



**County of Albemarle**  
**Department of Community Development**

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**To:** Albemarle County Board of Supervisors

**From:** Tori Kanellopoulos, Planner

**Date:** July 17, 2019

**Item:** Request for Special Exception to vary the Code of Development of ZMA200100007, Stonefield (formerly Albemarle Place) regarding allowing drive-through windows as a by-right use in Block G.

**Tax Map Parcels:** 061W00300019A0

**Magisterial District:** Jack Jouett

**School Districts:** Woodbrook Elementary School, Jouett Middle School, Albemarle High School

**Zoning District:** Neighborhood Model District (ZMA2001-7)

**Summary of Request for Special Exception:**

The "Stonefield" development is zoned NMD (Neighborhood Model District), pursuant to approved ZMA200100007 and updated application plan ZMA201300009. Special exceptions to vary from the provisions contained in the approved Code of Development for properties in the NMD district may be granted by the Board of Supervisors, pursuant to County Code §18-8.5.5.3 and §18-33.49.

The applicant (Bob Pineo, Design Develop LLC) has requested the following special exception to vary the Code of Development that was approved in conjunction with ZMA200100007 (Stonefield, formerly Albemarle Place):

1. Special Exception request to modify the Code of Development to allow drive-through windows by-right in Block G pursuant to County Code §18-8.5.5.3(2).

Please see Attachment B for staff's full analysis.

**Staff Recommendation:**

Staff recommends that the Board adopt the attached Resolution (Attachment C) to approve the special exception request.

**Attachments:**

A – Application Materials (Special Exception Application and Applicant's Justification)

B – Staff Analysis

C – Resolution