 2019*)

A5: Concept Grading Plan / "2231 Seminole Lane – Site Plan" (*dated July 1, 2019*)

A6: Staff Analysis of Application's Consistency with the Neighborhood Model Principles

A7: Draft Proffer Statement (*revised December 2, 2019*)

Attachment B – Planning Commission Action Memo

Attachment C – Planning Commission Minutes

Attachment D – Revised Proffer Statement (*last revised on January 3, 2020, signed on January 8, 2020*)

