



# Albemarle County

## Legislation Details (With Text)

**File #:** 23-240      **Version:** 1      **Name:**  
**Type:** Resolution      **Status:** Consent Agenda  
**File created:** 4/6/2023      **In control:** Board of Supervisors  
**On agenda:** 6/7/2023      **Final action:**  
**Title:** Resolution of Intent for a ZTA for a New Category of County-wide Certificate of Appropriateness.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Att.A - Current Categories of County-wide Certificates of Appropriateness, 2. Att.B - Resolution of Intent

Date	Ver.	Action By	Action	Result
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**AGENDA DATE:** 6/7/2023

**TITLE:**

Resolution of Intent for a Zoning Text Amendment (ZTA) for a New Category of County-wide Certificate of Appropriateness

**SUBJECT/PROPOSAL/REQUEST:** Resolution of Intent for a Zoning Text Amendment to add a new category of County-wide Certificate of Appropriateness for properties on which the County has entered into a public-private partnership

**ITEM TYPE:** Consent Action Item

**STAFF CONTACT(S):** Richardson, Walker, Rosenberg, Herrick, Filardo, McDermott, Maliszewski

**PRESENTER (S):** Margaret Maliszewski

**LEGAL REVIEW:** Yes

**REVIEWED BY:** Jeffrey B. Richardson

**BACKGROUND:** On May 12, 2010, the Board of Supervisors adopted ZTA 2009-09 - a zoning text amendment to establish county-wide certificates of appropriateness, to allow expedited review of certain categories of development in the Entrance Corridors. For each category of development, the Architectural Review Board (ARB) adopts a set of criteria against which proposals are reviewed. Applications received under any category of development are reviewed by staff according to the ARB-adopted criteria, without being heard at an ARB meeting. This process streamlines development review and allows for quicker review times. Previously, as part of the Board adoption of ZTA 2019-06 to establish the Rio29 Form-Based Code (FBC), a new category of county-wide certificate was added for new structures, site changes, or reuse of existing structures in the Rio29 FBC Overlay District. (See Attachment A for a current list of county-wide certificates of appropriateness.) During the review of ZMA-2010-18 (Crozet Square), staff recognized that the county-wide certificate of appropriateness process also could be used to streamline the review of development proposals

for sites subject to public-private partnerships.

**STRATEGIC PLAN:** Thriving Development Areas - Attract quality employment, commercial, and high-density residential uses into development areas by providing services and infrastructure that encourage redevelopment and private investment while protecting the quality of neighborhoods.

**DISCUSSION:** Establishing a category of county-wide certificate of appropriateness for development in project areas subject to public-private partnerships would provide a streamlined review process. For each category of county-wide certificate, the ARB must establish design criteria against which the subject development will be reviewed for consistency. Those criteria would be established on a case-by-case basis for each public-private partnership. If the Resolution of Intent (ROI) were adopted, the ZTA would be scheduled for review first by the Planning Commission and then by the Board.

**BUDGET IMPACT:** No budget impact is expected.

**RECOMMENDATION:**

Staff recommends adoption of the proposed Resolution of Intent (Attachment B).

**ATTACHMENTS:**

A - Current categories of County-wide Certificates of Appropriateness

B - Resolution of Intent