

	presented to Sean Reeves.	
7.	From the Public: Matters Not Listed for Public Hearing on the Agenda or on Matters Previously Considered by the Board or Matters that are Pending Before the Board. There were none.	
8.2	Quarterly Tax Refund Request. ADOPTED resolution to approve the refund requests and AUTHORIZED the Department of Finance and Budget to initiate the refund payments.	<u>Clerk:</u> Forward copy of signed resolution to Finance and Budget, and County Attorney's office. (Attachment 3)
8.3	Construction Easement for the Southwood Community Development Block Grant Phase 3. ADOPTED resolution authorizing the County Executive to accept a temporary construction easement on portions of Parcels 90A-4 and 90A1-1D3.	<u>Clerk:</u> Forward copy of signed resolution to Housing and County Attorney's office. (Attachment 4) <u>County Attorney:</u> Provide Clerk with copy of recorded Deed of Easement. (Attachment 5)
8.4	Resolution to Accept Road(s) in the Crozet Court Subdivision into the State Secondary System of Highways. (<i>White Hall Magisterial District</i>) ADOPTED resolution.	<u>Clerk:</u> Forward copy of signed resolution to Community Development and VDOT. (Attachment 6)
9.	Affordable Rental Housing Incentive Program (ARHIP) Request - Attain on 5th. By a vote of 5:1 (Mallek), ADOPTED resolution approving an ARHIP incentive for the Attain on 5th project and AUTHORIZED the County Executive to execute the related performance agreement.	<u>Clerk:</u> Forward copy of signed resolution to Housing and County Attorney's office. (Attachment 7) <u>County Executive:</u> Proceed as authorized.
10.	Work Session: Zoning Modernization Phase 2 - Articles 5 (Overlay Zoning Districts) and 6 (Use Tables). HELD.	<u>Community Development:</u> Proceed as discussed.
	Recess. At 3:38 p.m., the Board recessed and reconvened at 3:49 p.m.	
11.	Presentation: Strategic Plan Execution Analysis & Reporting (SPEAR) FY26. RECEIVED.	
12.	Closed Meeting. - At 4:23 p.m., the Board went into closed meeting pursuant to section 2.2-3711(A) of the Code of Virginia: - under subsection (8), to consult with legal counsel regarding specific legal matters (including possible agreement(s) with AstraZeneca LP) requiring the provision of legal advice by such counsel.	
13.	Certify Closed Meeting. At 6:01 p.m., the Board reconvened into an open meeting and certified the closed meeting.	
14.	From the County Executive: Report on Matters Not Listed on the Agenda. Mr. Jeff Richardson presented the August 2026 Progress Albemarle Report.	
15.	Public Comment on: Matters Previously Considered or Currently Pending Before the Board (Other than Scheduled Public Hearings). Gary Grant, Rio District Magisterial District, commented on the recent Board of Supervisors retreat.	
16.	<u>Pb. Hrg.: ZMA-2025-00004 (R-10 to PRD), and ZMA-2025-00005 (Steep Slopes Preserved to Managed) Attain on 5th Street - Phase 2, SE-</u>	<u>Clerk:</u> Forward copy of signed ordinances and resolutions to Community Development and

<u>2025-00019 (Stepback Waiver), and SE-2025-00036 (Parking Modification).</u> • By a vote of 6:0, ADOPTED ordinance to approve ZMA-2025-00004 R10 to PRD rezoning. • By a vote of 6:0, ADOPTED ordinance to approve ZMA-2025-00005 Steep Slopes rezoning. • By a vote of 6:0, ADOPTED resolution to approve SE-2025-00019 Stepback Waiver. • By a vote of 6:0, ADOPTED resolution to approve SE-2025-00036 Parking Reduction.	County Attorney's office. (Attachments 8-11)	
17. From the Board: Committee Reports and Matters Not Listed on the Agenda. <u>Bea LaPisto-Kirtley:</u> • Reported on her attendance at the Economic Development Authority (EDA) meeting the previous day. • Announced that there would be a Bio Conference on August 25, 2026, from 9:00 a.m. to 12:00 p.m. at the Code Building. <u>Ann Mallek:</u> • Reported that some of the Rivanna River Basin Commission (RRBC) members met the previous day for a quarterly board meeting and that the River Basin Commission Annual Conference would be Wednesday, September 30, 2026, from 9:30 a.m. to 3:00 p.m. at the Center. <u>Mike Pruitt:</u> • Reported that at the Thomas Jefferson Planning District Commission (TJPDC) meeting there was a discussion regarding the implementation of a rural health transformation program. <u>Fred Missel:</u> • Remarked that at the next 5th and Avon Community Advisory Committee meeting the main agenda item was an AC44 Implementation update. <u>Ned Gallaway:</u> • Commented on leadership changes at VDOT (Virginia Department of Transportation). • Remarked that at the NACo (National Association of Counties) summer session, he had been appointed the Vice Chair of the Transportation Steering Committee alongside Bryan Nicol from Orange County.		
18. Adjourn to September 2, 2026, 1:00 p.m., Lane Auditorium. • The meeting was adjourned at 7:19 p.m.		

