

Planning Commission
2020 Annual Report

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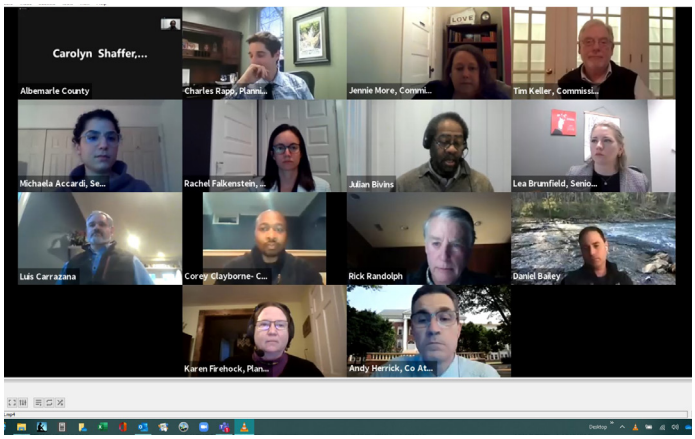
In accordance with the Code of Virginia, the County of Albemarle Planning Commission prepares an annual report that is presented to the Board of Supervisors. This report is a brief summary of the work performed by the Commission during the year 2020. The County's Planning Commission consists of 7 voting members and 1 non-voting University of Virginia representative.

2020 Planning Commission

COMMISSIONER	*DISTRICT*	*SERVED*
Julian Bivins, Chair	Jack Jouett	1/18 - 12/31/21
Tim Keller	At-Large	3/17 - 12/31/21
Corey Clayborne	Rivanna	1/20 - 12/31/23
Karen Firehock, Vice-Chair	Samuel Miller	1/18 - 12/31/21
Rick Randolph	Scottsville	1/20 - 12/31/23
Jennie More	White Hall	1/17 - 12/31/23
Bruce Dotson	Rio	1/18 - 05/31/20
Daniel Bailey	Rio	6/20 - 12/31/21
Luis Carrazana	University of Va. (Non-voting)	1/17 - 12/31/21

Meetings Format

During the 2020 calendar year, the Commission met a total of 26 times. Meetings were held in person between January and early March. The Covid-19 pandemic caused a brief pause in meetings until early May, as staff, the Commission, and our community adjusted to a virtual meeting format. Virtual meetings continued throughout the year, and despite the challenges of adapting to this new virtual format, a wide variety of applications, work sessions, and other items were reviewed by the commission. In an effort to make up for lost time after the brief pause, the Commission conducted several meetings that included both work sessions and public hearings in order to meet the needs of the development community and County's long range planning efforts. The image to the right is a snapshot from one of the virtual planning commission work sessions.



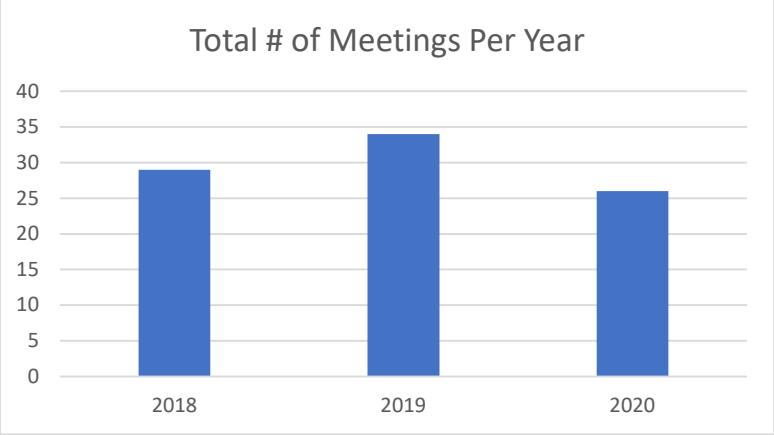
The chart below provides a more detailed summary of the number of matters brought to the Planning Commission and their subsequent action, if necessary.

PUBLIC HEARINGS & REGULAR ITEMS	# Considered	# Approved	# Denied	# Deferred
Comp Plan Amendment (Includes 5 Year Review and Master Plans) (CPA)	1	0	-	-
Zoning Text Amendment (ZTA)	3	3	-	-
Subdivision Text Amendment (STA)	0	0	-	-
Comp Plan Compliance Review (CCP)	1	1	-	-
Zoning Map Amendment (ZMA)	13	10	2	1
Special Use Permit (SP)	15	11	2	2
Agricultural/Forestal District (AFD)	2	2	-	-

Historical Analysis

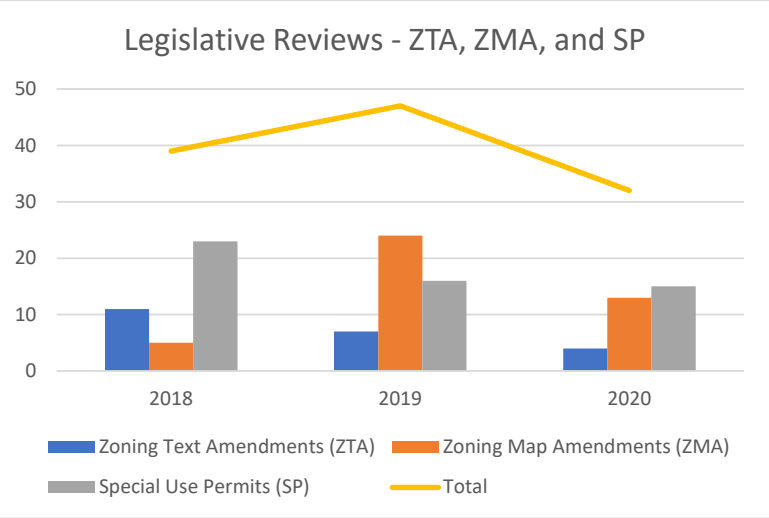
Total Number of Meetings

Despite the impacts of the pandemic and transition to a new virtual meeting format, the Commission still conducted a similar number of meetings in comparison to the previous two years as illustrated in the chart to the right.



