

ZTA201800002 Commercial/Industrial Zoned Properties not served by public water

April 16, 2018 Public Input Meeting for Affected Property Owners

I. Background and Purpose of the Ordinance Changes

- Board direction and Resolution of Intent to align Zoning Ordinance more closely with the current comprehensive plan
- Review relevant zoning and comprehensive planning history, including Albemarle County Service Authority Jurisdictional Area Boundaries

II. Affected Properties

- C1, CO, HC, LI, HI properties outside the Development Area and not served by public water or central system

III. Potential Ordinance Changes

- Review list of by-right opportunities

IV. Questions and Feedback

ZTA201800002 Commercial/Industrial Zoned Properties not served by public water
Timeline for Proposed Changes

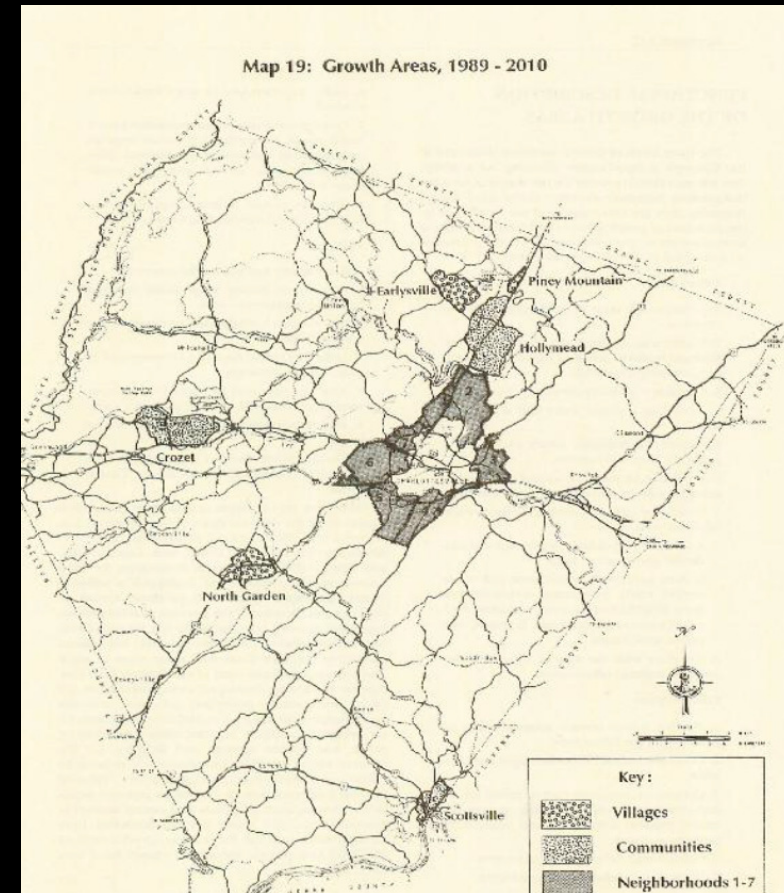
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| February 7, 2018 | Board adopted Resolution of Intent and endorsed public process |
| April 16, 2018 | Public Informational Meeting |
| May 8, 2018 | Planning Commission Public Hearing, including public meeting summary |
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ZTA201800002 Commercial/Industrial Zoned Properties not served by public water Background and Purpose of the Ordinance Changes

