

Albemarle County Board of Supervisors
401 McIntire Road, North Wing
Charlottesville, Virginia 22902

April 10, 2026

RE: 1652 State Farm Blvd Request for Exception to Sec. 24.2.1 Permitted Uses by Right in PD-MC District

We respectfully submit this request for exception from the requirements of Section 24.2.1 (47) of the Code of Albemarle County, Virginia. According to this section, *“Laboratories/Research and Development/Experimental Testing; 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.”*

CWT REAL ESTATE LLC (The “Applicant”) seeks to establish a sterile processing facility on TMP 78-61. For the proposed use to operate from the existing structure, changes to the layout are required. The applicant proposes to expand the existing structure to 4,895 SF. Concurrent with this request, the applicant is submitting a Minor Site Amendment Plan to SDP200600053.

In your review of this request, please consider the following:

According to the Albemarle County Code Section 25A.1, *“PD-MC districts are hereby created and may hereafter be established by amendment of the zoning map to permit development of large-scale commercial areas with a broad range of commercial uses under a unified planned approach.”* The proposed sterile processing center is consistent with the intent of the PD-MC zoning district, which encourages a diversity of large-scale commercial uses. In addition, the parcel is conveniently situated off Richmond Road, concentrating commercial activity along a major transportation corridor and helping to reduce sprawl.

The Albemarle County Comprehensive Plan AC44 identifies healthcare as the second-largest employment sector in the County. Objective 4 of the Thriving Economy section states: *“Strengthen business retention, expansion, and attraction, prioritizing industries consistent with AC44 and the EDSF.”* The subject property is strategically located in close proximity to major regional medical hubs, including UVA Hospital and Martha Jefferson Hospital. This location makes it particularly well-suited for a use that directly supports healthcare operations. The proposed sterile processing center would provide essential services to these facilities by supplying sterilized surgical instrument kits, thereby enhancing efficiency and reliability in medical procedures. In doing so, the use not only aligns with but actively advances the County’s stated economic development objectives by strengthening and supporting the existing healthcare infrastructure.

For these reasons, the applicant requests a special exception from Section 24.2.1 as applied to the proposed sterile processing facility. Granting the requested special exception would support the goals of the County Code and the Comprehensive Plan without adverse impacts.

Attachments: 1652 State Farm Blvd Special Exception Exhibit

HICKMAN ROAD
60' W/2' 50' 43.5' PG 449

TMP 78-
N/F STATE FARM BOULEVARD L
INST# 202201

20' SANITARY EASEMENT
DB 1382 PG 717 &
20' SPRINT-CENTEL EASEM
DB 1370 PG 731

SSMH
TOP: 530.37'
6" PVC INV IN: 524.31'
6" PVC INV IN: 524.41'
PVC INV OUT: 524.25'

