



COUNTY OF ALBEMARLE
Department of Community Development
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Phone (434) 296-5832

To: Albemarle County Board of Supervisors
From: Cameron Langille, Principal Planner
Date: August 4, 2021
Item: SE202100024 Bonumose, Inc. – Request for Special Exception to Sec. 18-23.2.1 (16) to allow a Laboratories/Research and Development/Experimental Testing use with a gross floor area measuring 50,000 square feet
Tax Map Parcel(s): 07800-00-00-020F0
Magisterial District: Rivanna
School Districts: Monticello H.S.; Burley M.S.; Stone-Robinson E.S.
Zoning District: CO Commercial Office

Summary of Request for Special Exception:

The applicant is requesting a special exception to allow a “Laboratories/Research and Development/Experimental Testing” use with a gross floor area of 50,000 square feet in the CO Commercial Office Zoning District on Parcel ID 07800-00-00-020F0.

County Code §18-23.2.1 (16) permits “Laboratories/Research and Development/Experimental Testing” uses by-right in the CO Zoning District if the gross floor area is less than 4,000 square feet. Gross floor area of more than 4,000 square feet within a given site would require a special exception by the Board of Supervisors.

The applicant’s request is provided in Attachment A.

Please see Attachment B for staff’s full analysis. Based on the findings therein, staff recommends approval of the applicant’s request with the following conditions:

1. The gross floor area of the Laboratories/Research and Development/Experimental Testing use is limited to 50,000 square feet.

Staff Recommendation:

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

Attachments:

- A – Bonumose, Inc. Special Exception Request & Application
- B – Staff Analysis of Special Exception Request
- C – Resolution