

**RESOLUTION TO APPROVE SPECIAL EXCEPTIONS
FOR SP 2018-19 GREENFIELD TERRACE**

WHEREAS, the Developer of Greenfield Terrace submitted an application for a special use permit to build 33 multifamily residential dwelling units in a new 39,000 square foot three-story building on Tax Map Parcels 04500-00-00-15700 and 04500-00-00-15800 (the "Property," located in a commercial zoning district) (SP 2018-19); and

WHEREAS, Albemarle County Code § 18-21.7(c) requires the maintenance of a 20-foot undisturbed buffer zone for properties located in a commercial zoning district that are adjacent to any residential or rural areas district; and

WHEREAS, the applicant requested a special exception in conjunction with SP 2018-19 to waive the 20-foot buffer requirement for the area on the Property that is adjacent to TMP 04500-00-00-09400, property that is owned by the County, is zoned residential, and is currently undeveloped; and

WHEREAS, the applicant also requested a special exception to modify the setback requirements set forth in County Code § 18-4.20 for property that is zoned commercial to the setback requirements set forth in County Code § 18-4.19 for property that is zoned residential.

NOW, THEREFORE, BE IT RESOLVED that, upon consideration of the foregoing, the executive summary and staff report prepared in conjunction with the application, all of the factors relevant to the special exception in County Code §§ 18-21.7(c) and 18-33.49, and the information provided at the Board of Supervisors' meeting, the Albemarle County Board of Supervisors hereby approves the special exceptions as set forth above, subject to the condition attached hereto.

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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. Dill	_____	_____
Mr. Gallaway	_____	_____
Ms. Mallek	_____	_____
Ms. McKeel	_____	_____
Ms. Palmer	_____	_____
Mr. Randolph	_____	_____

SDP 2018-19 Greenfield Terrace Special Exception Condition

1. Disturbance of the buffer shall be limited to the property line between the Property and Tax Map Parcel 04500-00-00-09400 as shown on the Conceptual Plan titled "Greenfield Terrace Apartments: Site Plan," prepared by Powe Studio Architects, with the latest revision date of January 7, 2019.