



**County of Albemarle
Community Development Department**

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To: Albemarle County Board of Supervisors
From: Andy Reitelbach, Senior Planner II
Date: January 11, 2023
Item: SE202200053 Airport Auto at Northside Drive Special Exception
Parcel ID: 032000000022M0
Magisterial District: Rio
School Districts: Albemarle HS; Lakeside MS; Baker-Butler ES
Zoning District: Heavy Industry (HI)

Summary of Request for Special Exception:

The Applicant requests a special exception from § 18-26.2(a) of the Zoning Ordinance, on Parcel ID 32-22M, to permit a supporting commercial use that exceeds 25% of the gross floor area of the building(s) on an industrial site. The subject parcel is located at the southwest corner of U.S. Route 29 and Northside Drive.

The applicant proposes an automotive repair and tire sales center, which is considered a supporting commercial use, on the parcel. At approximately 20,480 square feet, this proposed use would represent 46% of the gross floor area of the existing buildings on the industrial site, exceeding the 25% permitted by-right. However, § 18-26.2(a) allows the 25% limit to be exceeded with a special exception.

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

Staff Recommendation:

Staff recommends that the Board adopt the attached Resolution (Attachment E) to approve the special exception request.

Attachments:

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