



COUNTY OF ALBEMARLE
Department of Community Development
401 McIntire Road, North Wing
Charlottesville, Virginia 22902-4596

Phone (434) 296-5832

Fax (434) 972-4126

To: Albemarle County Board of Supervisors
From: David Benish, Chief of Planning and Acting Director
Date: May 1, 2019
Re: Request for Special Exceptions to Certain Supplementary, Industrial District, and Noise Regulations of the Zoning Ordinance

TMP: 032000000022C30; 03200000007000; 03200000007100; 03200000007200;
03200000007300

District: Rio Magisterial District

School Districts: Baker Butler Elementary, Sutherland Middle, Albemarle High

Zoning District: HI, Heavy Industry

Summary of Request for Special Exception:

The applicant has submitted a site development plan for a privately owned materials recovery facility. The applicant is proposing to process and recycle concrete, asphalt and masonry products. The property is located on Northside Drive, which is on the west side of Rt. 29 in the Hollymead Development Area. The property consists of five (5) parcels which are zoned Heavy Industry (HI). This use is permitted by-right in the HI zoning district. A portion of the property is located within the EC, Entrance Corridor. Approval of the site plan as proposed by the applicant will require approval of multiple Special Exceptions to modify or waive requirements found in the following sections of the Zoning Ordinance:

Supplementary regulations

- 18-5.1.51(a) and (b) – Outdoor Activities in Industrial Districts
- 18-5.1.52 (a), (c), (e) – Outdoor Storage in Industrial Districts

Industrial District – Generally

- 18-26.5(c) – Buffer requirements

General Regulations – Noise

- 18-4.18.04

Staff has evaluated the Special Exceptions and is recommending approval of all requested Special Exceptions with conditions as provided in Attachment C. Staff's analysis of this request is Attachment B.

Staff Recommendation:

Staff recommends that the Board adopt the attached Resolution (Attachment F) to approve the requested special exceptions.

Attachments:

- A – Location Map
- B – Staff Analysis
- C – Recommended Conditions of Approval
- D – Site Plan
- E – Applicant's Request and Justification
- F – Resolution