

BOYS & GIRLS CLUB – DRIVER’S EDUCATION

CRITICAL SLOPES WAIVER – SPECIAL EXCEPTION REQUEST

FEBRUARY 10, 2021

REV. APRIL 7, 2021

PREPARED BY:



TIMMONS GROUP

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Introduction

A Special Exception is being requested per Section 4.2.5.a of the Albemarle County Zoning Ordinance for a waiver to grade within critical slopes to support the development of the Boys and Girls Club facility. Per Section 4.2 of the Albemarle County Zoning Ordinance, steep and critical slopes are protected and preserved throughout the County to reduce “rapid and/or large-scale movement of soil and rock, excessive stormwater run-off, siltation of natural and man-made bodies of water, loss of aesthetic resource ... all of which constitute potential dangers to the public health, safety and/or welfare.” Within this application, we plan to demonstrate both the need for approximately 0.42 acres of critical slopes impact as well as the mitigation efforts implemented to ensure slopes are impacted responsibly in order to protect downstream land.

Existing Conditions

The subject property (parcel 06000-00-00-078A0) is located off Lambs Lane within Albemarle County. It is zoned Rural Areas (RA), and the portion of the site being developed is currently utilized as a driver’s education course. The subject portion of the property is adjacent to Jack Jouett Middle School (and associated parking) to the north; Lambs Lane to the east; undeveloped, forested land to the south; and the Ivy Creek School to the west.

Per Albemarle County GIS, there is a large area of critical slopes located within the subject property. Most of the critical slopes are located along the southern edge of the subject site.

Proposed Special Exception

As proposed by WPO202000051, a Boys and Girls Club community center will be developed on the subject property, along with associated play fields and surface parking lots. Per Section 4.2.5.a.3, a critical slopes waiver may be granted if it is found that it would “not be detrimental to public health, safety or welfare, to the orderly development of the area, or the adjacent properties; would not be contrary to sound engineering practices.” Additionally, the waiver request must prove that “granting the modification or waiver would serve a public purpose of greater import than would be served by strict application of the regulations sought to be modified or waived.” In this case, the critical slopes disturbance is proposed (see **Image 1** below) in order to construct the proposed Boys and Girls Club building as well as proposed outdoor amenities, grade along the southern and eastern edge of the site, and install site erosion control and drainage. In total, about 0.42 acres of critical slope area is proposed to be disturbed.

The proposed building is located and designed in a stepped style to mimic and complement existing topography; in doing so, critical slope disturbance is minimized to the largest extent practical. The critical slopes that exist within the building footprint have already been disturbed with the existing driver’s education course development, as there is stormwater infrastructure located within them in the existing condition. As shown in Image 1, the largest areas of critical slopes disturbance are along the southern and eastern edges of the subject site; in order to avoid these areas of disturbance, retaining walls would be required. The site layout and grading is designed to allow students to interact with the

existing landscape as much as possible, so retaining walls are largely avoided. Further retaining walls would detract from the site design and be a safety hazard for students, as well.

Sediment traps and silt fence will be utilized during construction to protect downstream waters while critical slope disturbance is ongoing. In the proposed condition, the site will have no slopes steeper than 2.5:1, with a vast majority being 3:1 or flatter.

