

**ACTIONS**  
**Board of Supervisors Meeting of June 3, 2026**

June 4, 2026

<u>AGENDA ITEM/ACTION</u>	<u>ASSIGNMENT</u>	<u>VIDEO</u>
<p>1. Call to Order.</p> <ul style="list-style-type: none"> <li>The meeting was called to order at 1:00 p.m. by the Chair, Mr. Gallaway. All BOS members were present. Also present were Jeff Richardson, Andy Herrick, Claudette Borgersen, and Travis Morris.</li> </ul>		<a href="#">Link to Video</a>
<p>4. Adoption of Final Agenda.</p> <ul style="list-style-type: none"> <li>By a vote of 6:0, <b>ADOPTED</b> the final agenda.</li> </ul>		
<p>5. Brief Announcements by Board Members.</p> <p><u>Ann Mallek:</u></p> <ul style="list-style-type: none"> <li>Reported that Albemarle County was still experiencing low water conditions and to be mindful.</li> <li>Reported on Rivanna Solid Waste Authority (RSWA) special waste collections days.</li> </ul> <p><u>Bea LaPisto-Kirtley:</u></p> <ul style="list-style-type: none"> <li>Reported that she and Mr. Gallaway traveled to Chapel Hill to learn about their transportation system.</li> </ul> <p><u>Mike Pruitt:</u></p> <ul style="list-style-type: none"> <li>Commented on the opening of local swimming locations within the county and reminded community members to be careful on the roadways as more people would be out enjoying summertime activities.</li> <li>Remarked that <i>Fridays on the Canal</i> was underway in Scottsville and would occur on the last Friday of the month throughout the summer.</li> <li>Commented that the 4<sup>th</sup> of July celebration in Scottsville was always held on the 4<sup>th</sup> of July.</li> </ul> <p><u>Ned Gallaway:</u></p> <ul style="list-style-type: none"> <li>Commented on the trip to Chapel Hill, NC, and noted that a more formal report would be shared later. He noted that members of the Chapel Hill staff and local government would visit Albemarle County in the fall.</li> </ul>		
<p>6. Proclamations and Recognitions.</p> <p>a. Proclamation Recognizing June 5, 2026, as National Gun Violence Awareness Day.</p> <ul style="list-style-type: none"> <li>By a vote of 6:0, <b>ADOPTED</b> proclamation and presented to Bobby Doyle.</li> </ul>	(Attachment 1)	
<p>7. From the Public: Matters Not Listed for Public Hearing on the Agenda or on Matters Previously Considered by the Board or Matters that are Pending Before the Board.</p> <ul style="list-style-type: none"> <li><b><u>The following individuals spoke concerning Agenda Item No. 9 SE-2025-00040 – 528 Clarks Tract Building Site Modification:</u></b> <ul style="list-style-type: none"> <li><u>Nicole Scro</u></li> <li><u>Jeremy Kent</u></li> <li><u>Katherine Kent</u></li> </ul> </li> </ul>		
<p>8.2 Resolution of Approval and Concurrence of Bond Financing for Kappa Sigma Endowment Foundation through EDA of Appomattox County, VA.</p> <ul style="list-style-type: none"> <li><b>ADOPTED</b> Resolution to approve and concur in the bond issue for Kappa Sigma Endowment Fund to be issued by the Appomattox EDA.</li> </ul>	<p>Clerk: Forward copy of signed resolution to Economic Development, and County Attorney's office. (Attachment 2)</p>	

<p>8.3 Resolution Affirming Commitment to Fund the Locality Share of Projects Under Agreement with the Virginia Department of Transportation.</p> <ul style="list-style-type: none"> <li>• <b>ADOPTED</b> resolution and authorize the County Executive to execute all agreements and/or addenda for any approved projects with the Virginia Department of Transportation.</li> </ul>	<p><u>Clerk:</u> Forward copy of signed resolution to Facilities and Environmental Services and County Attorney's office. (Attachment 3)</p>
<p>8.4 SE-2026-00010 Out of Bounds Variation Request.</p> <ul style="list-style-type: none"> <li>• <b>ADOPTED</b> Resolution to approve the special exception request.</li> </ul>	<p><u>Clerk:</u> Forward copy of signed resolution to Community Development, and County Attorney's office (Attachment 4)</p>
<p>8.4a Resolution Changing the Start Time of the June 17, 2026, Meeting of the Albemarle County Board of Supervisors.</p> <ul style="list-style-type: none"> <li>• <b>ADOPTED</b> resolution.</li> </ul>	<p><u>Clerk:</u> Post notice, advertise in the Daily Progress, and notify appropriate individuals. (Attachment 5)</p>
<p>9. SE-2025-00040 – 528 Clarks Tract Building Site Modification.</p> <ul style="list-style-type: none"> <li>• By a vote of 5:1 (Mallek), <b>ADOPTED</b> Resolution to approve SE 2025-00040.</li> </ul>	<p><u>Clerk:</u> Forward copy of signed resolution to Community Development, and County Attorney's office. (Attachment 6)</p>
<p>10. Transportation Project Prioritization.</p> <ul style="list-style-type: none"> <li>• By a vote of 6:0, <b>APPROVED</b> the rankings in the Draft 2026 Albemarle County Priority Transportation Project List.</li> </ul>	<p><u>Community Development:</u> Proceed as approved. (Attachment 7)</p>
<p>Recess. At 3:31 p.m., the Board recessed and reconvened at 3:46 p.m.</p>	
<p>11. <b>Presentation:</b> Presentation on JAUNT Services and Updates.</p> <ul style="list-style-type: none"> <li>• <b>RECEIVED.</b></li> </ul>	
<p>12. <b>Presentation:</b> Board-to-Board, A Quarterly Report from the Albemarle County School Board to the Albemarle County Board of Supervisors.</p> <ul style="list-style-type: none"> <li>• <b>RECEIVED.</b></li> </ul>	
<p>13. Closed Meeting.</p> <ul style="list-style-type: none"> <li>• At 5:17 p.m., the Board went into closed meeting pursuant to section 2.2-3711(A) of the Code of Virginia:</li> <li>• under subsection (1), to discuss and consider appointments to various boards and commissions including, without limitation: the Blue Ridge Committee for Shenandoah Park Relations, the Crozet Community Advisory Committee, the Historic Preservation Committee, the JAUNT Board, the Pantops Community Advisory Committee, the Region Ten Community Services Board, and the Regional Housing Partnership.</li> </ul>	
<p>14. Certify Closed Meeting.</p> <ul style="list-style-type: none"> <li>• At 6:00 p.m., the Board reconvened into an open meeting and certified the closed meeting.</li> </ul>	
<p>15. Boards and Commissions:</p> <p>a. Vacancies and Appointments.</p> <ul style="list-style-type: none"> <li>• <b>APPOINTED</b>, Mr. Aaron Beckman to the Crozet Community Advisory Committee with said terms to expire on March 31, 2028.</li> <li>• <b>REAPPOINTED</b>, Mr. Charles Chapman and Mr. David Harlow to the Historic Preservation Committee with said terms to expire on June 4, 2029.</li> <li>• <b>APPOINTED</b>, Ms. Diantha McKeel to the JAUNT Board to fill an unexpired term ending on September 30, 2028.</li> <li>• <b>REAPPOINTED</b>, Mr. Anthony Jargowsky and Mr. David Norford to the Pantops Community</li> </ul>	<p><u>Clerk:</u> Prepare appointment/ reappointment letters, mail pamphlet, update Boards and Commissions webpage, and notify appropriate persons.</p>