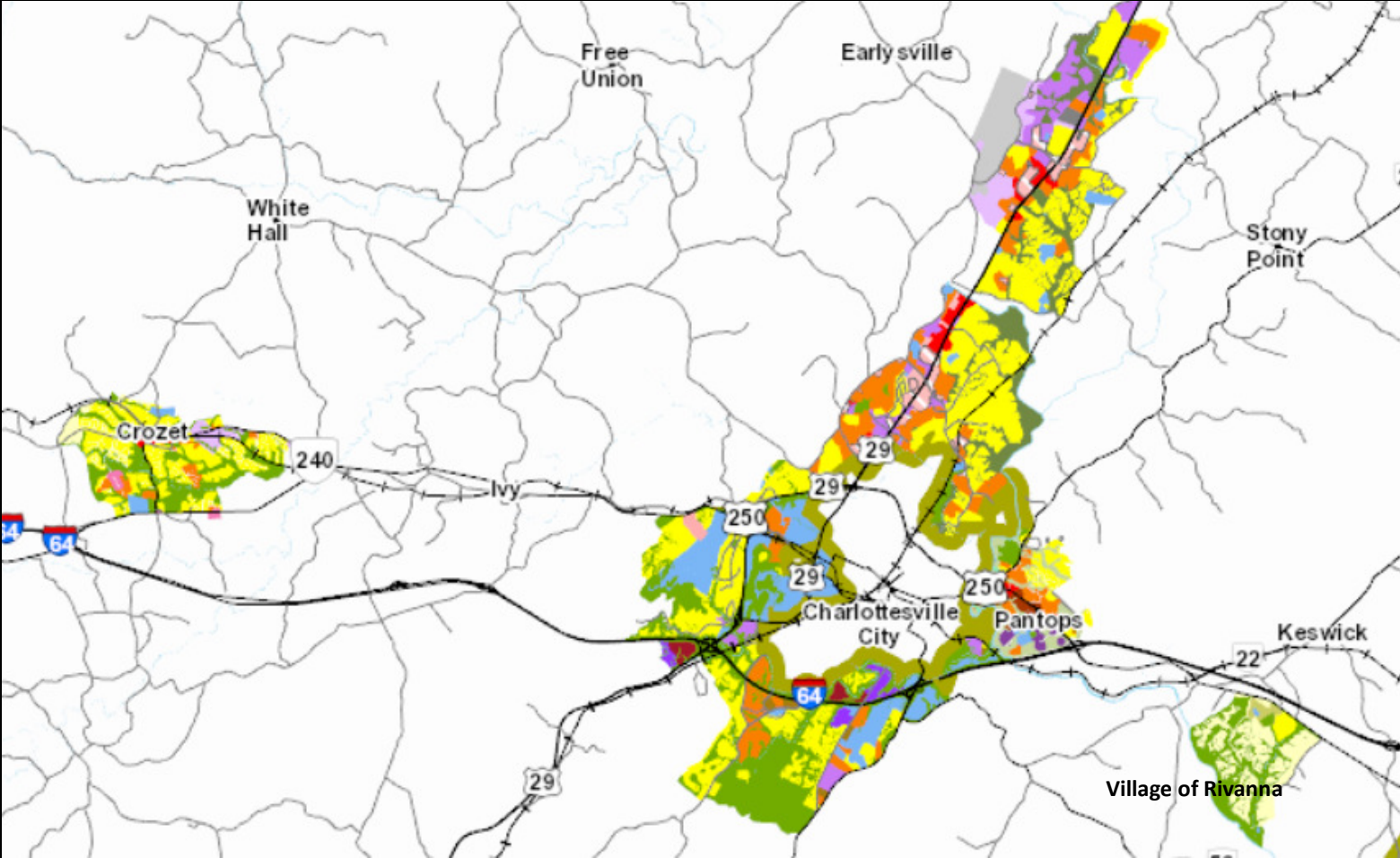
- Eliminate the following special use permit:
Uses permitted by right, not served by public water, involving water consumption exceeding four hundred (400) gallons per site acre per day
- Create by-right use opportunities
- Updating the Zoning Ordinance would allow both the goals of resource protection and Rural Area policy to be better achieved
- Provide clarity and remove ambiguity

ZTA201800002 Commercial/Industrial Zoned Properties not served by public water Zoning and Comprehensive Planning History

1969	Adoption of the first Zoning Ordinance and Zoning Map
1971	Adoption of the first Comprehensive Plan
1980	Comprehensive rezoning to adopt new Zoning ordinance and Zoning Map to implement recommendations of 1977 Comprehensive Plan
1982	Comprehensive Plan update to further adjust growth area boundaries and reduce Villages
1985	Industrial Zoning Districts amended to require special use permit for by-right uses not served by public water involving water consumption 400 gallons per site acre per day.
1989	Commercial Zoning Districts amended to require special use permit for by-right uses not served by public water involving water consumption 400 gallons per site acre per day.
1989	Comprehensive Plan update to growth area boundaries that removed Ivy and Stony Point as Villages



ZTA201800002 Commercial/Industrial Zoned Properties not served by public water
Current Land Use Plan



ZTA201800002 Commercial/Industrial Zoned Properties not served by public water Current Growth Management Policy

A. Protecting the elements that define the Rural Area:

- Agricultural resources
- Forestry resources
- Land preservation
- Land conservation
- Water supply resources
- Natural resources
- Scenic resources
- Historical, archaeological, and cultural resources

Clear Boundaries with the RA

and

B. Promoting the Development Areas as the place where a variety of land uses, facilities, and services exist and are planned to support the County's future growth, with emphasis placed on density and high quality design in new and infill development.

