



COUNTY OF ALBEMARLE
Department of Community Development
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To: Albemarle County Board of Supervisors
From: Mariah Gleason, Senior Planner
Date: April 7, 2021
Item: SE202100002 Ivy Proper – Request for Special Exception to Sec 4.2 to allow the disturbance of critical slopes (slopes greater than 25% in the rural area) in association with the final site plan for SDP202100001 Ivy Proper
Tax Map Parcel(s): 058A2-00-00-01400 and 058A2-00-00-02000
Magisterial District: Samuel Miller
School Districts: Western Albemarle H.S.; Henley M.S.; Murray E.S.
Zoning District: C1 Commercial

Summary of Request for Special Exception:

The applicant is requesting a special exception to allow the disturbance of 5,515 square feet of critical slopes (slopes greater than 25% in the rural area). This request is associated with a final site plan that is currently under review - SDP202100001 Ivy Proper. The applicant's request is provided in Attachment A, which includes a map showing locations where critical slope disturbance would occur.

County Code § 18-4.2.3(b) and § 18-4.2.5(a) allow special exception(s) for the disturbance of critical slopes, provided the findings in § 18-4.2.5(a)(3) are made.

Please see Attachment B for staff's full analysis. Based on the findings therein, staff recommends approval of a special exception to disturb critical slopes, with the following conditions:

1. The area of land disturbance on critical slopes must not exceed 5,515 square feet as described and shown in the request entitled "Ivy Proper Critical Slopes Waiver – Special Exception Request" prepared by Timmons Group and dated January 5, 2021.
2. A geotechnical report and final retaining wall design drawings and calculations must be submitted and are subject to the review and approval of the County Engineer and Building Official prior to approval of the VSMP application. Wall stability analyses must consider the potential vibrational effects of the railroad.

Staff Recommendation:

Staff recommends that the Board adopt the attached Resolution (Attachment C) to approve the special exception request.

Attachments:

- A – Critical Slopes Waiver Request
- B – Staff Analysis of Critical Slopes Impact
- C – Resolution