

RESOLUTION OF INTENT

WHEREAS, the neighborhood model district regulations were adopted in 2003 as section 20A of the Zoning Ordinance and, also at that time, the general planned development regulations set forth in section 8 of the Zoning Ordinance were amended; and

WHEREAS, practice and experience over the past five years, together with the reorganization of the County's development departments, recommend that sections 8 and 20A be amended; and

WHEREAS, among the key sections proposed to be amended is section 8.5.5.2, which presently includes a grandfathering provision that provides owners the option to develop their land under the zoning and subdivision regulations in effect when the planned development rezoning was approved even though such right to develop under those regulations may not be vested as provided under state law, and section 4.11.3 contains a similar grandfathering provision; and

WHEREAS, in order to better achieve the purposes of planned developments and the neighborhood model form of development, and to assure that lands are developed under the most appropriate regulations, it is desired to amend sections 4.11.3, 8.2, 8.5.1, 8.5.5.2, 8.5.5.3, 8.5.5.4, 20A.5, 20A.6, 20A.7 and 20A.10 of the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED THAT for purposes of public necessity, convenience, general welfare and good zoning practices, the Planning Commission hereby adopts a resolution of intent to amend sections 4.11.3, 8.2, 8.5.1, 8.5.5.2, 8.5.5.3, 8.5.5.4, 20A.5, 20A.6, 20A.7 and 20A.10 of the Albemarle County Zoning Ordinance, and any other regulations of the Zoning Ordinance deemed appropriate to achieve the purposes described herein; and

BE IT FURTHER RESOLVED THAT the Planning Commission shall hold a public hearing on the zoning text amendment proposed by this resolution of intent, and make its recommendation to the Board of Supervisors, at the earliest possible date.

* * * * *