<p>Advisory Committee with said terms to expire on June 30, 2028.</p> <ul style="list-style-type: none"> <li>• <b>APPOINTED</b>, Supervisor Sally Duncan to the Regional Housing Partnership effective July 1, 2026, with said term to expire on December 31, 2026</li> </ul>		
<p>16. From the County Executive: Report on Matters Not Listed on the Agenda. <u>Trevor Henry:</u></p> <ul style="list-style-type: none"> <li>• Introduced newly hired Emergency Community Center Executive Director Lily Gregg.</li> <li>• Introduced new Emergency Management Coordinator Johnny Switzer.</li> </ul> <p><u>Jeff Richardson:</u></p> <ul style="list-style-type: none"> <li>• Made remarks regarding the leave status of Police Chief Sean Reeves.</li> </ul>		
<p>17. Public Comment on: Matters Previously Considered or Currently Pending Before the Board (Other than Scheduled Public Hearings).</p> <ul style="list-style-type: none"> <li>• <u>Claude Convisser</u>, spoke regarding County funding of low barrier shelters.</li> </ul>		
<p>18. <b><u>Pb. Hrg.: FY 2026 Budget Amendment and Appropriation.</u></b></p> <ul style="list-style-type: none"> <li>• By a vote of 6:0, <b>ADOPTED</b> resolution approving appropriations #2026043; #2026044; #2026045; #2026046; and #2026047 for County government projects and programs.</li> </ul>	<p><u>Clerk:</u> Forward copy of signed resolution to Finance and Budget, and County Attorney's office. (Attachment 8)</p>	
<p>19. <b><u>Pb. Hrg.: Public Hearing for Conveyance of Easements across a Portion of County Owned Parcel 78-58L at Free Bridge Lane.</u></b></p> <ul style="list-style-type: none"> <li>• By a vote of 6:0, <b>ADOPTED</b> Resolution approving the easements and conveyance of portions of County Parcel 78-58L to VDOT and <b>AUTHORIZED</b> the County Executive to sign the Deed of Gift and Donation once approved as to form by the County Attorney.</li> </ul>	<p><u>Clerk:</u> Forward copy of signed resolution to Community Development and County Attorney's office. (Attachment 9)</p> <p><u>County Attorney:</u> Provide Clerk with copy of executed Deed of Gift and Donation. (Attachment 10)</p>	
<p>20. <b><u>Pb. Hrg.: SP-2025-00005 Crozet Fellowship Church Expansion.</u></b></p> <ul style="list-style-type: none"> <li>• By a vote of 6:0, <b>ADOPTED</b> Resolution to approve SP-2025-00005 Crozet Fellowship Church with the proposed conditions.</li> </ul>	<p><u>Clerk:</u> Forward copy of signed resolution to Community Development and County Attorney's office. (Attachment 11)</p>	
<p>21. <b><u>Pb. Hrg.: ZMA-2025-00012 Parham Circle Storage (Rezoning and Special Exceptions). Advertised as ZMA-2025-00012 Parham Circle Storage.</u></b></p> <ul style="list-style-type: none"> <li>• By a vote of 6:0, <b>ADOPTED</b> Ordinance to approve ZMA-2025-00012.</li> <li>• By a vote of 6:0, <b>ADOPTED</b> Resolution to approve SE-2025-00031.</li> <li>• By a vote of 6:0, <b>ADOPTED</b> Resolution to approve SE-2026-00003.</li> </ul>	<p><u>Clerk:</u> Forward copy of signed ordinance and resolutions to Community Development and County Attorney's office. (Attachment 12)</p> <p>(Attachment 13)</p> <p>(Attachment 14)</p>	
<p>22. From the Board: Committee Reports and Matters Not Listed on the Agenda. <u>Bea LaPisto-Kirtley:</u></p> <ul style="list-style-type: none"> <li>• Reported on the Darden Towe Memorial Park visitation statistics.</li> </ul> <p><u>Mike Pruitt:</u></p> <ul style="list-style-type: none"> <li>• Commented that he had asked Deputy County Executive Ann Wall and the Parks Department to provide an update on the Greenway connector from Biscuit Run to Wegmans and the Old Mill Trail Connection along the Rivanna River. He said he was excited by the</li> </ul>		

<p>progress and pace of both projects.</p> <p><u>Sally Duncan:</u></p> <ul style="list-style-type: none"> <li>Mentioned that she had attended the Environmental Sustainability meeting where they discussed the Green Teen Alliance letter requesting recycling and composting and the staffing and funding issues with implementing the program.</li> </ul> <p><u>Ned Gallaway:</u></p> <ul style="list-style-type: none"> <li>Commented that at the Darden Towe meeting, they discussed the need for help to ensure that dogs do not soil the newly refurbished fields and are not permitted to be off leash.</li> </ul>		
<p>23. Adjourn to June 17, 2026, 1:00 p.m. Lane Auditorium.</p> <ul style="list-style-type: none"> <li>The meeting was adjourned at 7:36 p.m.</li> </ul>		

ckb/tom

- Attachment 1 – National Gun Violence Awareness Day
- Attachment 2 – Resolution of the Board of Supervisors of Albemarle County, Virginia – KAPPA SIGMA
- Attachment 3 – Resolution Affirming Commitment to Fund the Locality Share of Projects Under AGRMT with VDOT
- Attachment 4 – Resolution to Approve SE-2026-00010 Out of Bounds Special Exception
- Attachment 5 – Resolution Changing the Start Time of the June 17, 2026 Board of Supervisors Meeting
- Attachment 6 – Resolution to Approve SE 2025-00040 528 Clarks Tract
- Attachment 7 – Draft 2026 Albemarle County Priority Transportation Project List
- Attachment 8 – Resolution to Approve Additional FY 2026 Appropriations
- Attachment 9 – Resolution Approving the Conveyance of Easements to VDOT Across County-Owned Parcel 78-58L
- Attachment 10 – Deed of Gift and Donation
- Attachment 11 – Resolution to Approve SP20250005 Crozet Fellowship Church
- Attachment 12 – Ordinance No. 26-18(4)
- Attachment 13 – Resolution to Approve SE-2025-00031 Parham Circle Storage Stepback Waiver Request
- Attachment 14 – Resolution to Approve SE-2026-00003 Parham Circle Storage Setback Waiver Request
- Attachment 15 – Proffer Statement Parham Circle Storage

