



COUNTY OF ALBEMARLE
Department of Community Development
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To: Albemarle County Board of Supervisors
From: Mariah Gleason, Senior Planner
Date: May 6, 2020
Item: SDP201800040 Hunters Way Coffee Shop – Request for Special Exceptions to the location of a drive-through window and disturbance of critical slopes
Tax Map Parcel(s): 07800-00-00-049A0
Magisterial District: Scottsville
School Districts: Monticello H.S.; Burley M.S.; Stone-Robinson E.S.
Zoning District: Highway Commercial

Summary of Request for Special Exceptions:

The applicant and owner, Heartrock Farm LLC, is requesting two Special Exceptions in coordination with a site plan proposal: (1) location of a drive-through window, and (2) disturbance of critical slopes.

Special Exception #1: Location of a Drive-Through Window

County Code §18-5.1.60(a) requires drive-through windows to be located on the side or rear of any building that is adjacent to a public street. The applicant is requesting a special exception from this requirement to allow the proposed drive-through window to be constructed and operate adjacent to a public street, Hunters Way, as shown in the Drive-Through Window Exhibit (Attachment B).

The Board of Supervisors may waive this requirement in accordance with County Code §18-5.1(a-b) and County Code §18-33.49. Please see Attachment C for staff's full analysis. Based on the findings therein, staff recommends approval of this special exception request with a condition.

Special Exception #2: Disturbance of Critical Slopes

The applicant is requesting a special exception to allow the disturbance of 2,488 square feet of critical slopes areas on the property. The applicant has provided Attachment E to show the locations where disturbance of critical slopes is requested.

County Code §18-4.2.3(b) and 18-4.2.5(a) allow for disturbance of critical slopes, provided the findings in 18-4.2.5(a)(3) are made. Please see Attachment F for staff's full analysis. Based on the findings therein, staff recommends approval of this special exception request with a condition.

Staff Recommendation:

Staff recommends that the Board adopt the attached Resolution (Attachment G) to approve the special exceptions with conditions.

Attachments:

- A – Drive-Through Window Special Exception Request
- B – Drive-Through Window Exhibit
- C – Staff Analysis of the Drive-Through Window
- D – Critical Slopes Waiver Request
- E – Critical Slopes Exhibit
- F – Staff Analysis of Critical Slopes
- G – Resolution