

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

SUMMARY OF PLANNING COMMISSION ACTION

<p>AGENDA TITLE: ZMA202000006 – Spring Hill Village Proffer Amendment</p> <p>SUBJECT/PROPOSAL/REQUEST: Amend previously approved proffers per ZMA201300017 to revise the proposed improvements to Route 20 (Scottsville Road). Specifically, remove the proposed left turn lane on Route 20, and instead construct a right turn in, right turn out, left turn out at the intersection of Dauphin Drive (main road through Spring Hill Village) and Route 20. The applicant is also proposing to construct a pedestrian trail or path along Route 20 instead of the previously approved 8-foot sidewalk. The application plan has been updated to show these changes.</p> <p>SCHOOL DISTRICTS: Mountain View E.S., Walton M.S., Monticello H.S.</p>	<p>AGENDA DATE: September 16, 2020</p> <p>STAFF CONTACTS: Filardo, Rapp, Nedostup, Kanellopoulos</p> <p>PRESENTER: Tori Kanellopoulos, Senior Planner</p>
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BACKGROUND:

At its meeting on July 21, 2020, the Planning Commission voted 7:0 to recommend approval of ZMA202000006 with the changes outlined in the staff report and with a recommendation that sufficient methods are employed to prevent U-turns on the adjacent property to the north.

The Planning Commission's staff report, action letter, and minutes are attached (Attachments A, B, and C).

DISCUSSION:

The applicant has updated the application plan to make the recommended revisions as stated in the staff report and as recommended for approval by the Planning Commission. The attached Proffers (Attachment D) have been revised to make minor wording changes for clarification.

Since the Planning Commission public hearing, the applicant has met with the adjacent property owner of Tax Parcel 90-35V and proposed placing a median within the entrance to the parcel, which would make U-Turns less feasible. This layout would have been acceptable to VDOT, however, the adjacent owner did not agree to this layout. VDOT does not find there are any changes that can be done completely within the right-of-way that would also prevent U-Turns on this property. The applicant has explored several other options, however, none were acceptable to both the adjacent owner and VDOT. Staff finds that the applicant has sufficiently addressed this concern.

RECOMMENDATION:

Staff recommends that the Board adopt the attached Ordinance (Attachment F) to approve ZMA202000006.

ATTACHMENTS:

A – Planning Commission Staff Report – July 21, 2020

A1: Vicinity Maps

A2: Proffer Statement dated 06-25-20

A3: Application plan dated 06-25-20

A4: Applicant Narrative

A5: Neighborhood Model Principles

A6: Public Comment

A7: Proffers per ZMA201300017 dated 09-29-14

A8: Application Plan per ZMA201300017 dated 08-29-14

A9: Code of Development Dated 04-09-20

B – Planning Commission Action Letter

C – Planning Commission Minutes, July 21, 2020

D – Signed Proffers

E – Revised Application Plan dated 08-21-20

F – Ordinance to Approve ZMA