**NATIONAL GUN VIOLENCE AWARENESS DAY**

- WHEREAS,** every day, more than 130 people in the United States are killed by gun violence, alongside more than 200 who are shot and wounded, and on average, there are nearly 19,000 gun homicides every year, and Americans are 26 times more likely to die by gun homicide than people in other high-income countries; and
- WHEREAS,** Virginia has 1,226 gun deaths every year, with a rate of 13.9 deaths per 100,000 people, and has the 31st highest rate of gun deaths in the US, and localities across the nation, including Albemarle County, are working to end the senseless violence with evidence-based solutions; and
- WHEREAS,** protecting public safety in the communities they serve is the local government's highest responsibility, and support for the Second Amendment rights of law-abiding citizens goes hand-in-hand with keeping guns away from those who are a danger to themselves or others. Local officials and law enforcement officers know their communities best and are the most familiar with local criminal activity and how to address it, and are best positioned to understand how to keep their citizens safe; and
- WHEREAS,** gun violence prevention is more important than ever as we see an increase in firearm homicides and nonfatal shootings across the country, increased calls to domestic violence hotlines, and an increase in gun violence; and
- WHEREAS,** anyone can join this campaign by pledging to wear orange on June 3<sup>rd</sup>, the first Friday in June in 2026, to help raise awareness about gun violence. By wearing orange, people across the United States will raise awareness about gun violence, honor the lives of gun violence victims and survivors, renew our commitment to reduce gun violence, pledge to do all we can to keep firearms out of the wrong hands, and encourage responsible gun ownership to help keep our children safe.
- NOW, THEREFORE, BE IT PROCLAIMED,** that we, the Albemarle County Board of Supervisors, do hereby recognize the first Friday in June, June 5, 2026, as National Gun Violence Awareness Day and encourage all residents to support their local communities' efforts to prevent the tragic effects of gun violence and to honor and value human lives.

Signed this 3<sup>rd</sup> day of June 2026

**RESOLUTION OF THE BOARD OF SUPERVISORS  
OF ALBEMARLE COUNTY, VIRGINIA**

**WHEREAS**, the Economic Development Authority of the County of Appomattox, Virginia (“**Appomattox County**”) (the “**Appomattox Authority**”) has considered, at a public hearing held on April 27, 2026, the application of Kappa Sigma Endowment Fund (the “**Endowment**”), a Section 501(c)(3) entity formed as an Illinois Trust and Scottsville Road Holdings, LLC, a Virginia limited liability company (the “**Company**,” together with the Endowment, the “**Borrower**”), both exempt from taxation under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the “**Code**”), both based in the County of Albemarle, Virginia (“**Albemarle County**”) and each having its principal place of business at 1610 Scottsville Road, Charlottesville, Virginia 22902;

**WHEREAS**, the Borrower has requested that the Appomattox Authority issue its qualified non-profit revenue bonds in an amount not to exceed \$10,000,000 (the “**Bonds**”) pursuant to the Industrial Development and Revenue Bond Act, Title 15.2, Chapter 49 of the Code of Virginia of 1950, as amended (the “**Act**”), the proceeds from which Bonds will be used to assist the Borrower in financing a portion of the costs of the acquisition, construction, equipping and furnishing of an expansion of the Endowment’s National Headquarters and Museum facilities with additions and an adjacent building totaling approximately 15,000 square feet of improvements to be located at 1610 Scottsville Road, Charlottesville, Virginia, 22902 (the “**Facility**”), and to pay costs of issuance (the “**Plan of Financing**”);

**WHEREAS**, the Economic Development Authority of Albemarle County, Virginia (the “**Albemarle Authority**”) has, after a public hearing held on May 19, 2026, considered the request of the Borrower for the Albemarle Authority to recommend to the Board of Supervisors of Albemarle County, Virginia (the “**Board of Supervisors**”) its approval of and concurrence with the Plan of Financing and issuance of the Bonds by the Appomattox Authority under the Act, in such amounts as may be necessary to finance the cost of the Facility;

**WHEREAS**, the Facility will also benefit Albemarle County and the Borrower has described the benefits to Albemarle County at such public hearing and the Albemarle Authority has recommended that the Board of Supervisors of Albemarle County approve of and concur with the Plan of Financing and issuance of the Bonds by the Appomattox Authority under the Act;

**WHEREAS**, Section 147(f) of the Code provides that both the governmental unit having jurisdiction over the area in which any facility financed with the proceeds of private activity bonds is located and the governmental unit on behalf of which such bonds are issued must approve the issuance of the bonds after public hearing;

**WHEREAS**, Section 15.2-4905 of the Act provides that if a locality has created an industrial development authority, no industrial development authority created by a second locality may finance a facility located in the first locality unless the governing body of such first locality concurs with the inducement resolution adopted by the industrial development authority created by the second locality;

**WHEREAS**, the Facility to be financed through the issuance of the Bonds is located in Albemarle County and the Board of Supervisors constitutes the highest elected governmental unit of Albemarle County and the Board of Supervisors has created the Albemarle Authority pursuant to the Act;

**WHEREAS**, the Board of Supervisors of Appomattox County constitutes the highest elected governmental unit of Appomattox County and the Board of Supervisors of Appomattox County has created the Appomattox Authority pursuant to the Act;

**WHEREAS**, the Board of Supervisors of Appomattox County approved on May 18, 2026, the Plan of Financing for the Facility and the issuance of the Bonds for the benefit of the Borrower and has designated the Bonds as “qualified tax-exempt obligations” under Section 265(b)(3) of the Code; and

**WHEREAS**, the approving resolutions of the Board of Supervisors of Appomattox County and the Appomattox Authority are each contingent upon the Board of Supervisors’ approval of, and concurrence with, the issuance of the Bonds by the Appomattox Authority;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF ALBEMARLE COUNTY, VIRGINIA:**

1. The Board of Supervisors hereby approves and concurs with the Plan of Financing of the Facility and the issuance of the Bonds by the Appomattox Authority for the benefit of the Borrower, as required by

Section 147(f) of the Code and Sections 15.2-4905 and 15.2-4906 of the Act, to permit the Appomattox Authority to assist in the financing of the Facility.

2. The approval of and concurrence with the Plan of Financing and issuance of the Bonds, as required by said Section 147(f) of the Code and Sections 15.2-4905 and 15.2-4906 of the Act, does not constitute an endorsement of the Bonds or the creditworthiness of the Borrower or otherwise indicate that the Facility possesses any economic viability. As required by the Act, the issuance of the Bonds as requested by the Borrower will not constitute a debt or pledge of the faith and credit of the Commonwealth of Virginia, Appomattox County or Albemarle County. Neither the Commonwealth of Virginia nor any political subdivision thereof, including the Appomattox Authority, Appomattox County or Albemarle County shall be obligated to pay the Bonds, or the interest thereon, or other costs incident thereto, except from the revenues and monies pledged therefor, and neither the faith and credit nor the taxing power of the Commonwealth of Virginia nor any political subdivision thereof, including the Appomattox Authority, Appomattox County and Albemarle County, will be pledged to payment of principal of such Bonds or the interest thereon or other costs incidental thereto.
3. This resolution shall take effect immediately upon its adoption.

ADOPTED this 3rd day of June 2026.

