



**COUNTY OF ALBEMARLE**  
**Department of Community Development**  
401 McIntire Road, North Wing  
Charlottesville, Virginia 22902-4596

Phone (434) 296-5832

Fax (434) 972-4126

**To:** Albemarle County Board of Supervisors  
**From:** Christopher Perez  
**Date:** July 17, 2019  
**Re:** **SDP2018-66 Longhorn Steakhouse - Special Exception to vary SDP1979-7 Application Plan**

**TMP:** 06100-00-00-13200  
**Magisterial District:** Rio  
**School Districts:** Albemarle H.S.; Jouett M.S.; Woodbrook E.S.  
**Zoning District:** PD-SC Planned Development Shopping Center

**Summary of Request for Special Exception:**

The applicant has requested a special exception to vary the approved application plan for the Fashion Square Mall development, SDP1979-7, as authorized by County Code Section 18-8.5.5.3. With regards to the findings contained in staff's analysis (Attachment A), staff recommends approval with conditions requiring the construction of sidewalks and associated improvements in certain locations.

Special Exceptions that are recommended for approval by staff are typically scheduled for action on the Board's consent agenda. The applicant in this case had previously opposed certain conditions of approval recommended by staff. Pursuant to the Board of Supervisor's policy for processing Special Exceptions, because the applicant opposed a condition of approval, the item was scheduled for the Planning Commission's review and recommendation prior to the Board's review of the proposal. At the Planning Commission meeting on June 25, 2019, the applicant advised staff and the Commission that they agreed with, and did not oppose, the conditions recommended by staff. The conditions of approval listed in the staff report were also slightly revised prior to the Planning Commission meeting to address technical issues. The Planning Commission recommended approval with conditions as recommended by staff (and now agreed to by the applicant). Since the applicant does not oppose the recommended conditions of approval, this item is scheduled for action on the Board's consent agenda.

**Staff Recommendation:**

Staff recommends that the Board adopt the attached Resolution (Attachment B) to approve the special exception request, subject to the conditions attached thereto.

**Attachments:**

A – June 25, 2019 PC Staff Report (Staff Analysis)  
B – Resolution