Legislative Applications
At a combined total of 31, the number of legislative reviews was slightly less than the previous two years.

The chart to the right illustrates the number of zoning text amendments, special use permits and zoning map amendments that were reviewed by the commission annually since 2018.



Zoning Text Amendments (ZTA)
The Commission completed work sessions and public hearings for zoning text amendments within the County zoning ordinance on the following topics:

- Erosion Protection
- Landscape Contractors
- Fill Areas and Waste Areas
- Recycling and Recover Facilities in Industrial Zoning Districts

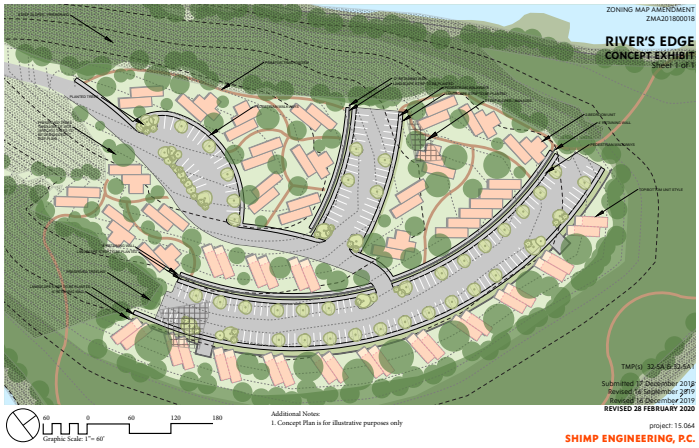
Special Use Permits and Zoning Map Amendments (SP and ZMA)
The Planning Commission conducted public hearings for a combined 28 special use permit and zoning map amendment requests during the 2020 calendar year. The County continues to experience significant population growth, resulting in an increased demand for additional housing with a limited number of undeveloped properties remaining inside the development areas. In order to meet the current housing demand, several unique solutions have been implemented to develop sites that were previously considered constrained due to challenges with access, topography, utilities, and other natural features. Two such examples that were brought before the Planning Commission in 2020 include Bamboo Grove in Crozet and Rivers Edge in the 29 North area.

Bamboo Grove was a residential rezoning on a 1.24 acre parcel within in the Crozet community. This proposed project incorporates a cluster of six small houses gathered around a central green space on the edge of an existing neighborhood. The development will provide common landscape areas, patios, bicycle parking and a mail area located between the houses along with shared parking in an effort to encourage a sense of community. The project's concept plan allocated 46% of the site to opens space,

which includes .22 acres that will be dedicated to the county for future greenway trail access along an existing stream. This unique project provided a variety of housing types, including two affordable units, a community oriented design, and met several of the County's long range planning goals. The image to the right is a conceptual rendering of the project provided by the applicant.



Rivers Edge is another unique project situated on a 32.5 acre parcel surrounded almost entirely by steep slopes and stream buffers along the North Fork Rivanna River. The redevelopment plan for the property proposes up to 100 size restricted residential housing units. The project's layout intends to minimize disturbance to the existing tree canopy and surrounding sensitive features by integrating structures and hardscape elements through a step down method following the sites natural topography. The creative approach to this project will provide affordable housing units in an environmentally sensitive design that integrates nature throughout the community. The proposed site plan is shown to the right.



Long Range Planning and Policy

Several long range planning efforts continued throughout the 2020 calendar year. Each of these projects paused briefly at the start of the pandemic in order to develop new engagement strategies utilizing virtual meetings and online communication to obtain feedback so that projects could continue moving forward.

Housing Policy

Staff began an update to the County's housing policy in 2019 and work continued through the 2020 calendar year. A Planning Commission work session was conducted in August, followed by a joint work session between the Planning Commission and Board of Supervisors in December. The goal of this new update is to ensure that the County continues to provide sufficient and appropriate housing

opportunities for current and future residents. The new policy recommendations will provide the necessary tools to meet the diverse housing needs of all county residents regardless of income, race, age, or other special needs.

Rio 29 Form Based Code

Following the adoption of the County's Rio 29 Small Area Plan, staff began drafting an optional form based code overlay to promote the development and/or redevelopment of under utilized properties to help achieve the vision captured in the small area plan. This draft ordinance will serve as the County's first form based code and a template for future implementation in other areas throughout the county if successful. The planning commission has provided input and recommendations throughout the development of the draft ordinance during work sessions with staff.

The County utilized consulting services from the Form Based Code Institute to conduct a peer review of the draft code and to test the code through several redevelopment scenarios at prominent locations within the small area plan. The conceptual rendering below illustrates how the form based code could be applied to several properties at the corner of Rio Road and Seminole Trail to create a mixed use development that also incorporates a public greenspace and plaza.



Crozet Master Plan

An update to the Crozet Master Plan began in the Fall of 2019 and continued through 2020. This update to the 2010 adopted plan focuses on development form, density, and infrastructure needs for an area of the County that has experienced significant growth over the last 10 years. The planning commission conducted work sessions with staff throughout the process for each of the major topics and will continue to do so in 2021. A final draft is expected to be completed during the Summer of 2021.

Thank you to the Planning Commission members for their dedication and service throughout 2020.