ckb/tom

Attachment 1 – Proclamation Recognizing Coveseville African American History Day 2026

Attachment 2 – Resolution of Appreciation for Sean Reeves

Attachment 3 – Resolution Requesting Tax Refunds

Attachment 4 – Resolution Accepting Temporary Construction Easement from Southwood Charlottesville, LLC

Attachment 5 – Draft Deed of Easement

Attachment 6 – VDOT Resolution – Crozet Court Subdivision

Attachment 7 – Resolution to Approve an Incentive under the ARHIP for the Attain on 5th Project

Attachment 8 – Ordinance No. 26-A(7) ZMA 2025-00004 Attain on 5th – Phase 2

Attachment 9 – Ordinance No. 26-A(8) ZMA 2025-00005 Attain on 5th – Phase 2

Attachment 10 – Resolution to Approve SE 20252-00019 Attain on 5th – Phase 2 Stepback Waiver

Attachment 11 – Resolution to Approve SE 2025-00036 Attain on 5th – Phase 2 Parking Reduction

Proclamation Recognizing Covesville African American History Day 2026

- WHEREAS,** the historic community of Covesville, Virginia, listed on the National Register of Historic Places, represents an important chapter in the history of Albemarle County and stands as a testament to the generations of families whose perseverance, labor, faith, and commitment helped shape the County's agricultural, industrial, and cultural heritage; and
- WHEREAS,** for generations, the African American community of Covesville played an essential role in Albemarle County's growth by cultivating and supporting the Region's internationally recognized award-winning apple orchards, constructing countless miles of railroad, working in local mines, harvesting timber, and contributing to the industries that fueled the County's economy and development; and
- WHEREAS,** the community's enduring spirit is reflected in institutions such as First Baptist Church Covesville, which this year celebrates its 142nd Anniversary as a pillar of faith, fellowship, leadership, and service for generations of Covesville families and the broader Albemarle County community; and
- WHEREAS,** Covesville has produced individuals whose lives and achievements have strengthened Albemarle County, including Cornelia Johnson, a proud daughter of Covesville who became the first African American woman to serve as a police officer in Charlottesville and later, the first elected female Sheriff in the City of Charlottesville, breaking barriers and paving the way for future generations of public servants; and
- WHEREAS,** Covesville History Day, hosted by the William H. and Virginia A. Williams Family Foundation and The Country House Project, in partnership with First Baptist Church Covesville, brings together descendants, residents, historians, preservationists, and visitors to celebrate the community's rich heritage through genealogy, oral histories, historic preservation, educational programming, and cultural activities, while ensuring that the stories and contributions of Covesville continue to inspire future generations.
- NOW, THEREFORE, BE IT PROCLAIMED,** that we, the Albemarle County Board of Supervisors, do hereby proclaim the 4th Saturday of August as Covesville African American History Day in Albemarle County, Virginia; and recognize the remarkable history, enduring legacy, and continuing contributions of the Covesville community, while honoring the generations whose stories have enriched the character of Albemarle County.

Signed this 19th day of August 2026.