**RESOLUTION  
AFFIRMING COMMITMENT TO FUND THE LOCALITY SHARE OF PROJECTS  
UNDER AGREEMENT WITH THE VIRGINIA DEPARTMENT OF TRANSPORTATION  
AND PROVIDE SIGNATURE AUTHORITY**

**WHEREAS**, the County of Albemarle is a recipient of Virginia Department of Transportation funds under various grant programs for transportation-related projects; and

**WHEREAS**, the Virginia Department of Transportation requires each locality, by resolution, to provide assurance of its commitment to funding its local share.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Supervisors of the County of Albemarle hereby commits to fund its local share of preliminary engineering, right-of-way, and construction (as applicable) of the project(s) under agreement with the Virginia Department of Transportation in accordance with the project financial document(s); and

**BE IT FURTHER RESOLVED** that the County Executive, or his designee, is authorized to execute all agreements and/or addenda for any approved projects with the Virginia Department of Transportation.

**RESOLUTION TO APPROVE SE-2026-00010  
OUT OF BOUNDS SPECIAL EXCEPTION**

**WHEREAS**, upon consideration of the staff reports prepared for SE-2026-00010 - Out of Bounds Special Exception and the attachments thereto, including staff's supporting analysis, any comments received, the relevant factors in *Albemarle County Code* §§ 18-8.5.5.3(c) and 18-33.9, the Albemarle County Board of Supervisors hereby finds that the request for a variation of the Code of Development and application plan of ZMA201500005:

1. Is consistent with the goals and objectives of the comprehensive plan;
2. Does not increase the approved density or intensity of development;
3. Does not adversely affect the timing and phasing of development of any other development in the zoning district;
4. Does not require a special use permit; and
5. Is in general accord with the purpose and intent of the approved application.

**NOW, THEREFORE, BE IT RESOLVED** that the Albemarle County Board of Supervisors hereby approves a special exception for SE 2026-00010 Out of Bounds on Parcel 060L0-00-02-05200 to amend the Code of Development and application plan of ZMA201500005, to shift the phasing and block layout of Blocks 2 and 3, and to allow single-family attached/townhome units in Block 2, as shown and described in the Project Narrative prepared by Shimp Engineering, P.C., dated February 23, 2026.

**RESOLUTION CHANGING THE START TIME OF THE JUNE 17, 2026 MEETING OF THE ALBEMARLE COUNTY BOARD OF SUPERVISORS**

**WHEREAS**, *Virginia Code* § 15.2-1416 requires that the Board of Supervisors meet at such days, times and place as may be established by the Board at its organizational meeting, provided that it hold at least six meetings per fiscal year;

**WHEREAS**, *Virginia Code* § 15.2-1416 further requires that if the Board subsequently prescribes any public place other than the initial public meeting place, or any day or time other than that initially established, as a meeting day, place or time, the Board shall pass a resolution as to such future meeting day, place or time;

**WHEREAS**, according to its January 7, 2026 resolution, the Board established its regular meeting schedule for the period of January 2026 through January 2027;

**WHEREAS**, such resolution generally provides that the Board will hold regular meetings on the first and third Wednesdays of each month, starting at 1:00 p.m.; and

**WHEREAS**, the Board has determined to defer the start of its June 17, 2026 meeting from 1:00 p.m. to 3:00 p.m.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Supervisors of the County of Albemarle, Virginia that its regularly scheduled meeting on June 17, 2026, in the Auditorium of the County Office Building, 401 McIntire Road, Charlottesville, Virginia, will start at 3:00 p.m.; and that the Clerk of the Board is directed to post an attested copy of this resolution at such location where official notices are posted and to take such further actions as deemed appropriate to give notice of this change.

**RESOLUTION TO APPROVE SE 2025-00040  
528 CLARKS TRACT**

**WHEREAS**, upon consideration of the staff reports prepared for SE2025-00040 Clarks Tract and the attachments thereto, including staff's supporting analysis, any comments received, the applicant's request, the determination of the County Engineer, and all relevant factors in Albemarle County Code §§ 18-4.2.5(a) and 18-33.9, the Albemarle County Board of Supervisors hereby finds that:

1. The proposed waiver would be not detrimental to the public health, safety or welfare, to the orderly development of the area, or to adjacent properties;
2. Would not be contrary to sound engineering practices; and
3. Alternatives proposed by the developer or subdivider would satisfy the intent and purposes of County Code § 18-4.2 to at least an equivalent degree.

**NOW, THEREFORE, BE IT RESOLVED** that the Albemarle County Board of Supervisors hereby approves a special exception to waive the requirement of County Code § 18-4.2.1 that structures and improvements must be located within a building site on parcel 08100-00-00-011A3, subject to the conditions attached hereto.

\* \* \* \* \*

**CONDITIONS FOR SE 2025-00040528 CLARKS TRACT**

1. A VESMP application with a mitigation plan must be submitted within 30 days from approval of this special exception request.
2. Stream buffer mitigation plantings must be in substantial accord with the plan titled "VSMP Plan 528 Clarks Tract" prepared by Shimp Engineering, dated November 12, 2025 and last revised April 23, 2026.
3. Stream buffer mitigation plantings must be bonded prior to plan approval and installed within 6 months of plan approval.
4. The structure and improvements are limited to what is shown on the plan titled "VSMP Plan 528 Clarks Tract" prepared by Shimp Engineering, dated November 12, 2025, and last revised April 23, 2026). No extension or enlargements are permitted of the structure or driveway and no additional structures or improvements are permitted within the stream buffers.
5. The structure must not be used for any home occupation or homestay uses.

## Attachment F: Draft 2026 Albemarle County Priority Transportation Project List

## Vehicular Safety/Congestion\* Projects

Rank by Stage	Project ID	Project Name	Score	Overall Rank
<b>STAGE 2 &amp; 3 PROJECTS</b>				
1	N5001	5th Street Interchange	48.0	2
2	N5004	5th Street and Stagecoach Road Intersection RCUT + Sidewalk and Shared Use Path	45.0	7
3	CZ019	Route 250 Roundabout at Old Trail Drive	38.0	23
3	HM005	US 29 at Airport Rd Intersection Improvements	38.0	23
5	N1001	Hydraulic Rd/Lambs Rd/Whitewood Rd Intersection Improvements, improved SUP along Hydraulic, and Continuous Green T at Georgetown Road	36.5	35
5	N2018	Rio Road East/Old Brook/Hillsdale Intersection	36.5	35
7	N3004	Riverbend Drive Improvements	34.5	42
7	N4001	Avon Street and Mill Creek Drive Intersection Improvements	33.5	42
9	N6005	US 250 (Ivy Road) at Canterbury Road/ Old Garth Road Roundabout	32.0	53
10	N3016	Rolkin Road at Abbey Road Roundabout	31.0	60
11	N1002	Albemarle High School - New Loop Road	30.5	63
12	CZ001	Eastern Avenue Construction	28.5	70
13	N2023	Rio Road Phase 2 North Section: John W. Warner Parkway to Pen Park Rd	27.0	79
14	N7001	Barracks Rd/250 Bypass Ramp EB Right-turn lane	25.0	92
15	N6008	Old Ivy Road "Triangle-about"	24.0	95
16	CZ010	Downtown High Street Improvements	23.5	99
17	N6009	US 29/US 250 Bypass at Old Ivy Road - Northbound Acceleration Lane Extension	22.0	107
18	N6007	US 29/US 250 Bypass at Old Ivy Road - Southbound Deceleration Lane Extension	21.5	109
19	N7003	29 NB off-ramp Dual left turn onto Barracks WB	20.5	112
20	CZ016	Downtown Crozet Intersection Improvements: Crozet Ave/ Library Ave/ Tabor St/ Jarmans Gap Rd	20.0	113
20	N6006	US 250 (Ivy Road) Boars Head Drive Roundabout	20.0	113
22	N7002	Barracks/Georgetown Roundabout	19.5	115
23	PM002	US 29 at Frays Mill Rd/Burnley Station Rd Intersection Improvements	19.0	118
24	R3011	US 29 at Route 692 (Plank Rd): Intersection Improvements	18.5	120
25	N6012	US 250 (Ivy Road) - Farmington Drive to Boar's Head Drive	17.5	125
25	R4007	US 250 at Route 22 (Louisa Rd): Intersection Improvement	17.5	125
27	N2036	Brentwood Road and Idlewood Drive: Multi-way Stop Control	17.0	127
28	N6011	US 250 (Ivy Road) at Farmington Road Roundabout	16.5	130
29	N6010	US 250 (Ivy Road) at Ednam Drive Intersection Improvements	15.0	136
30	R3007	US 250 (Ivy Road) at Owensville Road Intersection Improvements	12.5	141
30	R3009	US 250 (Ivy Road): East entrance of UVA Northridge Medical Park to Broomley Road	12.5	141
30	R4004	US 250 at Milton Drive Roundabout	12.5	141
33	R3008	US 250 (Ivy Road) at Broomley Road Intersection Improvements	11.0	147
34	R3010	US 250 (Ivy Road): C&O Railroad Overpass to Private Driveway	9.5	154

