



**County of Albemarle  
Community Development Department**

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**To:** Albemarle County Board of Supervisors  
**From:** Bill Fritz, AICP, Development Process Manager  
**Date:** April 5, 2023  
**Item:** SE 2023-12 North Fork UVA Discovery Park - Critical Slopes  
Special Exception – Relief from County Code § 18-4.2.3(b),  
which limits land disturbing activity on critical slopes.

**Parcel ID(s):** 03200-00-00-006R0  
**Magisterial District:** Rio  
**School Districts:** Baker-Butler (Elementary); Lakeside (Middle School); Albemarle (High School)  
**Zoning District:** Planned Development Industrial Park (PDIP), Entrance Corridor Overlay District, Flood Hazard Overlay District, Steep Slopes Overlay District, Airport Impact Area Overlay District.

**Summary of Request for Special Exception:**

This property is zoned Planned Development Industrial Park (PDIP). County Code § 18-8.5.5.2 authorizes site plans in Planned Districts to be reviewed under either the ordinance in effect at the time of submittal of a site plan or the ordinance in effect at the time of establishment of the district. The applicant has chosen to have the application reviewed under the ordinance (specifically, County Code § 18-4.2) in effect at the time of establishment of the district (in this case, March 10, 2010). The applicant is requesting a special exception to allow disturbance of critical slopes in Block B-5 of the North Fork UVA Discovery Park.

The review of this request is included as Attachment A.

**Staff Recommendation:**

Staff recommends that the Board adopt the attached Resolution (Attachment B) to approve the proposed special exception to allow the disturbance of critical slopes in Area B-5 of the North Fork UVA Discovery Park.

**Attachments:**

- A – Staff Analysis
- B – Resolution