

COUNTY OF ALBEMARLE

TRANSMITTAL TO THE BOARD OF SUPERVISORS

SUMMARY OF PLANNING COMMISSION ACTION

AGENDA TITLE: ZMA201500002 Franklin Street, Scottsville District	AGENDA DATE: September 2, 2015
SUBJECT/PROPOSAL/REQUEST: Adopt a Resolution to rezone 24,071 square feet of preserved slopes to managed slopes within the Steep Slopes overlay district under Section 30.7 of the Zoning Ordinance	STAFF CONTACT(S): J.T. Newberry, Bill Fritz, David Benish
	PRESENTER (S): J.T. Newberry

BACKGROUND:

At their meeting on July 14, 2015, the Planning Commission voted 5:1 to recommend disapproval of ZMA201500002. The disapproval was based on several factors, including:

1. The slopes are a contiguous area of more than 10,000 square feet.
2. The slopes are identified as a resource in the Comprehensive Plan and are designated for preservation.
3. Slopes in Area "A" have characteristics of both managed slopes and preserved slopes, but on the whole, contain more characteristics of preserved slopes.

DISCUSSION:

This application is the first rezoning request related to steep slopes since the Board established the Steep Slopes Overlay District on March 5, 2014. The subject property is adjacent to the City-County boundary at the intersection of Franklin Street and Broadway Street. At their meeting on May 19, 2015, the Planning Commission accepted a deferral request from the applicant to allow time for a discussion with the City's Planning Commission at the City-County Joint Worksession on June 23, 2015.

Prior to the County's Planning Commission meeting on July 14, 2015, the applicant notified staff that they were modifying their application plan to match the recommendation provided in the staff report, where the slopes in Area "A" are recommended to be designated as managed slopes and the slopes within Area "B" and Area "C" are recommended to remain as preserved slopes. The updated Application Plan is shown in Attachment F. The Planning Commission's staff report from the May 19th meeting is an attachment to the July 14th executive summary in Attachment D. The action letter and minutes from the July 14th meeting are also attached (Attachment E).

The County Attorney has prepared the attached Ordinance (Attachment A) to be adopted if the Board approves the zoning map amendment, as well as the attached Resolution (Attachment B) to be adopted if the Board disapproves the zoning map amendment.

RECOMMENDATIONS:

Staff recommends that the Board adopt the attached Ordinance (Attachment A) to approve ZMA201500002.

ATTACHMENTS:

- A - Ordinance approving ZMA201500002
- B - Resolution disapproving ZMA201500002
- C - Planning Commission July 14, 2015 action letter
- D - Planning Commission July 14, 2015 executive summary (which includes the May 19th staff report)
- E - Planning Commission May 19, 2015 and July 14, 2015 minutes
- F - Updated Application Plan (last revised 8/10/15)