### Vehicular Safety/Congestion\* Projects

Rank by Stage	Project ID	Project Name	Score	Overall Rank
<b>STAGE 1 PROJECTS</b>				
1	N2011	Hillsdale Drive Extension Phase 3	47.0	4
2	N1026	Intersection Improvements at Rio29 GSI	46.5	5
3	N1012	US 29 and Greenbrier Drive - Safety Spot Improvements	44.5	8
4	N3019	Rolkin Road Extension to Spotnap Road	37.5	29
5	N1010	Berkmar Drive at Rio Road Roundabout	37.0	33
6	N1014	US 29 at Woodbrook Drive - Safety Spot Improvements	38.0	23
7	N1025	Berkmar Realignment at US 29	36.0	37
8	N3017	Olympia Drive Extension to Route 20	34.5	41
9	N2030	Hillsdale Drive Extension Phase 1	33.5	42
10	CZ020	Route 250 Roundabout at Henley/Brownsville school entrances	32.5	48
11	N2021	Hillsdale Drive Extension Phase 2	32.0	53
12	N6003	US 29/US 250 Bypass Interchange at Ivy Road	31.0	60
13	N5013	I-64 Exit 118 at US 29 Interchange Modifications	30.5	63
14	N3013	State Farm Blvd/ Hickman Rd/ Isham Avenue Roundabout	30.0	65
15	N3018	Spotnap Road Extension to US 250 (Richmond Road) at Town & Country Drive	29.5	67
16	HM014	Northside Drive Extension to Lewis and Clark Drive	29.0	68
16	PM005	US 29 at Boulders Rd/Briarwood Dr Intersection Improvements	29.0	68
18	N5003	Hickory Street Improvements	28.5	70
19	HM007	Ashwood Blvd Extension	28.0	74
20	CZ023	Route 250 Roundabout at Crozet Avenue	27.5	76
21	N3015	Riverbend Drive at South Pantops Drive Roundabout	27.0	79
22	PM003	US 29 at Camelot Drive Intersection Improvements	26.5	85
23	HM015	Hollymead Drive Extension to Earlysville Road	25.5	91
24	CZ024	Railroad Crossing Feasibility Study	25.0	92
25	N2026	Rio Road Phase 2 Central Section: Pen Park Road to Stonehenge Road	22.5	105
26	CZ015	Crozet Avenue/Three Notch'd Road Intersection Improvements	21.5	109
27	N3014	Hansens Mountain Road/ Glenorchy Connector South	19.0	118
28	N2028	Rio Road Phase 2 South Section: Stonehenge Road to City of Charlottesville	16.0	132
29	R4008	US 250 at Black Cat Rd: Intersection Improvements	13.5	138
30	CZ017	Dunvegan Lane Connection	13.0	139
31	R4003	Route 20 and Route 712 (Plank Rd) Intersection Improvements	11.5	146
32	R3006	US 250 (Ivy Road) at Tilman Road Intersection Improvements	11.0	147
33	R3005	US 250 (Ivy Road) at Gillums Ridge Road Intersection Improvements	10.0	150
34	N2016	Rio Road at Agnese Street Intersection Improvements	9.0	155
35	R1001	Ivy Creek Natural Area Entrance Improvements	8.5	157
35	R2002	Rt 22 Safety Improvements	8.5	157
37	R4002	Rt 53/Milton Rd Intersection Improvements	7.0	160

\*Many of the Vehicular Safety/Congestion Projects include improvements for bicycle and pedestrian facilities.

### Bike/Pedestrian Mobility & Safety Projects

Rank by Stage	Project ID	Project Name	Score	Overall Rank
<b>STAGE 2 &amp; 3 PROJECTS</b>				
1	N4011	Rivanna River Bicycle and Pedestrian Crossing	41.0	12
2	N5008	Moore's Creek Greenway Trail Segment 2 - Old Lynchburg Rd to 5th St Station Parkway	40.5	14
3	N1003	Berkmar Drive Shared Use Path from Rio Road to Woodbrook Drive	40.0	17
4	N5002	Old Lynchburg Road Shared Use Path - Ambrose Commons Drive to 5th Street/Old Lynchburg Road	38.0	23
5	N2002	Northtown Trail Segment 04 - Rio Road East	39.0	22
6	N3003	Route 20 Infrastructure Improvements (south) between US 250 and Elk Drive	37.5	29
6	N4003	Avon Street Shared Use Path - 5th St Station Parkway to Avon Ct	37.5	29
8	CZ028	US 250 Shared Use Path - Old Trail Drive to Crozet Ave	36.0	37
8	N4005	Avon Street Shared Use Path- Mill Creek to Peregory Lane	36.0	37
10	N4010	Route 20 Shared Use Path from City line to PVCC entrance	32.0	53
10	N6001	Old Ivy Road Bicycle & Pedestrian Improvements	32.0	53
12	CZ025	US 250 Shared-Use Path - Crozet Ave to Cory Farms Dr	27.0	79
12	N2013	Hillsdale Drive Sidewalk	27.0	79
12	N3002	Free Bridge Lane Improvements	27.0	79
15	CZ004	Three Notch'D Road Shared Use Path: Phase 2 (Music Today to Park Ridge Dr)	26.5	85
15	N5007	Moore's Creek Greenway Trail Segment 1 - Sunset Avenue to Old Lynchburg Road	26.5	85
17	CZ002	Crozet Connector Trail Upgrade and Extension	23.5	99
17	CZ003	Three Notch'D Road Shared Use Path: Phase 1 (Park Ridge Dr to Highland Dr)	23.5	99
17	N2039	Sidewalks near Woodbrook Elementary	23.5	99
20	N4004	Avon Street Shared Use Path - Royal Oak Ct to Route 20	23.0	104
21	N7004	Shared Use Path along Barracks Rd from Bennington Rd to Georgetown Rd	22.5	105
22	N2035	Woodbrook Elementary School Rear Access at Idlewood Drive	17.0	127
23	CZ009	Tabor Street/High Street Pedestrian Improvements	16.0	132
24	R4001	Old Mills Trail Improvements	11.0	147
<b>STAGE 1 PROJECTS</b>				
1	N2033	Route 29 Shared-Use Path	49.0	1
2	N2003	Northtown Trail Segment 05 - Rio/29 Greenway (Crossing of US 29)	46.5	5
3	N2032	Rio Road Streetscaping Phase 2: Mall Drive/Albemarle Square to US 29	42.5	9
3	N3007	US 250 (Richmond Road) Pedestrian Bridge (Pantops)	42.5	9
5	N1016	US 29 at Berkmar Drive: Bike/Ped Bridge	41.5	11
6	N1018	Rio Road Streetscaping Phase 3: US 29 to Berkmar Drive	41.0	12
7	N2031	Rio Road Streetscaping Phase 1: Glenwood Station Lane/Rio East Court to Mall Drive/Albemarle Square	40.5	14
8	HM012	US 29 at Timberwood Blvd: Pedestrian Crossing	40.0	17
8	N1011	Berkmar Drive: Bicycle and Pedestrian Improvements - US 29 to Rio Road	40.0	17

