

COUNTY OF ALBEMARLE

EXECUTIVE SUMMARY

AGENDA TITLE: Setbacks and Land Uses Work Session	AGENDA DATE: June 28, 2022
SUBJECT/PROPOSAL/REQUEST: Work session to discuss potential revisions to setbacks and updates to land use categories.	ACTION: INFORMATION: WORKSESSION
STAFF CONTACT(S): Rapp, Fritz	CONSENT AGENDA: ACTION: INFORMATION:
PRESENTER (S): Bill Fritz	ATTACHMENTS: Yes
LEGAL REVIEW: No	

BACKGROUND:

The Board of Supervisors adopted the Community Development work program which includes updates and modernization of the Zoning Ordinance and funded the hiring of a consultant to accomplish this task. The updates will be undertaken multiple steps. The first step includes updates to the setbacks and land use categories. The Planning Commission held a work session on April 26, 2022 to discuss setbacks. This meeting is to discuss land uses.

STRATEGIC PLAN:

Quality Government Operations - Ensure County government's capacity to provide high quality service that achieves community priorities

DISCUSSION:

The land use categories have not been substantially revisited since the adoption of the ordinance in 1980. However, there have been multiple amendments to the ordinance. The ordinance now has archaic, duplicative and conflicting land uses.

The County has hired the Berkley Group to develop new setback and land uses. The Berkely Group has prepared the attached documentation. The goal of the work session is to receive feedback on the proposed land use regulations. Precise zoning language, updates to the supplemental regulations to reflect new land use definitions and other technical revisions to the ordinance will be presented to the Planning Commission at future meetings.

BUDGET IMPACT:

None

RECOMMENDATIONS:

Staff is seeking Planning Commission feedback.

ATTACHMENTS:

Attachment 1 – [Berkley Group Memo](#)

Attachment 2 – [Proposed and Current Uses and Definitions Crosswalk](#)

Attachment 3 – [Current and Proposed Uses and Permissions](#)