

**RESOLUTION TO APPROVE
SE 2022-00048 FIFTH STREET LANDING SELF- STORAGE**

WHEREAS, upon consideration of the staff reports prepared for SE2022-00048 Fifth Street Landing Self-Storage (in conjunction with ZMA202100007) and the attachments thereto, including staff's supporting analysis, any comments received, and all of the factors relevant to the special exception in Albemarle County Code §§ 18-4.20(a)(4), 18-24.1, and 18-33.9, the Albemarle County Board of Supervisors hereby finds that the proposed special exception would be consistent with the purpose and intent of the Highway Commercial (HC) zoning district and Neighborhood Model Principles of the Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED that the Albemarle County Board of Supervisors hereby approves a special exception to waive the 15-foot setback requirement of County Code § 18-4.20(a)(4) on Parcel ID 07600-00-00-055A0, subject to the condition attached hereto.

I, Claudette K. Borgersen, do hereby certify that the foregoing writing is a true, correct copy of a Resolution duly adopted by the Board of Supervisors of Albemarle County, Virginia, by a vote of ____ to ____, as recorded below, at a regular meeting held on _____.

Clerk, Board of County Supervisors

	<u>Aye</u>	<u>Nay</u>
Mr. Andrews	_____	_____
Mr. Gallaway	_____	_____
Ms. LaPisto-Kirtley	_____	_____
Ms. Mallek	_____	_____
Ms. McKeel	_____	_____
Ms. Price	_____	_____

SE2022-00048 – Fifth Street Landing Self-Storage Special Exception Condition

1. Development of the proposed self-service storage building must be in general accord (as determined by the Director of Planning and the Zoning Administrator) with the Stepback Waiver Exhibits (Attachment D). To be in general accord, development must reflect the following major elements:
 - a. Location of building
 - b. Architectural design elements, including transparent corner tower structures with pedestrian entryways and articulation in building massing and color.

Minor modifications that do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance or to improve safety.