

# COUNTY OF ALBEMARLE

## EXECUTIVE SUMMARY

<p><b>PROJECT NAME:</b> SP202200002 – Crossroads Tavern &amp; Inn at Pippin Hill</p> <p><b>SUBJECT/PROPOSAL/REQUEST:</b> The applicant requests a special use permit to allow a restaurant, tavern, or inn located on a site containing an historic structure. The proposed site, a parcel of approximately 4 acres, is located at 5010 Plank Road, near the northwest corner of the intersection of U.S. Route 29 and Plank Road.</p> <p><b>STAFF CONTACT:</b> Andy Reitelbach, Senior Planner II</p>	<p><b>AGENDA DATE:</b> October 17, 2022</p> <p><b>ATTACHMENTS:</b> Yes</p>
--	--

### **BACKGROUND:**

The subject property (Tax Map 87 Parcel 3B) is an approximately 4-acre parcel located at 5010 Plank Road, in North Garden, roughly 250 feet west of the intersection of U.S. Route 29 and Plank Road (Route 692). The property is adjacent to a portion of the Hardware Agricultural/Forestral District (see Attachment A), which is across Plank Road to the south. The adjacent District parcel is Tax Map 86 Parcel 27.

The special use permit application proposes the expansion of an inn on a site containing an historic structure. The existing historic tavern and inn building and associated summer kitchen will be retained, continuing to provide lodging space. The historic schoolhouse structure is proposed to be renovated to act as a communal meeting space hosting the concierge for the property. Four new cottage structures, each with three rooms and connecting veranda, are proposed to be constructed, for a total of twelve new hotel rooms. These structures will be placed toward the read of the parcel. (See Attachment B for a concept plan.)

This proposal requires approval of a special use permit by the Board of Supervisors.

### **COMMITTEE REVIEW GUIDELINES:**

Section 3-202(D) of the Albemarle County Code reads as follows:

*D. Consideration of district in taking certain actions. The county shall consider the existence of a district and the purposes of this chapter and Chapter 43 of Title 15.2 of the Virginia Code in its comprehensive plan, ordinances, land use planning decisions, administrative decisions and procedures affecting parcels of land adjacent to the district.*

The County's practice has been to consult with the Committee on any special use permit requests located on land adjacent to an existing District.

Those purposes of the Agricultural-Forestral Districts chapter of the County Code are listed in Section 3-100, "Purpose and Intent":

*The purpose and intent of this chapter are as follows:*

*A. It is the policy of the county to conserve and protect, and to encourage the development and improvement of, its agricultural and forestal lands for the production of food and other agricultural or forestal products. It is also the policy of the county to conserve and protect agricultural and forestal lands as valued natural and ecological resources which provide essential open spaces for clean airsheds, watershed protection, wildlife habitat, and for aesthetic purposes.*

*B. It is the purpose and intent of this chapter to provide means by which agricultural and forestal lands of either statewide or local significance may be protected and enhanced as a viable segment of state and local economies, and as important economic and environmental resources.*

The Committee's role is to advise the Board of Supervisors specifically on possible impacts from this proposed use to the Hardware district. Other impacts to the site and surrounding area will be assessed by other reviewers and addressed in staff's report to the Planning Commission.

The Committee's recommendation will be included in staff's reports to the Planning Commission and Board of Supervisors before the public hearings are held for this item.

### **DISCUSSION:**

Section 3-101 of the County Code further explains the County policies that the Districts should promote. Staff will address this proposal's impacts on each policy below:

*A. Production of food and other agricultural and forestal products. It is the policy of the State and the County to conserve and protect and to encourage the development and improvement of the Commonwealth's agricultural and forestal lands for the production of food and other agricultural and forestal products.*

The presence of an expansion of an historic inn, on property that is outside of the District, will not limit the capacity of land in the District to produce agricultural or forestal products. Although additional traffic will be generated by the proposed use, this traffic is not expected to have a significant impact on the District. The adjacent parcel located in the District does not have an entrance located on Plank Road, with its main entrance off of U.S. Route 29, south of the highway's intersection with Plank Road.

*B. Provide essential open spaces. It is also the policy of the State and the County to conserve and protect agricultural and forestal lands as valued natural and ecological resources which provide essential open spaces for clean air sheds, watershed protection, wildlife habitat, as well as for aesthetic purposes.*

Open spaces within the District would not be reduced by the expansion of the inn on an adjacent parcel. The district's value for watershed-quality and wildlife-habitat protection would not be impeded by construction of the inn expansion on a property across the street. The new construction is proposed for the rear of the subject parcel, farthest from the boundary with the adjacent District.

*C. Strong agricultural and forestal economy. It is the policy of the County to support a strong agricultural and forestal economy.*

The construction of an expansion of an historic inn on property across the street from the District does not impede the District's ability to support agricultural or forestal production.

*D. Protect and preserve natural resources and retain continuous and unfragmented land. It is the policy of the County to protect and preserve natural resources, which include mountains, hills, valleys, rivers,*

*streams, groundwater, and retain continuous and unfragmented land for agriculture, forestry, biodiversity, and natural resource protection.*

Development of the site would not create fragmentation of land ownership or of land cover within the District. No subdivision of the property is proposed. The property's location near a major four-lane divided highway makes its value to landscape connectivity minimal.

**RECOMMENDATION:**

Physical impacts of the proposed use will be limited to the parcel adjacent to the District and would not have an impact on agricultural resources on land in the District.

Therefore, staff recommends that the Committee advise the Board of Supervisors and the Planning Commission that the proposed use does not conflict with the purposes of the Agricultural-Forestal Districts.

**ATTACHMENTS:**

A – Location Map

B – Concept Plan

# Attachment A



