



County of Albemarle  
COMMUNITY DEVELOPMENT DEPARTMENT

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**To:** Albemarle County Board of Supervisors  
**From:** Syd Shoaf, Senior Planner I  
**Date:** June 21, 2023  
**Re:** **SE202300016 2305 Hunters Way Special Exception**  
**TMP:** 07900-00-00-004P0  
**Magisterial District:** Scottsville  
**School Districts:** Stone-Robinson E.S., Burley M.S., Monticello H.S.  
**Zoning:** Highway Commercial (HC)

**Summary of Request for Special Exception:**

The applicant requests a special exception to modify a by-right use in the Highway Commercial (HC) zoning district. County Code § 18-24.2.1(49) allows up to 4,000 square feet of Storage / Warehousing / Distribution / Transportation uses per site by-right within the HC District. However, County Code § 18-24.2.1(49) also permits the gross floor area of those uses to exceed 4,000 square feet by special exception approved by the Board of Supervisors. The applicant requests to modify this limit to construct a two-story building with a building footprint of 21,800 square feet, for a total of 43,600 square feet of warehouse space (Attachment A).

**Staff Recommendation:**

Staff recommends that the Board adopt the attached Resolution (Attachment C) to approve the special exception request, subject to a modified limit of 43,600 square feet of warehouse space.

**Attachments:**

- A. Application Materials (Special Exception Request)
- B. Staff Analysis
- C. Resolution