

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

SUMMARY OF PLANNING COMMISSION ACTION

<p>AGENDA TITLE: R. A. Yancey Lumber Corporation: Special Exception Requests</p> <p>SUBJECT/PROPOSAL/REQUEST: Requests for special exceptions to allow reduction in setbacks and expanded hours of operation. Approval of the special exceptions would bring the existing mill into compliance and authorize new construction.</p> <p>SCHOOL DISTRICTS: Brownsville E.S, Henley M.S., Western Albemarle H.S.</p>	<p>AGENDA DATE: July 15, 2020</p> <p>STAFF CONTACT(S): Filardo, Fritz</p> <p>PRESENTER (S): Bill Fritz</p>
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BACKGROUND:

At its meeting on June 23, 2020, by a vote of 7:0, the Planning Commission recommended denial of R. A. Yancey Lumber Corporation's requested special exceptions to the applicable noise standards.

By a vote of 6:1, the Commission recommended conditional approval of special exceptions for reduction in setbacks for existing structures and machinery, storage of logs and lumber, parking, and modified hours of operation of machinery and the loading and unloading of wood or wood products starting at 6:00 a.m. One Commissioner was not able to support a reduction in setback to zero feet for storage because of the impacts on abutting property. The Commission also recommended denial of special exceptions to allow reduced setbacks for the construction of the sorter/stacker and for 24 hour/day loading and unloading associated with the kiln.

The Planning Commission's staff report, action letter, and minutes are attached (Attachments A, B, and C). The Planning Commission's staff report has been amended to correct an error regarding proposed hours of operation. This change is highlighted in the report.

DISCUSSION:

The Planning Commission's recommendations were consistent with staff's.

After the Planning Commission meeting the applicant withdrew the requests to expand the permitted sound level ranges and reduction in vibration limits.

RECOMMENDATIONS:

Staff recommends that the Board adopt the attached resolution to approve SE requests #1, 2, 3, 5, 8, 9, 10, 11, 12, 13, 14, 15, and 16 and to deny SE requests #4, 6, 7, 17. (Attachment E).

If the Board chooses to approve all of the special exception requests, Attachment F provides suggested language.

If the Board chooses to deny all of the special exception requests, Attachment G provides suggested language.

ATTACHMENTS:

Attachment A – Staff Report from June 23, 2020 Planning Commission Meeting
Attachment A1- Maps and aerial photograph showing character of the area
Attachment A2- Applicant's request and justification
Attachment A3- Chapter 18, Section 4.20 of the Code of Albemarle
Attachment A4- Chapter 18, Section 5.1.15 of the Code of Albemarle
Attachment A5- Chapter 18, Section 4.18 of the Code of Albemarle
Attachment A6- Architectural Review Board action
Attachment A7- Noise and Vibration Study
Attachment A8- Noise and Vibration Study
Attachment A9- Applicant's supplemental information, received March 12th.
Attachment A10- Applicant's supplemental information, received March 12th.
Attachment A11- Survey titled 'Alta/NSPS Land Title Survey' prepared by Timmons Group and dated August 2, 2017
Attachment A12- List of all special exceptions with staff recommendation.
Attachment A13- Aerial photo with building numbers and building schedule
Attachment A14- Public Comment
Attachment A15- Diagram of proposed Sorter/Stacker sound barrier
Attachment A16- Additional noise information
Attachment A17- Yancey Lumber Screening Exhibit
Attachment B – Planning Commission Action Letter
Attachment C – Planning Commission minutes
Attachment D – Letters from the public received after preparation of Planning Commission staff report
Attachment E – Recommended resolution to approve some SEs and to deny some SEs
Attachment F – Resolution to approve all SEs
Attachment G – Resolution to deny all SEs