The nature of public service delivery:

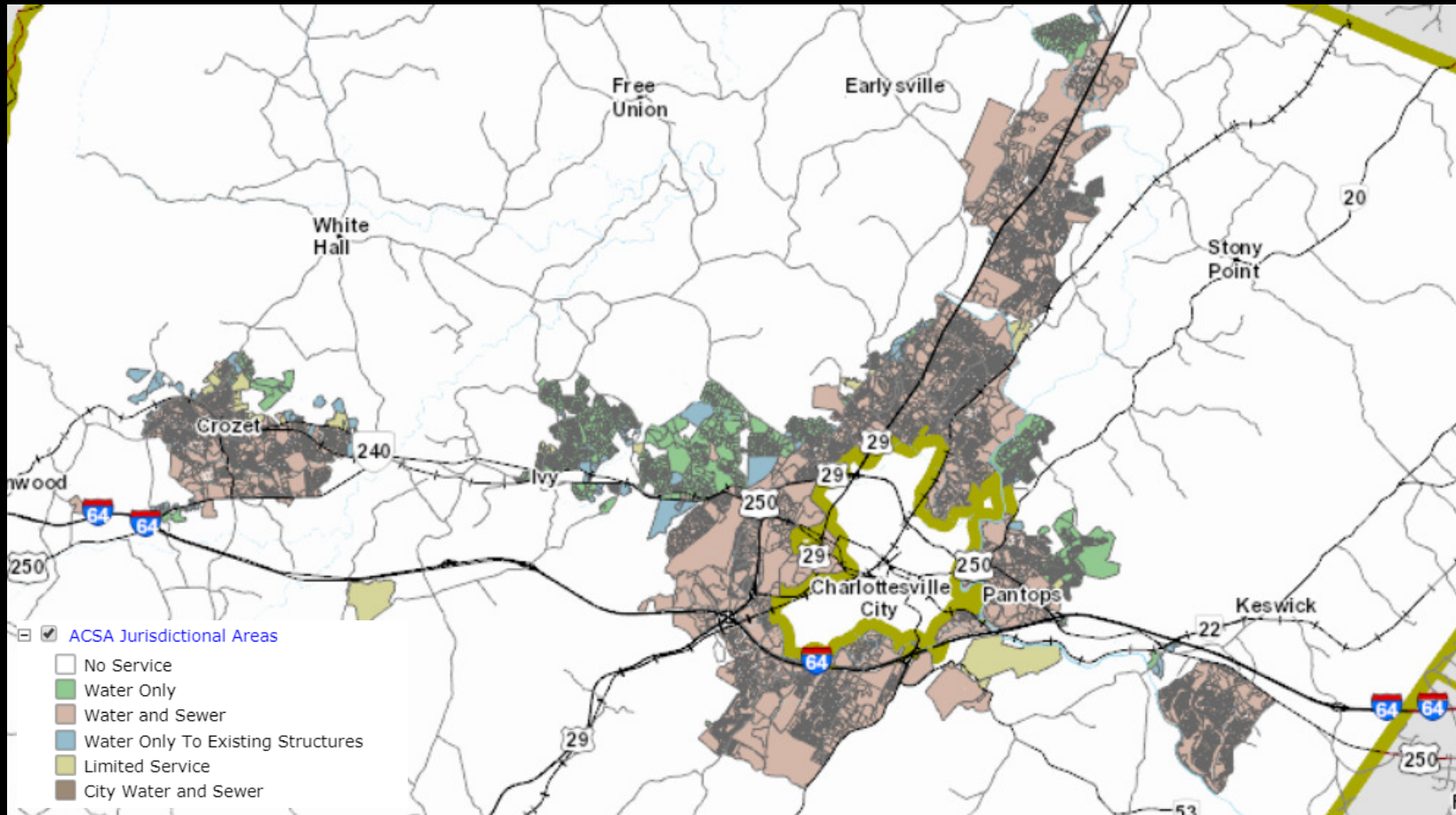
- The location of new public facilities should be within the County's Development Areas per County land use policies.
- Residents in the Rural Area should not anticipate levels of service delivery equal to those provided in the Development Area.
- Development Areas serve as service center locations for the Rural Area.
- Public facilities are allowed in the Rural Area only in cases where it is not possible in the Development Areas due to physical constraints, the nature of the facility, and/or the service(s) provided.

