



Albemarle County

Legislation Details (With Text)

File #: 20-455 **Version:** 1 **Name:**

Type: Zoning Text Amendment **Status:** Public Hearing

File created: 8/14/2020 **In control:** Board of Supervisors

On agenda: 9/16/2020 **Final action:**

Title: ZTA201900007 Fill Areas and Waste Areas. ZTA 201900007 Fill Areas and Waste Areas. A proposed ordinance to amend the Albemarle County Code to define types of fill activity and establish regulations for the placement of fill. Among other revisions, the proposed ordinance would: Amend § 7-103 by excluding the application, storage, or disposal of certain material from the definition of "agricultural activity"; Amend § 18-3.1 to modify and expand the existing regulations for fill and waste areas by defining two types of fill: clean earth fill and inert waste fill; Amend § 18-4.2.3 to prohibit the placement of clean earth fill or inert waste fill on critical or preserved slopes except as otherwise permitted; Amend § 18-4.3.1 to permit inert waste fill and clean earth fill in all zoning districts; Add § 18-5.1.28(a)(10) to prohibit fill activity within the drip line of any tree; Add § 18-5.1.28(a)(12) to permit tree cutting by-right for fill activity; Add § 18-5.1.28(a)(15) to require a tree canopy be re-established in zoning districts other than the Rural Areas (RA), Village Residential (VR), or Monticello Historic (MHD) districts; Amend § 18-5.1.28(b) to subject all fill activity of 2,500 square feet or greater to regulations, including: setbacks, maximum fill height, hours of operation, access standards, prohibition of placement of fill on critical slopes or hydric soils, a minimum lot size for fill activity of 5 acres, and a maximum fill area of 2 acres; Amend § 18-5.1.28(c) to require a variation or special exception for inert waste fill activity in the RA, VR, or MHD zoning districts; Amend § 18-5.1.28(d) to allow the Board of Supervisors to modify regulations and to permit the placement of inert waste fill in the RA, VR, or MHD zoning districts by special exception; and Amend § 18-31.5 to include clean earth fill activity and inert waste fill as activity requiring a zoning clearance.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Transmittal Summary Fill and Waste, 2. Att.A - Fill and Waste Zoning Text Amendment Staff Report, 3. Att.A1 - Comparison of current and proposed regulations, 4. Att.A2 - Fill and waste comprehensive plan, 5. Att.A3 - Proposed Ordinance, 6. Att.A4 - Public Comments, 7. Att.B - PC Action Letter, 8. Att.C - PC Minutes, 9. Att.D - Chapter 18 Ordinance for adoption, 10. Att.E - Chapter 7 Ordinance for adoption

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------