# COUNTY OF ALBEMARLE
# TRANSMITTAL TO THE BOARD OF SUPERVISORS

## SUMMARY OF PLANNING COMMISSION ACTION

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| **AGENDA TITLE:**<br>TA-2025-02 Industrial Height<br><br>**SUBJECT/PROPOSAL/REQUEST:**<br>The proposed zoning text amendment would allow the Board of Supervisors to approve a special exception to increase building height above the current maximum height of 65 feet in the industrial districts.<br><br>**SCHOOL DISTRICTS:**<br>NA | **AGENDA DATE:**<br>October 1, 2025<br><br>**STAFF CONTACT(S):**<br>Filardo, Barnes, Tevendale, Fritz<br><br>**PRESENTER (S):**<br>Bill Fritz |

**BACKGROUND:**
The Board of Supervisors adopted a resolution of intent to amend the zoning ordinance on August 6, 2025.  The Planning Commission held a public hearing and recommended approval of TA-2025-02  on September 9, 2025 by a vote of 6:0 (Carrazana absent).

**DISCUSSION:**
County Code section 18-26.4  limits building height to a maximum of 65 feet in the industrial districts. There are   limited processes to allow for an increase of an industrial building height.  The County is aware that there are certain industrial activities that may require or benefit from structure heights in excess of 65 feet.

As discussed in Attachment A, currently building height may only be increased by variance or during a rezoning.  It is unlikely that any request to increase height would meet the requirements for a variance. The rezoning process is time consuming for both the applicant and the County.  The special exception process to allow an increase in building height would allow the Board to consider the request in a timely manner and evaluate the potential impacts of the increased height.

**RECOMMENDATIONS:**
Staff  recommends the Board adopt  the  ordinance included as Attachment D.

**ATTACHMENTS:**
Attachment A – Staff report for the September 9, 2025 Planning Commission Hearing
Attachment B – Action Letter for the September 9, 2025 Planning Commission Hearing
Attachment C – Minutes for the September 9, 2025 Planning Commission Hearing
Attachment D – Proposed ordinance for adoption