



County of Albemarle
COMMUNITY DEVELOPMENT DEPARTMENT

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To: Albemarle County Board of Supervisors
From: Ben Loppacker, Planner I
Date: September 3, 2025
Re: **SE-2025-00023 Chick-fil-a Parking Exception**
Parcel IDs: 07800-00-00-055A2
Magisterial District: Rivanna
School Districts: Stone-Robinson E.S., Burley M.S., Monticello H.S.
Zoning: Highway Commercial

Summary of Request for Special Exception:

The applicant requests a special exception to reduce the minimum number of parking spaces otherwise required by County Code §18-4.12.6, which requires restaurant uses to provide 13 parking spaces per 1,000 square feet of gross floor area. This special exception request is pursuant to County Code § 18-4.12.2(c), which allows modifications to minimum parking requirements. The applicant requests a special exception to provide 61 spaces rather than the required 63 spaces, based on a study of Institute of Transportation Engineers (ITE) trip generation data for fast food restaurants with drive-through windows. (Attachment A). The applicant currently provides 64 parking spaces.

Staff Recommendation:

Staff recommends that the Board adopt the attached Resolution (Attachment C) to approve a special exception to reduce the minimum required on-site parking from 64 spaces to 61 spaces.

Attachments:

- A. Application Materials
- B. Staff Analysis
- C. Resolution