

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

AGENDA TITLE: ZMA201900004 Breezy Hill	AGENDA DATE: September 2, 2020
SUBJECT/PROPOSAL/REQUEST: Rezone a total of approximately 84 acres from Rural Areas zoning, which allows agricultural, forestal, and fishery uses as well as residential uses (0.5 unit/acre), to R-4 Residential zoning, which allows residential uses (4 units/acre). 160 dwelling units (maximum) are proposed (1.9 units/acre gross; 2.5 units/acre net).	STAFF CONTACT(S): Filardo, McCulley, Rapp, Benish, Nedostup
SCHOOL DISTRICT: Monticello High School, Burley Middle School, Stone-Robinson Elementary School	PRESENTER (S): Megan Nedostup, Principal Planner

BACKGROUND:

At its meeting on July 7, 2020, the Planning Commission **voted 6:0** to recommend denial of ZMA2019000004. In addition, the Commission denied requests for modification to requirements for sidewalk, planting strip and curb and gutter. The Commission's original staff report, action memo, and minutes are attached (Attachments A, B, and C).

DISCUSSION:

Since the Planning Commission meeting, the applicant submitted a revised concept plan and proffers to address outstanding concerns raised in the staff report. The following changes have been made:

Proffers:

1. Proffer 1b was updated to include language that would allow a full vehicular connection at Running Deer Drive, if required by VDOT.
2. Proffer 1c was offered to prohibit construction traffic from using the Running Deer Drive entrance.
3. Proffer 1i was revised to include the maximum number of units.
4. Additional technical changes were made at the recommendation of the County Attorney's Office.

Concept Plan:

1. Street sections were updated to include sidewalk, planting strip, and curb and gutter.
2. Notation added that the connection at Running Deer Drive would be either emergency access only or a full vehicular connection, if required by VDOT.
3. Mid-block trail standard was revised to be 10' asphalt multi-use trail.
4. A cross section of the stormwater management pond along Route to 250 was provided that shows how the enhanced extended detention pond works with the 10' multi-use path, landscaping, and preserved steep slopes.
5. Notation added that the lots would not encroach into the stream buffer or preserved slopes.
6. Notation added that street trees would be provided.
7. Notation added that two layers of erosion and sediment control measures would be provided where development abuts stream buffers.
8. Notation added that no erosion and sediment control measure would be located within the stream buffer.
9. Notation added that grading activities would not be allowed within the stream buffer.
10. Notation added that all construction traffic would enter/exit the site through the main entrance on Route 250 and would not be permitted to use the entrance at Running Deer Drive.

Staff finds that these changes address unfavorable factors #4, #5, and #7, but that the remaining unfavorable factors have not been addressed.

RECOMMENDATIONS:

Staff recommends that the Board adopt the attached Resolution to disapprove ZMA201900004 Breezy Hill (Attachment F).

ATTACHMENTS:

- A – Planning Commission Staff Report
 - A1- Location Maps
 - A2- Project Narrative
 - A3- Community Meeting Notes and Public Petitions
 - A4- Traffic Impact Analysis (excerpt); [Full Study](#)
 - A5- Transportation Staff Analysis
 - A6- Concept Plan (“Rezoning Concept Plan”)
 - A7- Comment Response Letter
 - A8- Neighborhood Model Staff Analysis
 - A9- Street Standards Modification request and Staff Analysis
 - A10- [PC Work Session Staff Report](#)
 - A11- [PC Work Session Meeting Minutes](#)
 - A12- (Draft) Proffer Statement (*undated; submitted 6/5/2020*)
- B – Planning Commission Action Letter
- C – Planning Commission Minutes
- D – Revised Concept Plan (*dated April 23, 2019; Revised July 31, 2020*)
- E – Signed Proffer Statement (*dated August 7, 2020*)
- F – Resolution to Deny ZMA201900004