## Bike/Pedestrian Mobility & Safety Projects

Rank by Stage	Project ID	Project Name	Score	Overall Rank
10	HM001	Northtown Trail Segment 22 - US 29 Shared-Use Path Hollymead	39.5	20
10	N4002	Avon Street Ped/Bike Bridge over I-64 and Shared Use Path (Peregory Ln to 5th Street Station Pkwy)	39.5	20
12	N2009	Trail Connection from Idlewood Drive to Arden Place Apartments	38.0	23
12	N2010	Northtown Trail Segment 20 - US 29 Shared-Use Path Woodbrook Segment	38.0	23
14	N1008	New Pedestrian Connection: Peyton Drive to Costco	37.5	29
15	N5006	Biscuit Run Trail	37.0	33
16	HM009	Northtown Trail Segment 25 - Timberwood Connector	36.0	37
17	N3010	South Pantops Drive Bicycle Improvements	33.5	42
17	N4006	Moore's Creek Greenway Trail Segment 3 - 5th St Station Parkway to Avon St	33.5	42
19	N2001	Northtown Trail Segment 03 - Rio Road East	33.0	47
20	CZ012	Crozet Avenue Shared Use Path	32.5	48
20	N1021	Whitewood Road Bicycle and Pedestrian Improvements: Hydraulic Road to Greenbrier Drive	32.5	48
20	N4012	Avon Street Shared-Use Path - Royal Oak Ct to Mill Creek Dr	32.5	48
20	N6002	Old Ivy Road at Eastern Railroad Underpass (from Faulkner Way to Ivy Road eastern intersection at St Annes Dr)	32.5	48
24	HM003	Northtown Trail Segment 24 - Northpointe Shared-Use Path	32.0	53
25	HM011	US 29 at Hilton Heights Road: Pedestrian Crossing	32.0	53
26	N1024	US 29 Pedestrian Underpass	31.5	59
27	N1005	Solomon Rd/Inglewood Dr Bike/Ped Improvements	31.0	60
28	N4007	Moore's Creek Greenway Trail Segment 4 - From Avon St to Route 20 (Monticello Ave)	30.0	65
29	N2008	Northtown Trail Segment 18 - US 29 Shared-Use Path Rivanna	28.5	70
29	N2038	Formalize the Carrsbrook Connector Trail	28.5	70
31	N1017	US 29 at Schewels Furniture: Pedestrian Crossing + Bike Lanes	28.0	74
32	CZ029	Three Notch'D Road Bicycle and Pedestrian Improvements - Downtown to Starr Hill	27.5	76
32	N4008	Moore's Creek Greenway Trail Segment 5- from Route 20 (Monticello Ave) to Woolen Mills	27.5	76
34	HM006	US 29 at Ashwood Blvd: Pedestrian Crossing	27.0	79
35	HM002	Northtown Trail Segment 23 - Berkmar-29 Connector	26.5	85
35	N5005	Country Green Road Improvements	26.5	85
35	N5009	Sunset Avenue Improvements	26.5	85
38	N1020	Commonwealth Drive Sidewalks: Dominion Drive to Westfield Road	25.0	92
39	HM008	Proffit Road Improvements	24.0	95
39	HM013	North Fork Rivanna River Trail	24.0	95
39	N3006	Route 20 Infrastructure Improvements (north) from Elk Drive to Dorrier Drive	24.0	95
42	HM004	Northtown Trail Segment 26 - Worth Crossing Shared-Use Path	23.5	99
43	N3020	Riverbend Urban Center Greenway Connections	22.0	107
44	N2024	Northfield Road Bike and Pedestrian Improvements	21.5	109
45	CZ022	Railroad Avenue and Mint Springs Road Upgrade to Rural Shared Road	19.5	115
45	N2027	Pedestrian Improvements on Pen Park Rd	19.5	115

### Bike/Pedestrian Mobility & Safety Projects

Rank by Stage	Project ID	Project Name	Score	Overall Rank
47	N3005	Fontana Community Sidewalks	18.5	120
48	CZ006	Crozet Priority Sidewalk Connections (2): Hill Top Street from High Street to Indigo Road	18.0	122
48	CZ007	Crozet Priority Sidewalk Connections (3): High Street and Park Road from Hilltop Street to Crozet Park	18.0	122
48	N2037	Woodbrook Drive and Brookmere Drive: Curb Extensions	18.0	122
51	N2014	Northtown Trail Segment 29 - Old Brook Road Bike Route	17.0	127
52	CZ005	Crozet Priority Sidewalk Connections (1): Park Road from Crozet Park to Brookwood Road	16.5	130
53	CZ008	Crozet Priority Sidewalk Connections (4): Crozet Avenue from Tabor Street to Dunvegan Lane	16.0	132
53	CZ026	Park Ridge Drive Traffic Calming	16.0	132
55	N2012	Northtown Trail Segment 28 - Carrsbrook Bike Route	14.0	137
56	CZ021	Jarman's Gap Road Upgrade to Rural Shared Road	12.0	144
56	N2007	Northtown Trail Segment 17 West Polo Grounds - South Fork Rivanna Greenway Segment A	12.0	144
58	N2022	Greenbrier Park Pedestrian and Bicycle Tunnel	10.0	150
59	N2004	Northtown Trail Segment 14 - Belvedere Shared-Use Path	9.0	155
60	N2015	South Fork Rivanna Greenway Trail Segment D	8.0	159
61	N2005	Northtown Trail Segment 15, South Fork Rivanna Greenway Segment C	7.0	160
61	N2006	Northtown Trail Segment 16, South Fork Rivanna Greenway Segment B	7.0	160
61	N2017	South Fork Rivanna Greenway Trail Segment E	7.0	160

**RESOLUTION TO APPROVE  
ADDITIONAL FY 2026 APPROPRIATIONS**

**BE IT RESOLVED** by the Albemarle County Board of Supervisors:

- 1) That the FY 26 Budget is amended to increase it by \$8,298,151;
- 2) That Appropriations #2026043; #2026044; #2026045; #2026046; and #2026047 are approved;
- 3) That the appropriations referenced in Paragraph #2, above, are subject to the provisions set forth in the Annual Resolution of Appropriations of the County of Albemarle for the Fiscal Year ending June 30, 2026.

