



County of Albemarle
Community Development Department

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To: Albemarle County Board of Supervisors
From: Andy Reitelbach, Senior Planner II
Date: February 7, 2024
Item: SE202300045 Modifications to Parking Lot Grade Requirements at Monticello Visitor Center
Parcel ID: 07800-00-00-02200 and 07800-00-00-02300
Magisterial District: Scottsville
School Districts: Monticello HS; Walton MS; Stone-Robinson ES
Zoning District: MHD Monticello Historic District

Summary of Request for Special Exception:

The Applicant is requesting special exceptions from § 18-4.12.15(c) and § 18-4.12.17(a) of the Zoning Ordinance, on Parcel IDs 78-22 and 78-23, to permit both (i) the maximum grade of parking areas to exceed 5% and (ii) the grade for vehicle access aisles not adjacent to parking spaces to exceed 10%. The two subject parcels are owned by the Thomas Jefferson Foundation and include the parking lots for the Monticello Visitor Center.

The applicant is proposing a reconfiguration of the parking lots at the Monticello Visitor Center and requests these special exceptions for limited areas to connect new parking with existing parking areas and avoid significant grading of the site. Grading modifications of the existing parking lots were previously granted with the rezoning application ZMA2004-00005, which established the Monticello Historic District.

Please see Attachment A for staff's analysis and Attachment C for the applicant's narrative, exhibits, and concept plan.

Staff Recommendation:

Staff recommends that the Board adopt the attached Resolution (Attachment D) to approve the proposed special exceptions.

Attachments:

- A – Staff Analysis
- B – Location Map
- C – Applicant Narrative, Exhibits, and Concept Plan
- D – Resolution