



County of Albemarle
COMMUNITY DEVELOPMENT DEPARTMENT

401 McIntire Road, North Wing
Charlottesville, VA 22902-4579
Telephone: 434-296-5832
WWW.ALBEMARLE.ORG

To: Albemarle County Board of Supervisors
From: Syd Shoaf, Senior Planner I
Date: June 21, 2023
Re: **SE202300015 2305 Hunters Way (Critical Slopes Waiver) 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

Summary of Request for Special Exception:

The applicant is requesting a special exception to allow the disturbance of approximately 12,485 square feet of critical slopes (slopes greater than 25%) in association with constructing a two-story building with a footprint of approximately 21,800 square feet, for a total of 43,600 square feet of warehouse space. This critical slopes disturbance would be in addition to the 8,910 square feet of slopes previously disturbed, as shown on the grading plan for SDP000000218, for a total of 21,395 square feet of disturbance. The 2.56-acre parcel is located in the Hunters Hall subdivision. It currently contains a two-story building of approximately 12,000 square feet of retail sales use that is proposed to remain. The applicant's request and proposed plans are provided in Attachment A.

County Code § 18-4.2.5(a) allows for disturbance of critical slopes only if the findings in § 18-4.2.5(a)(3) are made. Please see Attachment B for Engineering staff's full analysis. Based on that analysis, staff recommends approval of the applicant's request to disturb critical slopes.

Staff Recommendation:

Staff recommends that the Board adopt the attached Resolution (Attachment C) to approve the special exception request, subject to the specified limit.

Attachments:

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