



County of Albemarle
COMMUNITY DEVELOPMENT DEPARTMENT

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To: Albemarle County Board of Supervisors
From: Rebecca Ragsdale, Planning Manager
Date: April 16, 2025
Re: **SE-2025-0006 Avon Court Industrial Stepback Waiver**
Parcel ID: 07700-00-00-008B0
Magisterial District: Scottsville
School Districts: Mountain View E.S., Walton M.S., and Monticello H.S.
Zoning: Light Industrial

Summary of Request for Special Exception:

The applicant requests a special exception to waive the minimum stepback required by County Code § 18-4.20. (Attachment A) In industrial districts, the County Code requires that for each story that begins above 40 feet in height or for each story above the third story, whichever is less, the minimum stepback is 15 feet. However, County Code § 18-4.20(b)(3) allows the minimum 15-foot stepback to be reduced by special exception.

The proposed building is 64'10" in height with four stories fronting along Avon Court. The applicant has proposed for the building to be set back 64' from Avon Court. Additionally, the finished floor elevation of the building is proposed to be lower than the elevation at the entrance of the site.

Staff analysis is provided as Attachment B.

Staff Recommendation:

Staff recommends that the Board adopt the attached Resolution (Attachment C) to approve a special exception to waive the 15-foot stepback requirement for the proposed industrial building.

Attachments:

- A. Application Materials (Special Exception Request)
- B. Staff Analysis
- C. Resolution