



County of Albemarle  
COMMUNITY DEVELOPMENT DEPARTMENT

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**To:** Albemarle County Board of Supervisors  
**From:** Kevin McCollum, Senior Planner  
**Date:** January 26, 2022  
**Re:** **SE202100048 Wawa – 1215 Seminole Trail**  
**TMP:** 061W0-02-0A-00100  
**Magisterial District:** Rio  
**School Districts:** Woodbrook E.S.; Jouett M.S.; Albemarle H.S.  
**Zoning:** C1 Commercial

**Summary of Request for Special Exception:**

The Applicant requests a special exception to modify County Code § 18-4.12.17, which provides design requirements and minimum improvements for vehicle access aisles. This request is in association with a site development plan under review (SDP202100073) to redevelop the parcel. The Applicant is requesting to increase the grade of the access aisle on Greenbrier Drive from the permitted maximum of 10% up to a maximum of 16% because of existing topography and an existing gas line (Attachment A).

County Code § 18-4.12.2(c)(2) provides that the Board of Supervisors may modify this design requirement only after consultation with the County Engineer, who shall advise the Zoning Administrator whether the proposed waiver or modification would equally or better serve the public health, safety, and welfare. The County Engineer has provided a detailed analysis (Attachment B) recommending approval of this vehicle access aisle modification.

**Staff Recommendation:**

Staff recommends that the Board adopt the attached Resolution (Attachment D).

**Attachments:**

- A. Application Materials (Special Exception Request)
- B. Engineering Analysis
- C. Location Map
- D. Resolution