



Albemarle County

Legislation Text

File #: 19-515, **Version:** 1

AGENDA DATE: 11/6/2019

TITLE:

Resolution of Intent to Address Fill and Waste Activities

SUBJECT/PROPOSAL/REQUEST: Resolution of intent to amend the zoning ordinance provisions for fill and waste and to establish the engagement plan to be used in developing ordinance language.

ITEM TYPE: Regular Action Item

STAFF CONTACT(S): Richardson, Walker, Kamptner, Herrick, Filardo, McCulley, Svoboda, Pohl, Fritz

PRESENTER (S): Bill Fritz

LEGAL REVIEW: Yes

REVIEWED BY: Jeffrey B. Richardson

BACKGROUND: On September 18, 2019 the Board of Supervisors conducted a midyear review of the Community Development work program. The Board directed staff to prioritize the review of fill and waste regulations.

STRATEGIC PLAN: 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.

DISCUSSION: The County Code allows fill and waste in all zoning districts. County Code § 18-5.1.28 includes regulations that address the technical aspects of the activity. However, impacts such as truck traffic on rural roads, hours of operation, placement of fill on critical slopes and in stream buffers, and loss of agricultural resources are not addressed. Fill and waste activities are necessary for the development of the County. Revisions to fill and waste regulations should include adequate provision for the efficient and appropriate placement of fill and waste, including construction debris.

BUDGET IMPACT: The development of any new regulations will require moderately extensive staff resources that will not be available for other activities. Staff will analyze proposed regulations for their budgetary impacts.

RECOMMENDATION:

Staff recommends that the Board adopt the attached resolution of intent and endorsement of the proposed engagement process.

ATTACHMENTS:

Attachment A - Resolution of Intent

Attachment B - Proposed review process

Attachment C - Memorandum on the fill and waste regulations

Attachment D - Existing Ordinance