**RESOLUTION APPROVING THE CONVEYANCE OF EASEMENTS TO THE  
VIRGINIA DEPARTMENT OF TRANSPORTATION  
ACROSS COUNTY-OWNED PARCEL 07800-00-00-058L0**

**WHEREAS**, the County of Albemarle (County) owns Parcel 07800-00-00-058L0 (“Parcel 78-58L”);

**WHEREAS**, the Virginia Department of Transportation (“VDOT”) is constructing the Route 20 at U.S. 250 project (the “Project”), which includes upgrading a stormwater facility partially located on Parcel 78-58L);

**WHEREAS**, VDOT and has requested a permanent drainage easement and a temporary construction easement on Parcel 78-58L to facilitate the Project and for VDOT to maintain the upgraded stormwater facility;

**WHEREAS**, a public hearing was held pursuant to *Virginia Code* § 15.2-1800 to consider the conveyance of these easements to VDOT.

**NOW, THEREFORE, BE IT RESOLVED** that the Albemarle County Board of Supervisors hereby approves the conveyance of the permanent drainage easement and temporary construction easement to VDOT on Parcel 78-58L and authorizes the County Executive to sign any documents needed to effect this conveyance on behalf of the County, once those documents have been approved as to form and substance by the County Attorney.

TAX MAP #07800-00-00-058L0

UPC 123044  
Parcel 014

**PREPARED BY VDOT  
UNDER SUPERVISION OF THE  
OFFICE OF THE ATTORNEY GENERAL**

Exempted from recordation taxes  
and fees under Sections 58.1-811(A)(3),  
58.1-811(C)(5), 58.1-3315, 25.1-418,  
42.1-70, 17.1-266, 17.1-279(E), and 58.1-811(D)

This **DEED OF GIFT AND DONATION** is made this 10 day of June,  
2026, between the **COUNTY OF ALBEMARLE, VIRGINIA**, a political subdivision of the  
**Commonwealth of Virginia**, and the **CITY OF CHARLOTTESVILLE, VIRGINIA**, a municipal  
corporation and a political subdivision of the **Commonwealth of Virginia**, collectively  
"Grantor", and the **COMMONWEALTH OF VIRGINIA, DEPARTMENT OF TRANSPORTATION**,  
"Grantee".

**WITNESSETH:** That for and in consideration of the good will and public benefit to be  
derived from this donation including the improvement of the roads of the Commonwealth, and  
other good and valuable consideration, receipt of which is hereby acknowledged, the Grantor  
grants and conveys to the Grantee the permanent right and easement to construct, operate and  
maintain drainage facilities, on the land located in the County of Albemarle, Virginia, described as  
follows:

Being as shown on Sheets 3, 3RW, 3D and 3DRW of the plans for Route 250, State  
Highway Project 0250-002-030, RW201, beginning on the South (right) side of the Free Bridge  
Lane Construction Baseline from the lands now or formerly belonging to the Commonwealth of  
Virginia opposite Station 41+99.06 to a point in the lands of the landowner opposite Station  
48+07.95, with said drainage easement being shown as "Proposed Permanent Drainage

Easement for Construction & Maintenance Access of Drain Structures and Ditch", and containing 18,845 square feet, more or less.

WITNESSETH: That for an in consideration of the good will and public benefit to be derived from this donation including the improvement of roads of the Commonwealth, and other good and valuable consideration, receipt of which is hereby acknowledged, the Grantor grants and conveys to the Grantee the temporary right and easement to use the area located in the County of Albemarle from opposite Station 44+74.44 to opposite Station 48+75.00, containing 17,419 square feet, more or less, and being shown as "Proposed Temporary Construction Easement". This temporary construction easement will terminate at such time as the aforesaid project is completed.

The source being part of the same property acquired by the landowners from John Bosely, by Deed dated May 20, 1994 and recorded on June 22, 1994 in Deed Book 1412, Page 692, in the Office of the Clerk of the Circuit Court of the County of Albemarle.

The area of the aforesaid permanent easement is located and marked in GREEN, and the temporary easement is located and marked in ORANGE, which photocopies are hereto attached as part of the conveyance to be recorded herewith in the State Highway Plat Book \_\_\_\_\_, Page \_\_\_\_\_.

The Grantor by the execution of this instrument acknowledges that the plans for the project as they affect the Grantor's property have been fully explained to the Grantor or the Grantor's authorized representative.

It is agreed between the parties hereto that the Grantee and their agents shall have the right to inspect the drainage facilities and to cut and clear all undergrowth and other obstructions in and along the same adjacent thereto that may in any way endanger or interfere with the proper use thereof.

The Grantor by the execution of this instrument acknowledges that the easement being conveyed hereunder is being donated to the Commonwealth of Virginia for highway use or associated uses. The Grantor also acknowledges that the Grantor is entitled to be compensated for the easement hereby conveyed and, pursuant to Virginia Code Section 25.1-417 and by this donation, hereby waives the Grantor's right to an appraisal and compensation.

The Grantor covenants and agrees for the Grantor, their heirs, successors and assigns, that the consideration hereinabove mentioned shall be in lieu of any and all claims to compensation for said easement, and for damages, if any, to the value of the lands of the Grantor which may result by reason of the use to which the Grantee will put the easement being conveyed. This paragraph, however, does not apply to any physical damages caused by the Grantee, its agents and contractors done to the Grantor's remaining property during construction of the aforesaid project.

By accepting and recording this deed, the Grantee accepts the donation of the before described real estate.

**SIGNATURES AND NOTARY CERTIFICATES ON FOLLOWING PAGE**

WITNESS the following signature(s) and seal(s)

GRANTOR:

COUNTY OF ALBEMARLE, VIRGINIA  
[Signature] (SEAL)  
Jeffrey B. Richardson  
County Executive

COMMONWEALTH /STATE OF

CITY/COUNTY OF

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of June, 2026, by Jeffrey B. Richardson, County Executive for the County of Albemarle, Virginia, on behalf of the County of Albemarle.

My Commission expires Oct. 31, 2027.

Notary Registration No.: 7153762.

[Signature]  
Notary Public

Approved as to Form:

[Signature] 6/8/24  
County Attorney Date



GRANTOR:

CITY OF CHARLOTTESVILLE, VIRGINIA



[Signature] (SEAL)

By: Glenn Cooper  
(Name of officer or agent)

Title: Transportation Project Manager

COMMONWEALTH /STATE OF Virginia  
CITY/COUNTY OF Albemarle

The foregoing instrument was acknowledged before me this 17 day of June,  
2026, by Glenn Cooper, Transportation Project Manager of the City of Charlottesville  
Name of officer or agent Title of officer or agent

Virginia, on behalf of the entity.