ZTA201800002 Commercial/Industrial Zoned Properties not served by public water Current Growth Management Policy

Strategy 9a: Continue to provide public water and sewer in jurisdictional areas

- Water and sewer jurisdictional areas ensure the County's Growth Management Policy, Land Use Plan, and Develop Area Master Plans are implemented by guiding the direction of public utility placement. The areas also permit these services to be provided in a manner that can be supported by the utility's physical and financial capabilities. The jurisdictional areas are those portions of the County that can be served by water or sewer service, or both, and generally follow the Development Areas boundaries.
- Delineation and adoption of utility project jurisdictional areas by a local governing body is provided for in Virginia Code §15.2-5111.
- The boundaries of the Development Areas are to be followed in delineating jurisdictional areas. Change to these boundaries outside of the Development Areas should only be allowed when:
 - (1) the area to be included is adjacent to existing lines; **and**
 - (2) public health and/or safety is in danger

ZTA201800002 Commercial/Industrial Zoned Properties not served by public water County Service Authority Jurisdictional Area Map



ZTA201800002 Commercial/Industrial Zoned Properties not served by public water Current Rural Areas Policy in Comprehensive Plan

Albemarle's Rural Area will have thriving farms and forests, traditional crossroads communities, protected scenic areas, historic sites, and pre-served natural resources.

Criteria for Review of New Uses

As new uses are proposed in the Rural Area, it is essential that they be able to meet the following standards. New uses should: relate directly to the Rural Area and need a Rural Area location in order to be successful, (e.g., a farm winery has to be located in the Rural Area and would be unlikely to succeed in the Development Areas);

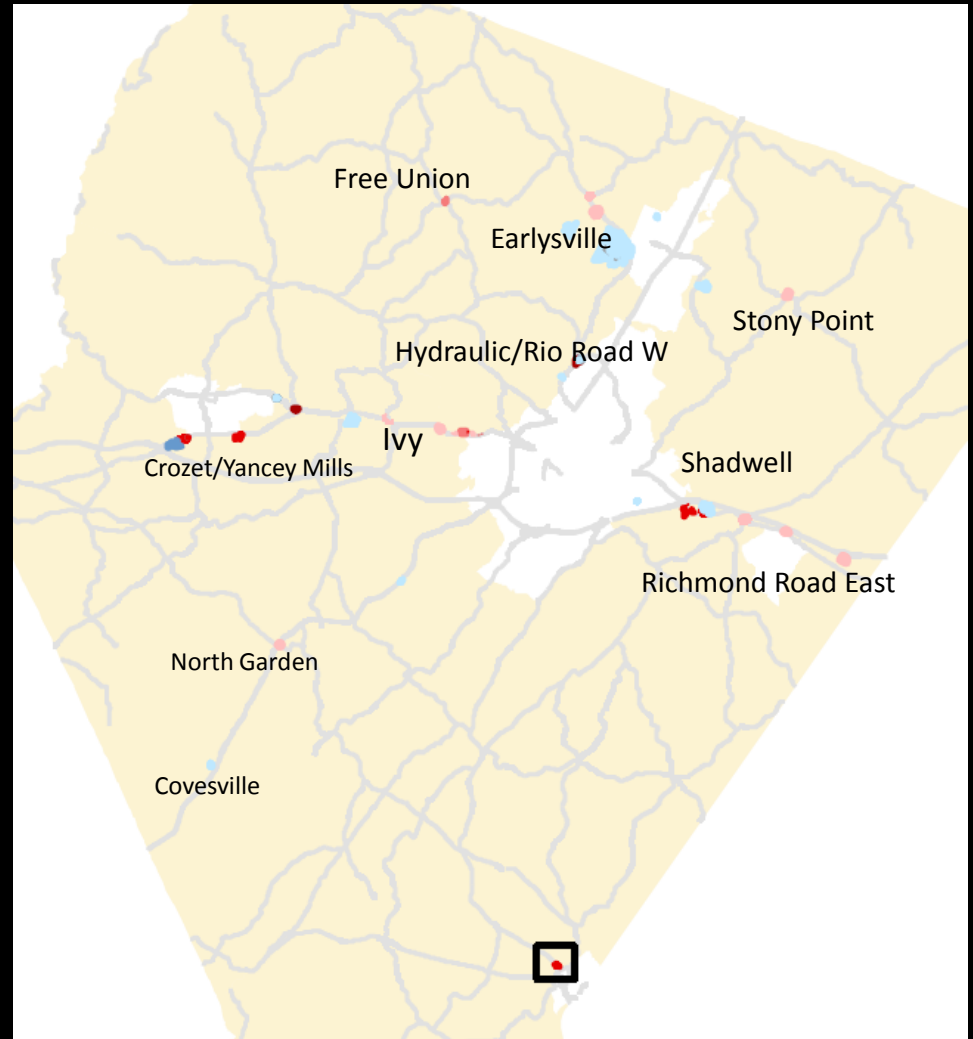
- be compatible with, and have a negligible impact, on natural, cultural, and historic resources;
- not conflict with nearby agricultural and forestal uses;
- reflect a size and scale that complements the character of the area in which they will be located;
- be reversible so that the land can easily return to farming, forestry, conservation, or other preferred rural uses;
- be suitable for existing rural roads and result in little discernible difference in traffic patterns;
- generate little demand for fire and rescue and police service;
- be able to operate without the need for public water and sewer;
- be sustainable with available groundwater; and
- be consistent with other Rural Area policies.

