

**RESOLUTION TO APPROVE SPECIAL EXCEPTION
TO VARY THE APPLICATION PLAN APPROVED IN CONJUNCTION WITH
ZMA198700007 JEFFERSON SQUARE SHOPPING CENTER AND THE SITE PLAN APPROVED
IN CONJUNCTION WITH SDP198800001 RIO HILL SHOPPING CENTER**

WHEREAS, the Owner of Tax Parcel 04500-00-00-093C0 filed a request for a special exception to vary the Application Plan approved in conjunction with ZMA198700007 Jefferson Square Shopping Center (now Rio Hill Shopping Center) and with the site plan approved in conjunction with SDP198800001 Rio Hill Shopping Center, which addressed the Board's required changes to the ZMA198700007 Application Plan, to allow the modification of the building footprint and supportive parking layout, in conjunction with SDP201900052 W4 Development Car Wash.

NOW, THEREFORE, BE IT RESOLVED that, upon consideration of the foregoing, the Memorandum prepared in conjunction with the special exception request and the attachments thereto, including staff's supporting analysis, and all of the factors relevant to the special exception in Albemarle County Code §§ 18-8.5.5.3, 18-33.43 and 18-33.49, the Albemarle County Board of Supervisors hereby approves the special exception to vary the Application Plan approved in conjunction with ZMA198700007 Jefferson Square Shopping Center (now Rio Hill Shopping Center) and the site plan approved in conjunction with SDP198800001 Rio Hill Shopping Center, as requested, subject to the conditions attached hereto.

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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. Dill	____	____
Mr. Gallaway	____	____
Ms. Mallek	____	____
Ms. McKeel	____	____
Ms. Palmer	____	____
Mr. Randolph	____	____

**Special Exception to Vary
the ZMA198700007 Jefferson Square Shopping Center
Application Plan and the SDP198800001 Rio Hill Shopping Center Conditions**

1. Adjacent to Route 29, the final site plan must:
 - a. Provide a shared use path that is at least 14 feet wide.
 - b. Include a landscape strip that is at least 8 feet in width between the shared use path and the travelway, to buffer pedestrians from vehicular travel.
2. Adjacent to Woodbrook Drive, the final site plan must:
 - a. Provide a shared use path that is at least 10 feet wide.
 - b. Include a landscape strip that is at least 6 feet in width between the shared use path and the travelway, to buffer pedestrians from vehicular travel.