

**RESOLUTION TO APPROVE SP202400026
WOOLEN MILLS INDUSTRIAL**

WHEREAS, upon consideration of the staff report prepared for SP202400026 Woolen Mills Industrial, the recommendation of the Planning Commission and the information presented at the public hearing on April 22, 2025, any comments received, and all of the relevant factors in Albemarle County Code §§ 18-30.3 and 18-33.8(A), the Albemarle County Board of Supervisors hereby finds that the proposed special use would:

- 1. not be a substantial detriment to adjacent parcels;
- 2. not change the character of the adjacent parcels and the nearby area;
- 3. be in harmony with the purpose and intent of the Zoning Ordinance, with the uses permitted by right in the Light Industrial zoning district, with the applicable provisions of Albemarle County Code § 18-30.3, and with the public health, safety, and general welfare (including equity); and
- 4. be consistent with the Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED that the Albemarle County Board of Supervisors hereby approves SP202400026 Woolen Mills Industrial, subject to the conditions attached hereto.

* * *

I, Claudette K. Borgersen, do hereby certify that the foregoing writing is a true, correct copy of a Resolution duly adopted by the Board of Supervisors of Albemarle County, Virginia, by a vote of _____ to _____, as recorded below, at a regular meeting held on June 4, 2025.

Clerk, Board of County Supervisors

	<u>Aye</u>	<u>Nay</u>
Mr. Andrews	_____	_____
Mr. Gallaway	_____	_____
Ms. LaPisto-Kirtley	_____	_____
Ms. Mallek	_____	_____
Ms. McKeel	_____	_____
Mr. Pruitt	_____	_____

SP202400026 Woolen Mills Industrial- Conditions

1. The fill in the floodplain must be shown on a site development plan and must be in general accord with the "Special Use Permit Application Plan for Woolen Mills Light Industrial Park, Tax Map 77, Parcels 44B2, Scottsville District, Albemarle County, Virginia," dated December 20, 2024, except as may be modified in order to meet the requirements of the County's Water Protection Ordinance, as determined by the County Engineer. The site must be elevated/filled to at least one foot above the Base Flood Elevation.
2. Prior to commencement of the use under this Permit, the owner(s) must demonstrate each of the following:
 - a. The County Engineer's approval of an erosion and stormwater management plan.
 - b. The County Engineer's receipt of proof of compliance with Federal and State regulations of activities affecting wetlands and watercourses. The applicant must obtain and provide to the County Engineer a letter of map revision for fill in the floodplain (LOMR-F), as required from the Federal Emergency Management Agency.
 - c. The County Engineer's approval of a mitigation plan outlining mitigation measures for any encroachments into the stream buffer.
 - d. The County Engineer's approval of computations and plans documenting changes to the floodplain. Computations must demonstrate compliance with Albemarle County Code § 18-30.3 (flood hazard overlay district). Plans must show the existing and proposed floodplain boundaries and elevations along with the applicable "No Rise" signed certification statement.
3. A phase I archeological survey must be conducted prior to approval of a floodplain development permit.
4. Stormwater treatment must be provided on-site and for phosphorus reduction equal to twice the total phosphorus load reduction provided by 1.496 acres of forest cover, as calculated using the Virginia Department of Environmental Quality's Runoff Reduction Method-New Development Compliance Spreadsheet (Version 4.1).