

RESOLUTION TO APPROVE CPA 2015-00001

WHEREAS, on June 10, 2015, the Albemarle County Board of Supervisors adopted a Resolution of Intent to consider whether to amend the Comprehensive Plan by expanding the Development Areas to include those lands located near the Interstate 64/Route 29 South interchange southwest of the existing Development Area boundary (the “Lands” and “CPA 2015-00001,” respectively); and

WHEREAS, the Lands are approximately 223 acres in area, composed of Parcel IDs 07500-00-00-03300, 07500-00-00-03400, 07500-00-00-03800, 07500-00-00-04500, 07500-00-00-045A0, 07500-00-00-045B0, 07500-00-00-045C0, and portions of 07500-00-00-04800 and 07500-00-00-05300 (the remainders of such parcels are currently within the Development Areas); and

WHEREAS, as directed by the Resolution of Intent, County staff studied the Lands for the purposes of evaluating whether amending the Comprehensive Plan by expanding the Development Areas is appropriate at this time, identifying appropriate land use designations for the Lands that would accommodate Target Industries, and identifying preserved land that may complement the future County park in the vicinity (the “Study”); and

WHEREAS, on August 18, 2015, the Albemarle County Planning Commission held a duly noticed public hearing on CPA 2015-00001, at the conclusion of which it recommended disapproval; and

WHEREAS, on September 9, 2015, the Board of Supervisors held a duly noticed public hearing on CPA 2015-00001, deferred taking action, and directed County staff to return to the Board with four options that would add only a portion of the Lands to the Development Areas; and

WHEREAS, on September 23, 2015, the Board of Supervisors considered the four options at a special meeting, and those options are identified as Options 1a, 1b, 2a, and 2b; and

WHEREAS, the Board of Supervisors has carefully considered the discussion and recommendation of the Planning Commission, the Study and its related analysis and other information provided by County staff, and the information and comments provided by the public; and

WHEREAS, the Board of Supervisors concludes that approval of CPA 2015-00001 for a portion of the Lands is appropriate and consistent with the coordinated, adjusted, and harmonious development of Albemarle County and, in accordance with present and probable future needs and resources, CPA 2015-00001 will best promote the health, safety, morals, order, convenience, prosperity, and general welfare of all inhabitants of the County.

NOW, THEREFORE, BE IT RESOLVED that, upon consideration of the foregoing, and for the purposes articulated in Virginia Code § 15.2-2223, the Albemarle County Board of Supervisors hereby approves CPA 2015-00001 and amends the Development Areas boundary and designates Parcel ID 07500-00-00-045C0 and the portions of Parcel IDs 07500-00-00-04800 and 07500-00-00-05300 not already in the Development Areas as Industrial (approximately 54.10 acres) and Parks and Green Systems (approximately 18.26 acres) as provided in Option 2b as depicted on the map attached hereto as Attachment A and the text of the Southern Urban Neighborhood’s Master Plan attached hereto as Attachment B; and

BE IT FURTHER RESOLVED that the land use designation of the Lands and the applicable map in the Comprehensive Plan are amended accordingly.

* * *

Attachment M (Option 2b)

I, Ella W. Jordan, do hereby certify that the foregoing writing is a true, correct copy of an Ordinance duly adopted by the Board of Supervisors of Albemarle County, Virginia, by a vote of _____ to _____, as recorded below, at a regular meeting held on _____.

Clerk, Board of County Supervisors

	<u>Aye</u>	<u>Nay</u>
Mr. Boyd	_____	_____
Ms. Dittmar	_____	_____
Ms. Mallek	_____	_____
Ms. McKeel	_____	_____
Ms. Palmer	_____	_____
Mr. Sheffield	_____	_____