



COUNTY OF ALBEMARLE
Department of Community Development
401 McIntire Road, North Wing
Charlottesville, Virginia 22902-4596
Phone (434) 296-5832

To: Albemarle County Board of Supervisors
From: Mariah Gleason, Senior Planner
Date: October 7, 2020
Item: SE202000010 Two Picnic Shelters – Special exception request to Disturb a Required 30 foot Buffer Area
Tax Map Parcel(s): 061W0-03-00-01800
Magisterial District: Jack Jouett
School Districts: Albemarle H.S.; Jouett M.S.; Woodbrook E.S.
Zoning District: Light Industry

Summary of the Special Exception Request:

In association with a Letter of Revision for site plan SDP199600094 Comdial, the applicant is requesting a special exception to allow the disturbance of a required 30 foot buffer area. This special exception is needed to permit the construction and installation of two (2) picnic table shelters on existing concrete pads located on the site. The proposed shelters will be 300 square feet and 140 square feet in size, enough to accommodate three (3) picnic tables and one (1) picnic table, respectively. As the applicant explains in its proposal materials, the picnic tables and shelters will be used as outdoor space for lunch and small gatherings by the building's tenants, which include Albemarle County Public Schools' Center I and others.

Because the property is zoned Light Industry and abuts a zoning district that is neither commercial nor industrial, County Code § 18-26.5(c) dictates that no construction activity, including grading or clearing vegetation, is permitted to occur within 30 feet of the abutting property line. A special exception to disturb a buffer is allowed under County Code § 18-26.5(d).

Staff analysis of the request is provided in Attachment C.

Staff Recommendation:

Staff recommends that the Board adopt the attached Resolution (Attachment D) to approve the special exception request with conditions.

Attachments:

- A – Location Map
- B – Application Materials
- C – Staff Analysis
- D – Resolution