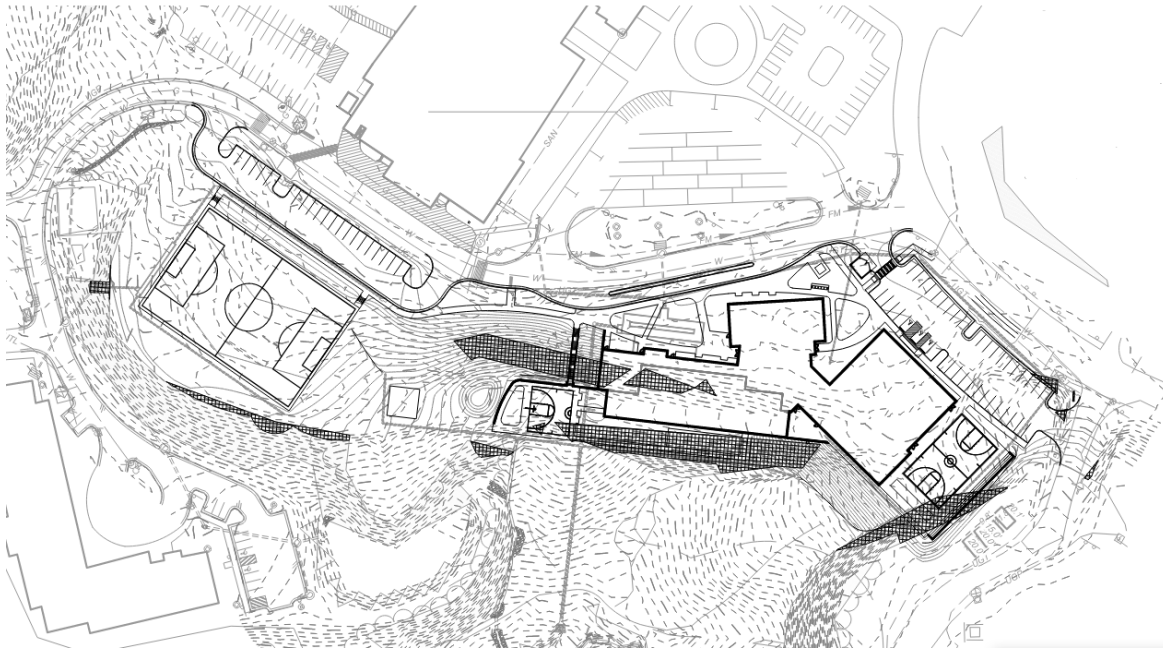
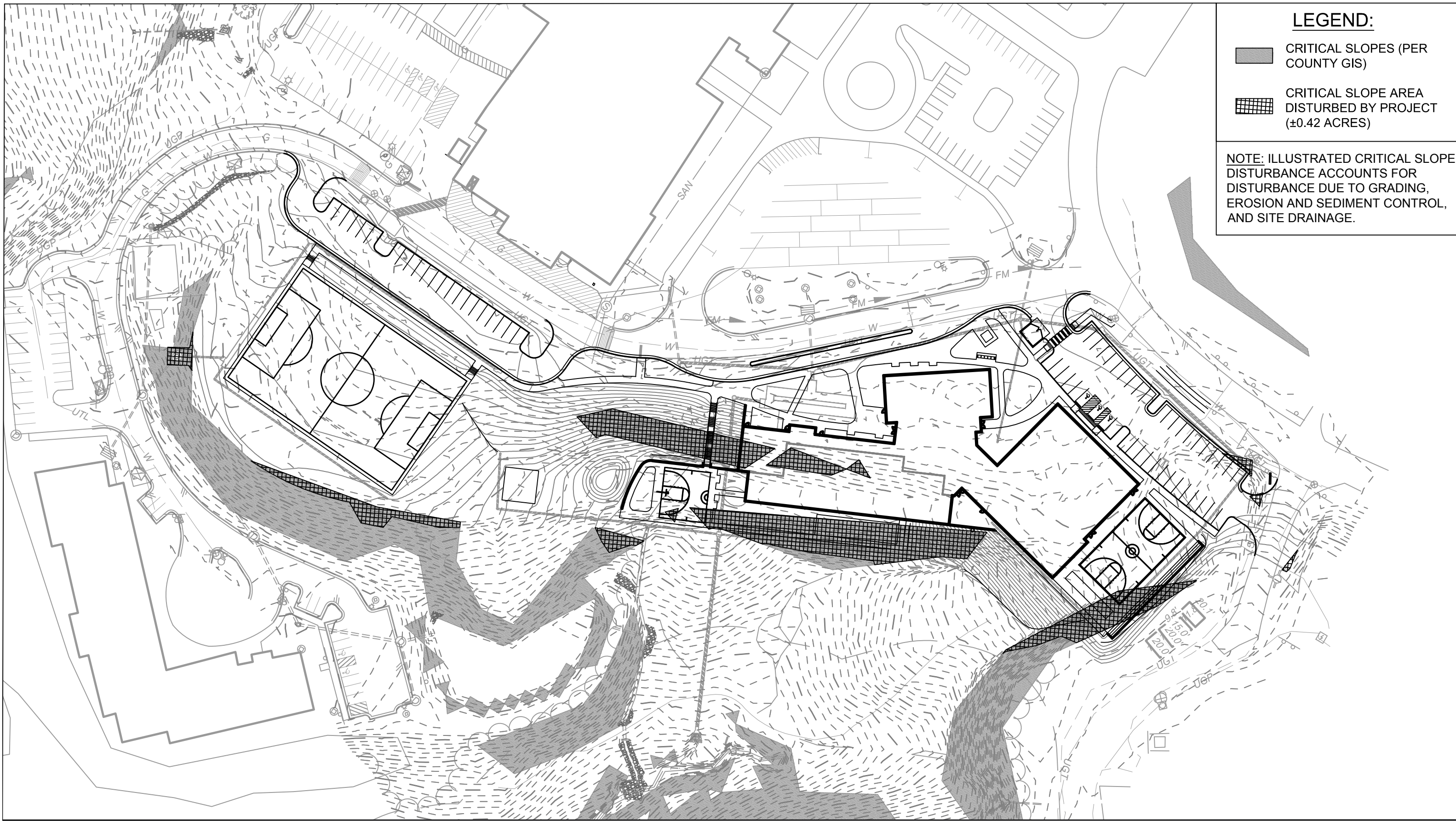


Image 1: Areas of critical slope disturbance proposed on site.



When evaluating this site's critical slope disturbance, it is important to note that the facility was previously planned to be across Lambs Lane, on a steeper, undeveloped portion of land. With the previous design, 0.79 acres of critical slopes were to be disturbed. The new proposed site layout and design is more able to mimic existing site topography and therefore disturb only about 0.42 acres of critical slopes – approximately half the previous amount.

Conclusion

While the Zoning Code specifies the protection and preservation of critical slopes within the County, it also highlights the importance of granting a waiver when the proposed use of the land serves a greater purpose than would be possible due to strict adherence to the Zoning Ordinance. In this case, the proposed Boys and Girls Club facility would serve the public and students who attend the surrounding public schools. The site layout is designed to prioritize both the safety of the students and staff, as well as the maintenance of the existing character and topography of the land. Critical slope disturbance is minimized to the largest extent possible, and care will be taken during construction to stabilize slopes and prevent silt-laden runoff.



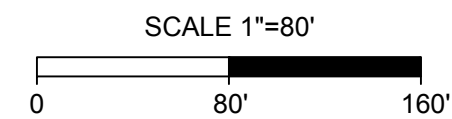
LEGEND:

-  CRITICAL SLOPES (PER COUNTY GIS)
-  CRITICAL SLOPE AREA DISTURBED BY PROJECT (±0.42 ACRES)

NOTE: ILLUSTRATED CRITICAL SLOPE DISTURBANCE ACCOUNTS FOR DISTURBANCE DUE TO GRADING, EROSION AND SEDIMENT CONTROL, AND SITE DRAINAGE.

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