



COUNTY OF ALBEMARLE
Department of Community Development
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To: Albemarle County Board of Supervisors
From: Cameron Langille, Senior Planner II
Date: May 5, 2021
Item: SE202100012 Boys & Girls Club Driver's Education – 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 SDP202100011 Boys & Girls Club Driver's Education.
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: RA Rural Areas

Summary of Request for Special Exception:

The applicant is requesting a special exception to allow the disturbance of approximately 0.42 acres 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 - SDP202100011 Boys & Girls Club Driver's Education. 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 for 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 the applicant's request to disturb critical slopes with the following condition:

1. The disturbance of critical slopes must not exceed the "Critical Slope Area Disturbed by Project (± 0.42 Acres)" shown in the Exhibit to the request entitled "Boys & Girls Club -- Driver's Education: Critical Slopes Waiver -- Special Exception Request," prepared by Timmons Group, dated February 10, 2021, and last revised April 7, 2021.

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