

**RESOLUTION TO APPROVE
SE 2023-00016 2305 HUNTERS WAY**

WHEREAS, upon consideration of the staff reports prepared for SE 2023-00016 2305 Hunters Way and the attachments thereto, including staff’s supporting analysis, any comments received, and all of the relevant factors in Albemarle County Code §§ 18-24.2.1(49) and 18-33.9, the Albemarle County Board of Supervisors hereby finds that the proposed special exception:

- (i) would not be a substantial detriment to adjacent parcels;
- (ii) would not change the character of the adjacent parcels and the nearby area;
- (iii) would be in harmony with the purpose and intent of the Zoning Ordinance, with the uses permitted by right in the district, and with the public health, safety, and general welfare (including equity); and
- (iv) would be consistent with the Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED that the Albemarle County Board of Supervisors hereby approves a special exception to modify the gross floor area size limit on Storage / Warehousing /Distribution / Transportation uses on Parcel ID 07900-00-00-004P0 from 4,000 square feet (which limit would otherwise apply under County Code § 18-24.2.1(49)) to 43,600 square feet.

I, Claudette K. Borgersen, do hereby certify that the foregoing writing is a true, correct copy of a Resolution 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. Andrews	_____	_____
Mr. Gallaway	_____	_____
Ms. LaPisto-Kirtley	_____	_____
Ms. Mallek	_____	_____
Ms. McKeel	_____	_____
Ms. Price	_____	_____