



# Albemarle County

## Legislation Text

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**File #:** 17-537, **Version:** 1

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**AGENDA DATE:** 10/4/2017

**TITLE:**

Rural Recreation Work Session

**SUBJECT/PROPOSAL/REQUEST:** Discuss possible zoning text amendment for recreational activities in the Rural Areas.

**ITEM TYPE:** Regular Action Item

**STAFF CONTACT(S):** Walker, Kamptner, Blair, Fritz, Echols, McCulley

**PRESENTER (S):** Bill Fritz

**LEGAL REVIEW:** Yes

**REVIEWED BY:** Douglas C. Walker

**BACKGROUND:** This work session is to seek better definition of the Board's interest in ordinance amendments that improve alignment between allowed recreational opportunities in the Rural Areas with the County's goals stated in its Comprehensive Plan. On April 5, 2017, the Board of Supervisors adopted a resolution of intent for a possible zoning text amendment to remove "swim, golf, tennis and similar athletic facilities" as a use by special use permit in the Rural Areas. During the review of the text amendment, staff discovered that other uses in the Rural Areas would permit these activities.

**STRATEGIC PLAN:** *Economic Prosperity:* Foster an environment that stimulates diversified job creation, capital investments, and tax revenues that support community goals. *Natural Resources Stewardship:* Thoughtfully protect and manage Albemarle County's ecosystems and natural resources in both the rural and development areas to safeguard the quality of life of current and future generations. *Rural Area Character:* Preserve the character of rural life with thriving farms and forests, traditional crossroad communities, and protected scenic areas, historic sites, and biodiversity.

**DISCUSSION:** The Comprehensive Plan contains the following statement: "Review the zoning regulations related to recreational uses to see whether updates are needed to better reflect rural recreational activities that should be available by special use permit in the Rural Area." Relevant language from the Comprehensive Plan is included as Attachment A. The original resolution of intent included the review of only some of the recreation uses permitted in the Rural Areas (RA) zoning district. Staff has identified additional uses in the ordinance that may permit recreational activity in the RA. Attachment B includes provisions of the ordinance that staff has identified as related to recreational use of the RA. Staff has provided comments on each of the uses that permit some type of recreational activity in the RA in Attachment C. Numerous recreational facilities exist in the RA. These facilities are either nonconforming or were approved by special use permit. Staff recommends that any ordinance amendment not affect these uses.

**BUDGET IMPACT:** Processing a zoning text amendment has an impact on resources. While this is not a direct budget impact, it directs resources away from other activities. A text amendment that simplifies the

ordinance will have a positive impact on the budget, as it reduces processing times and resources required for review. Prohibition of activities may result in lost economic activity and a loss of associated taxes.

**RECOMMENDATION:**

Staff recommends that the Board adopt the attached Resolution of Intent and comment on staff's recommended approach for the zoning text amendment as contained in Attachment D. No changes to the ordinance development process are anticipated as a result of the new resolution.

**ATTACHMENTS:**

Attachment A - Comprehensive Plan

Attachment B - Zoning Ordinance

Attachment C - Staff comment on existing recreation provisions in the Zoning Ordinance

Attachment D - Proposed Resolution of Intent to amend the ordinance