

**COUNTY OF ALBEMARLE
TRANSMITTAL TO THE BOARD OF SUPERVISORS**

SUMMARY OF PLANNING COMMISSION ACTION

AGENDA TITLE: ZMA201900007 Hyland Park	AGENDA DATE: February 19, 2020
SUBJECT/PROPOSAL/REQUEST: Request to amend proffers associated with the development of Fontana Phase 4C on property zoned R-4 residential. No new dwellings proposed.	STAFF CONTACT(S): Filardo, Benish, Nedostup, Gleason
SCHOOL DISTRICT: Stony Point (Elementary); Burley (Middle School); Monticello (High School)	PRESENTER: Mariah Gleason

BACKGROUND:

At its meeting on December 17, 2019, the Planning Commission recommended denial of the proposed amendment to Proffer #7, and approval of the remainder of ZMA201900007 – Hyland Park, both as recommended by staff, for the reasons stated in the staff report. This motion was approved with a vote of 6:0, Ms. Firehock being absent.

The Planning Commission's staff report, action memo, and minutes are attached (Att.'s A, B, and C).

DISCUSSION:

During the Planning Commission public hearing, discussion between the applicant, Planning Commission, and staff primarily focused on proposed changes to Proffer 5 (pedestrian paths), Proffer 6 (cash proffers) and Proffer 7 (annual adjustment of cash proffers). A full discussion on these topics is available in the Planning Commission, PC, Meeting Minutes. The Planning Commission voted 6:0 to recommend all requested proffer amendments, except for the applicant's request to amend Proffer 7.

Since the Planning Commission public hearing, the applicant has submitted a signed proffer statement that reflects the recommendations of the Planning Commission and staff (Att. D).

RECOMMENDATIONS:

Staff recommends that the Board adopt the attached Ordinance to approve Zoning Map Amendment ZMA201900007 (Att. E).

ATTACHMENTS:

Att. A – PC Staff Report

Att. A1 – Location Map

Att. A2 – Zoning Map

Att. A3 – ZMA2004-18 Action Letter

Att. A4 – ZMA2011-01 Action Letter

Att. A5 – Staff Analysis of Application's Consistency with the Neighborhood Model Principles

Att. A6 – Draft Proffer Statement (dated December 5, 2019)

Att. A7 – Proffer Comparison (dated December 5, 2019)

Att. B – PC Action Letter

Att. C – PC Meeting Minutes

Att. D – Signed Proffer Statement (dated January 9, 2020)

Att. E – Ordinance approving ZMA201900007 Hyland Park