

**RESOLUTION TO APPROVE SPECIAL EXCEPTION
FOR CLE 2018-50 TRIPLE SEVEN GROUNDCOVERS
ON TAX MAP 75, PARCEL 50**

WHEREAS, the Applicant has filed an application for a zoning clearance to construct structures and provide parking to conduct farm sales on Tax Map Parcel Number 07500-00-00-05000 (the "Property"); and

WHEREAS, the Applicant also filed a request for a special exception to allow the front setback for parking that will serve the farm sales use to be closer than the required seventy-five (75) feet, as the Property is depicted on the the two-page sketch plan entitled "Proposed Farm Sales Use Parking Location at 777 Monacan Trail" dated February 16, 2018.

NOW, THEREFORE, BE IT RESOLVED that, upon consideration of the foregoing, the memorandum prepared in conjunction with the use, and its supporting analysis, the two-page sketch plan entitled "Proposed Farm Sales Use Parking Location at 777 Monacan Trail" dated February 16, 2018, and all of the factors relevant to the special exception in Albemarle County Code § 18-5.1 and 18-33.5, the Albemarle County Board of Supervisors finds that, because the farm sales structures may be thirty-five (35) feet from a public road, reducing the parking setback as proposed would satisfy the purposes of Chapter 18, Zoning, to at least an equivalent degree as the existing parking setbacks; and

BE IT FURTHER RESOLVED hereby approves the special exception to authorize the parking for the farm sales to be closer to the front property line than the required seventy-five (75) foot setback, subject to the condition attached hereto.

* * *

I, Claudette K. Bogersen, 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 Supervisors

	<u>Aye</u>	<u>Nay</u>
Mr. Dill	_____	_____
Mr. Gallaway	_____	_____
Ms. Mallek	_____	_____
Ms. McKeel	_____	_____
Ms. Palmer	_____	_____
Mr. Randolph	_____	_____

CLE 2018-50 Triple Seven Groundcovers Special Exception Conditions

1. The parking setback from the front property line on the northern portion of the property shall be a minimum of twenty-five (25) feet and the parking setback from the front property line on the southern portion of the property shall be a minimum of fifty-five (55) feet as depicted on the two-page sketch plan entitled "Proposed Farm Sales Use Parking Location at 777 Monacan Trail" dated February 16, 2018.