Strategy 1h: Change zoning regulations to permit appropriately-scaled collection and distribution facilities for local agricultural products in the Rural Area. Consider allowing these uses by-right.

Strategy 1j: Consider amending the Zoning Ordinance to allow landscape services and storage of landscape materials in the Rural Area.

ZTA201800002 Commercial/Industrial Zoned Properties not served by public water Affected Properties Map

- Proposed changes will not affect properties served by water, water to existing structures
- Current process for requesting Albemarle County Service Authority Jurisdictional Area amendments will remain
- Current process for requesting central system approval will remain
- Existing uses may continue, already approved special use permits and proffered rezonings will remain effective



ZTA201800002 Commercial/Industrial Zoned Properties not served by public water Potential Changes for C1 Commercial

15. Retail nurseries and greenhouses.
16. Farmers' markets (reference 5.1.47).
3. Religious assembly use, cemeteries. (Amended 8-9-17)
4. Clubs, lodges (reference 5.1.02).
5. Financial institutions.
6. Fire and rescue squad stations (reference 5.1.09).
13. Nurseries, day care centers (reference 5.1.06).
17. Water, sewer, energy and communications distribution facilities.
18. Public uses (reference 5.1.12).
19. Temporary construction headquarters and temporary construction storage yards (reference 5.1.18).
20. Dwellings (reference 5.1.21).
23. Temporary industrialized buildings (reference 5.8).
26. Stormwater management facilities shown on an approved final site plan or subdivision plat.
27. Tier I and Tier II personal wireless service facilities (reference 5.1.40).
5. Veterinary office and hospital (reference 5.1.11)*
13. Animal shelter (reference 5.1.11)*

ZTA201800002 Commercial/Industrial Zoned Properties not served by public water Potential Changes for HC Highway Commercial

5. Churches, cemeteries.

6. Clubs, lodges (reference 5.1.02).

8. Educational, technical and trade schools.

10. Feed and seed stores (reference 5.1.22).

13. Fire and rescue squad stations (reference 5.1.09)

17. Home and business services such as grounds care, cleaning, exterminators, landscaping and other repair and maintenance services.

