



# Albemarle County

## Legislation Details (With Text)

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**Title:** Resolution of Intent for a Potential Zoning Text Amendment (ZTA) to Permit Residential Use in Commercial Zoning Districts.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Att.A - Resolution of Intent

Date	Ver.	Action By	Action	Result
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**AGENDA DATE:** 2/21/2024

**TITLE:**  
Resolution of Intent for a Potential Zoning Text Amendment (ZTA) to Permit Residential Use in Commercial Zoning Districts

**SUBJECT/PROPOSAL/REQUEST:** Consider a Resolution of Intent to analyze a potential zoning text amendment to permit residential use in certain commercial zoning districts.

**ITEM TYPE:** Consent Action Item

**STAFF CONTACT(S):** Richardson, Wall, Rosenberg, Herrick, Filardo, Svoboda

**PRESENTER (S):** Bart Svoboda

**LEGAL REVIEW:** Yes

**REVIEWED BY:** Jeffrey B. Richardson

**BACKGROUND:** In April 2019, the Thomas Jefferson Planning District Commission (TJPDC) released the Comprehensive Regional Housing Study and Needs Analysis. The report identified the need for an additional 10,070 affordable housing units in Albemarle County by the year 2040. On July 7, 2021, the Board approved Housing Albemarle, the County’s new housing policy, but delayed implementation of the following elements until a package of developer incentives to support the construction of affordable housing could be approved and implemented:

- 1) the increased percentage of affordable housing units in residential developments subject to rezonings or special use permits;
- 2) the increase in compliance periods for affordable housing units; and
- 3) the new price levels for both affordable for-sale and for-rent units.

Based on feedback received from several work sessions, including the December 2023 and January 2024 work sessions, staff drafted an Affordable Rental Housing Incentive Program (ARHIP) for the Board’s

consideration. Analyzing the potential for additional housing options with this program may include amending certain existing commercial zoning districts to allow residential uses. Additional uses may allow for affordable housing options that currently do not exist.

**STRATEGIC PLAN:** Quality of Life - Encourage a vibrant community with economic and recreational opportunities that serve all community members.

**DISCUSSION:** Staff seeks to provide the Board with options resulting from this analysis in Winter 2024. If the analysis finds that a Zoning Text Amendment (ZTA) is warranted, staff will determine the resources needed and recommend a timeline to complete the project. The timing of the schedule would consider the ongoing efforts on the County's Comprehensive Plan update and the Zoning Ordinance Modernization Project. As necessary, staff would seek Board input on policy and/or ordinance changes that could impact the County's affordable housing policies.

**BUDGET IMPACT:** No budget impact is expected for the analysis. The budget impact of a ZTA would depend on the number of changes to the regulations and how those changes aligned with future affordable housing incentive policies.

**RECOMMENDATION:**

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

**ATTACHMENTS:**

A - Resolution of Intent