



Albemarle County

Legislation Text

File #: 22-514, Version: 1

AGENDA DATE: 12/7/2022

TITLE:

ZMA202100003, SP202100004, SE202200014 Clifton Inn and Collina Farm Expansions

SUBJECT/PROPOSAL/REQUEST: Consider the rezoning and special use permit requests for expansions of the Clifton Inn in ZMA202100003, SP202100004, and SE202200014.

ITEM TYPE: Regular Action Item

STAFF CONTACT(S): Richardson, Walker, Rosenberg, Herrick, Filardo, Rapp, Ragsdale

PRESENTER (S): Rebecca Ragsdale

LEGAL REVIEW: Yes

REVIEWED BY: Jeffrey B. Richardson

BACKGROUND: At its meeting on November 17, 2022, the Board held a public hearing on the rezoning and special use permit requests for expansions of the Clifton Inn, but deferred action to its December 7 meeting. A concept plan is provided as Attachment A. Prior to the Board public hearing, a public hearing was held with the Planning Commission (PC) on August 23, 2022. Staff did not recommend approval based on concerns with the size and frequency of special events proposed along with noise impact concerns. The PC recommended approval based on the positive aspects of the project and with a condition to address outdoor amplified music.

During the Board public hearing, several speakers spoke in favor of the proposal and an adjacent property owner raised concerns regarding potential noise impacts associated with the proposed events. The Board's discussion included clarification on where proposed outdoor amplified music would be located, applicable noise regulations, assuring adequate parking would be delineated for the use, and business staffing, as well as operations. Following the public hearing and discussion, the Board deferred the item to December 7, 2022.

STRATEGIC PLAN: 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: There were no requests for additional information or recommended revisions by the Board. No revisions to the proposed conceptual plan or new information has been provided.

BUDGET IMPACT: There is no direct budget impact associated with this application.

RECOMMENDATION:

Staff and the Planning Commission recommended approval of the proposed zoning map amendment from Planned Residential District (PRD) to Rural Areas (RA) (ZMA202100003). An ordinance to approve ZMA202100003 is provided as Attachment B.

Though staff recommended denial of the proposed special use permit, the PC recommended approval. As a

result, staff has prepared separate alternate resolutions to approve (including recommended conditions of approval) and deny, provided as Attachments C and D, respectively.

If the special use permit is approved, staff recommends approval of the associated critical slopes special exception. A resolution to approve is provided as Attachment E.

Following further review and discussion, the Board may approve or disapprove the proposed rezoning, or may defer action. Based on County Code § 18-33.4(O)(2), Board action is not required on this application until March 1, 2023.

ATTACHMENTS:

A - Concept Plan, last revised November 1, 2022

B - Ordinance to approve ZMA202100003

C - Resolution to approve SP202100004, including proposed conditions of approval

D - Resolution to deny SP202100004

E - Resolution to approve SE202200014