My Commission expires 9/30/27

Notary Registration No.: 8043281

Melissa Malloy  
Notary Public

Approved as to Form:

J. Vaden Hunt 6/22/26  
City Attorney Date

**GRANTEE'S MAILING ADDRESS:**

Virginia Department of Transportation  
Right of Way and Utilities Section  
1601 Orange Road  
Culpeper, VA 22701

PROJECT 0250-002-030, RW201  
UPC 123044  
PARCEL 014

**RESOLUTION TO APPROVE SP20250005  
CROZET FELLOWSHIP CHURCH**

**WHEREAS**, upon consideration of the staff report prepared for SP202500005 Crozet Fellowship Church, the recommendation of the Planning Commission and the information presented at the public hearing on April 14, 2026, any comments received, and all of the relevant factors in *Albemarle County Code* §§ 18-5.1.64 and 18-33.8(A), the Albemarle County Board of Supervisors hereby finds that the proposed special use would:

1. not be a substantial detriment to adjacent parcels;
2. not change the character of the adjacent parcels and the nearby area;
3. be in harmony with the purpose and intent of the Zoning Ordinance, with the uses permitted by right in the Rural Areas district, with the regulations provided in *Albemarle County Code* §18-5.1.64, and with the public health, safety, and general welfare (including equity); and
4. be consistent with the Comprehensive Plan.

**NOW, THEREFORE, BE IT RESOLVED** that the Albemarle County Board of Supervisors hereby approves SP202500005 Crozet Fellowship Church, subject to the conditions attached hereto.

\* \* \* \*

**SP20250005 Crozet Fellowship Church- Conditions**

Staff recommends approval with the following conditions:

1. Development of the use must be in general accord with the Conceptual Plan titled, "Crozet Fellowship Church Special Use Permit" drawn by Collins Engineering and dated January 26, 2026. To be in general accord with the Conceptual Plan, development must reflect the following major elements essential to the design of the development:
  - a. Location of proposed building and parking envelopes;
  - b. Maintain the native vegetation within the WPO stream buffer, along with an additional 50 foot stream/forest buffer;

Minor modifications to the Conceptual Plan that do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance.

2. A 20-foot use buffer in accordance with *County Code* § 18-21.7(c) must be established and maintained along the property boundaries. The use buffer area may not be disturbed other than to install screening or landscaping screening.
3. The maximum religious assembly size must not exceed 400 persons.

**ORDINANCE NO. 26-18(4)  
ZMA-2025-00012 AN ORDINANCE TO AMEND THE ZONING MAP FOR  
PARCEL 09100-00-00-002D3**

**WHEREAS**, Zoning Map Amendment application ZMA2025-00012 (Parham Circle Storage) was submitted to rezone Parcel 09100-00-00-002D3 to amend the proffers from ZMA199500021 to eliminate the proffered use restrictions and to allow the development of a self-storage facility; and

**WHEREAS**, on March 10, 2026, after a duly noticed public hearing, the Planning Commission recommended approval of ZMA 2025-00012;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Supervisors of the County of Albemarle, Virginia, that upon consideration of the transmittal summary and staff report prepared for ZMA 2025-00012 and their attachments, the information presented at the public hearings, any written comments received, the material and relevant factors in *Virginia Code* § 15.2-2284 and *County Code* § 18-25.1, and for the purposes of public necessity, convenience, general welfare, and good zoning practices, the Board hereby approves ZMA 2025-00012 (Parham Circle Storage) and the Proffer Statement dated May 20, 2026, with the Conceptual Plan prepared by Timmons Group dated September 23, 2025 and last revised February 11, 2026.

**RESOLUTION TO APPROVE SE-2025-00031  
PARHAM CIRCLE STORAGE STEPBACK WAIVER REQUEST**

**WHEREAS**, upon consideration of the staff reports prepared for SE-2025-00031 - Parham Circle Storage Stepback waiver request and the attachments thereto, including staff's supporting analysis, any comments received, the Albemarle County Board of Supervisors hereby finds that the proposed special exception is consistent with the County's Comprehensive Plan.

**NOW, THEREFORE, BE IT RESOLVED** that the Albemarle County Board of Supervisors hereby approves a special exception on Parcel 09100-00-00-002D3 to waive the 15-foot setback as otherwise required by *County Code* § 18-4.20(a)(4).

**RESOLUTION TO APPROVE SE-2026-00003  
PARHAM CIRCLE STORAGE SETBACK WAIVER REQUEST**

**WHEREAS**, upon consideration of the staff reports prepared for SE-2026-00003 - Parham Circle Storage Setback waiver request and the attachments thereto, including staff's supporting analysis, any comments received, and all relevant factors in *Albemarle County Code* §§ 18-4.20(a)(3) and 18-33.9, the Albemarle County Board of Supervisors hereby finds that the proposed special exception is consistent with the County's Comprehensive Plan.

**NOW, THEREFORE, BE IT RESOLVED** that the Albemarle County Board of Supervisors hereby approves a special exception on Parcel 09100-00-00-002D3 to modify the side and rear minimum setback required by *County Code* § 18-4.20(a) by reducing it from fifty (50) feet to twenty (20) feet.

**PROFFER STATEMENT**

**PARHAM CIRCLE STORAGE**

**Date:** May 20, 2026  
**ZMA #:** ZMA 2025-00012 Parham Circle Storage Mill Creek Proffer Amendment  
**Tax Map Parcel #:** 09100-00-00-002D3

**1.73 acres to be rezoned from PD-SC to PD-SC**

Creekmill LLC (the “Owner”) is the fee simple owner of tax map parcel 09100-00-00-002D3 (the “Property”). The Property is the subject of the zoning map amendment application #ZMA-2025-00012 known as “Parham Circle Storage.” Parham Circle Storage is herein referred to as the “Project.”

Pursuant to Section 33.7 of the Albemarle County Zoning Ordinance, the Owner hereby voluntarily proffers the conditions listed in this Proffer Statement, which shall be applied to the Property if the rezoning is approved by Albemarle County. These conditions are proffered as part of the rezoning and it is agreed that the conditions are reasonable.

1. Use Restrictions. The following uses shall be prohibited:

- 22.21.a.3 Department Store
- 22.2.1.a.7 Furniture & Home Appliances (Sales & Service)
- 22.2.1.b.9 Indoor Theaters
- 22.2.1.b.22 Automobile, truck repair shop excluding body shop
- 24.2.1.2 Automobile, truck repair shop
- 24.2.1.4 Building materials sales
- 24.2.1.9 Factory outlet sales-clothing & fabric
- 24.2.1.20 Hotels, motels & inns
- 24.2.1.22 Machinery & equipment sales, service & rental
- 24.2.1.23 Mobile home & trailer sales & service
- 24.2.1.24 Modular building sites
- 24.2.1.25 Motor vehicle sales, service & rental
- 24.2.1.32 Sale of major recreational equipment & vehicles
- 24.2.1.34 Wholesale distribution

[SIGNATURE PAGE FOLLOWS]

Witness the following duly authorized signature:

Owner:

**CREEKMILL LLC**  
a Virginia limited liability company

By:   
Denise LaCour, Manager