



COUNTY OF ALBEMARLE
Department of Community Development
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To: Albemarle County Board of Supervisors
From: Megan Nedostup, Principal Planner; John Anderson, Civil Engineer
Date: June 3, 2020
Item: SDP202000011 Boys and Girls Club – Request for Special Exception to permit disturbance of critical slopes
Tax Map Parcel(s): 06000-00-00-078A0
Magisterial District: Jack Jouett
School Districts: Albemarle H.S.; Jouett M.S.; Greer E.S.
Zoning District: Rural Area

Summary of Request for Special Exception:

County Code §§ 18-4.2.5 and 18-33.43-33.51 authorize the Board to approve a special exception to waive the requirements of County Code § 18-4.2.3 to permit the disturbance of critical slopes.

The applicant is requesting approval of a site plan to construct a new Boys and Girls Club on TMP 06000-00-00-078A0, which is home to the Albemarle County Public School complex. The property is zoned Rural Areas (RA) and is located in the Rural Area 1 of the Comprehensive Plan. As proposed, a Boys and Girls Club will be developed on the subject property as an accessory use to Jack Jouett Middle School and will be used for before and after school care of students and summer care of students.

The proposed development as designed requires the disturbance of critical slopes throughout the site. The site is 216.69 acres, and the applicant requests to disturb approximately 0.79 acres of the critical slopes onsite. A special exception to allow the critical slopes disturbance is necessary before the Final Site Plan can be approved by staff. The applicant's request has been reviewed for both the Engineering and Planning aspects of the critical slopes regulations. See Attachment C for critical slope analysis.

Staff Recommendation:

Staff recommends that the Board adopt the attached Resolution (Attachment D) approving the special exception request, subject to the condition contained therein.

Attachments:

Attachment A – Critical Slopes Waiver Request
Attachment B – Exhibits depicting critical slopes and proposed development
Attachment C – Critical Slope Analysis
Attachment D – Resolution