21. Light warehousing.

31. Retail nurseries and greenhouses.

33. Wayside stands - vegetables and agricultural produce (reference 5.1.19).

34. Wholesale distribution of agricultural products

35. Water, sewer, energy and communications distribution facilities.

36. Public uses (reference 5.1.12).

37. Temporary construction headquarters and temporary construction storage yards (reference 5.1.18).

43. Farmers' market (reference 5.1.47).

44. Stormwater management facilities shown on an approved final site plan or subdivision plat.

45. Tier I and Tier II personal wireless service facilities (reference 5.1.40).

46. Storage yards.

48. Manufacturing/Processing/Assembly/Fabrication and Recycling of agricultural products; gross floor area of the establishment does not exceed 4,000 square feet per site; provided that the gross floor area of the establishment may exceed 4,000 square feet per site by special exception approved by the board of supervisors of agricultural products.

49. Storage/Warehousing/Distribution/Transportation of agricultural products; gross floor area of the establishment does not exceed 4,000 square feet per site; provided that the gross floor area of the establishment may exceed 4,000 square feet per site by special exception approved by the board of supervisors of agricultural products.

3. Livestock sales*

4. Veterinary office and hospital (reference 5.1.11)*

10. Commercial kennels - indoor only (reference 5.1.11)*

15. Animal shelter (reference 5.1.11)*

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4. Religious assembly use. (Amended 8-9-17)
7. Water, sewer, energy and communications distribution facilities.
8. Public uses (reference 5.1.12).
9. Temporary construction headquarters and temporary construction storage yards (reference 5.1.18).
10. Dwellings (reference 5.1.21).
11. Temporary nonresidential mobile homes (reference 5.8).
12. Day care, child care or nursery facility (reference 5.1.6).
13. Stormwater management facilities shown on an approved final site plan or subdivision plat.
14. Tier I and Tier II personal wireless service facilities (reference 5.1.40).
15. Farmers' markets (reference 5.1.47)*
6. School of special instruction*
7. Clubs, lodges (reference 5.1.2)*

ZTA201800002 Commercial/Industrial Zoned Properties not served by public water Potential Changes for LI Light Industrial and HI Heavy Industrial

<u>USE</u>	<u>LI</u> <u>Industria</u> <u>I</u>	<u>HI Heavy</u> <u>Industria</u> <u>I</u>	<u>LI/HI Not</u> <u>served by</u> <u>water</u>
Manufacturing/Processing/Assembly/Fabrication/Recycling*	BR	BR	SP
<u>Processing of agricultural products</u>	<u>BR</u>	<u>BR</u>	<u>BR</u>
Organic fertilizer manufacture or processing.	SP	BR	BR
Sawmills, temporary or permanent; planing mills; wood yards (reference 5.1.15).	SP	BR	BR
Collection and distribution facilities for local agricultural products in the Rural Area	<u>BR</u>	<u>BR</u>	<u>BR</u>
Fire, ambulance and rescue squad stations (reference 5.1.09).	BR	BR	BR
Personal wireless service facilities, Tier I (reference 5.1.40).	BR	BR	BR
Personal wireless service facilities, Tier II (reference 5.1.40).	BR	BR	BR
Public uses (reference 5.1.12).	BR	BR	BR
Stormwater management facilities shown on an approved final site plan or subdivision plat.	BR	BR	BR
Water, sewer, energy, communications distribution facilities (reference 5.1.12).	BR	BR	BR
Temporary construction headquarters (reference 5.1.18).	BR	BR	BR
Temporary construction storage yards (reference 5.1.18).	BR	BR	BR
Temporary industrialized buildings (reference 5.8).	BR	BR	BR
Farmers' markets conducted in a permanent structure established after May 5, 2010 (reference 5.1.47).	SP	SP	BR
Farmers' markets conducted outdoors or within a temporary or a permanent structure existing on May 5, 2010 (reference 5.1.47).	SP	SP	BR
Parking structures, as part of an occupied structure (reference 4.12, 5.1.41).	BR	BR	BR
Dwellings and sleeping quarters, on-site (reference 5.1.21).	BR	BR	BR
Fill areas (reference 5.1.28)	BR	BR	BR
Waste areas (reference 5.1.28)	BR	BR	BR

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Questions & Comments

- **Do you believe the list of by-right and special use permit uses in the Commercial Zoning Districts effectively meets the Comprehensive Plan Goals?**
- **Do you have any additional comments you would like shared with the Planning Commission and Board of Supervisors regarding this zoning text amendment?**

Comments due by April 27, 2018

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