Resolution of Appreciation for Sean Reeves

WHEREAS, Colonel Sean Reeves has completed more than thirty years in public service, beginning as a Military Police Officer in the United States Army from 1996 to 2001, and as a sworn law enforcement officer in the Commonwealth of Virginia; and

WHEREAS, Colonel Reeves has faithfully served the County of Albemarle for twenty-five years, first joining the Albemarle County Police Department as a Patrol Officer in 2001, steadily advancing through several roles before being appointed Chief of Police in 2022; and

WHEREAS, during his time with ACPD, Colonel Reeves played a pivotal role in several priority projects, including creating the Cybercrimes Unit, developing a community coalition around mental health crisis response, advancing the body-worn camera program, and serving as the lead ACPD representative on the County's incident management teams for COVID-19, the At Ready Statue Removal, and the events of August 12; and

WHEREAS, Colonel Reeves provided leadership in key initiatives to ensure an effective response to mental health emergencies, including launching the Human Services Alternative Response Team (HART) which established the County's co-response model for behavioral health crises through collaboration among law enforcement, fire rescue, and social services professionals, and opening the Crisis Intervention Team Assessment Center in partnership with Region Ten; and

WHEREAS, Colonel Reeves championed the safety of our community through initiatives such as Rescue Task Force training, building relationships with local and statewide public safety partners, participating in the Project Safe Neighborhood partnership, and training officers in the use of Narcan in the field, which resulted in dozens of lives saved; and

WHEREAS, during his tenure as Chief of Police, Colonel Reeves modernized law enforcement practices to meet the needs of a growing community, championed initiatives to attract and retain high-quality police officers, updated departmental policies and procedures to improve service delivery, and established an employee mental and physical wellness program to ensure ACPD officers have access to the resources they need to effectively respond to calls for service and sustain long-term careers in law enforcement.

NOW THEREFORE BE IT RESOLVED, by the Albemarle County Board of Supervisors that Colonel Sean Reeves is hereby honored and commended for his many years of exceptional service to the County of Albemarle, the Albemarle County Police Department, Albemarle County residents, the broader community in which we live, and the entire Commonwealth of Virginia with knowledge that Albemarle County is strengthened and distinguished by Colonel Reeves' dedication, commitment, professionalism and compassion in meeting community needs.

BE IT FURTHER RESOLVED, that a copy of this Resolution be spread upon the minutes of this meeting of the Albemarle County Board of Supervisors as a lasting, visible testament to the esteem in which Colonel Reeves is held by this Board and previous Boards for his lasting legacy of community service and the tangible results from his work to make Albemarle County better for future generations.

Signed this 19th day of August 2026.

**RESOLUTION
REQUESTING TAX REFUNDS**

WHEREAS, Virginia Code § 58.1-3981 requires that erroneous tax assessments be corrected and that a refund, with interest as applicable, be paid back to the taxpayer; and

WHEREAS, Tax refunds resulting from erroneous assessment that exceed \$10,000 must be approved by the Board of Supervisors, after being certified by the Chief Financial Officer and the County Attorney.

NOW, THEREFORE, BE IT RESOLVED that a refund in the amount of \$82,176.07 has been reviewed and certified due to an amended business license filing and this refund shall be remitted to Malloy Charlottesville LLC to conform with Virginia code § 58.1-3981;

BE IT FURTHER RESOLVED that a refund in the amount of \$83,886.91 has been reviewed and certified due to an amended business license filing and this refund shall be remitted to Malloy Chevrolet Charlottesville LLC to conform with Virginia Code § 58.1-3981; and

BE IT FURTHER RESOLVED that a refund in the amount of \$21,591.44 has been reviewed and certified due to an amended business tangible personal property filing and this refund shall be remitted to The Huntington National Bank to conform with Virginia Code § 58.1-3981.

**RESOLUTION ACCEPTING TEMPORARY CONSTRUCTION EASEMENT
FROM SOUTHWOOD CHARLOTTESVILLE, LLC**

WHEREAS, Southwood Charlottesville, LLC owns Parcel ID Numbers 090A1-00-00-001D3 and 090A0-00-00-00400; and

WHEREAS, an easement across this property is necessary in order for the County to comply with the requirements for the Southwood Phase 3 Community Development Block Grant, which will support the funding for the provision of public sewer access in Villages 7 through 11.

NOW, THEREFORE, BE IT RESOLVED that the Albemarle County Board of Supervisors hereby approves the County's receipt of a temporary construction easement on Parcel ID Number 090A1-00-00-001D3 and 090A0-00-00-00400, and authorizes the County Executive to sign the Deed of Easement and any other necessary related documents, once approved as to form and substance by the County Attorney.

This document was prepared by:
Albemarle County Attorney
County of Albemarle
401 McIntire Road
Charlottesville, Virginia 22902

Parcel ID Numbers 090A1-00-00-001D3 and 090A0-00-00-00400

This deed is exempt from taxation under *Virginia Code* § 58.1-811(A)(3) and from Court Clerk's fees under *Virginia Code* § 17.1-266.

THIS TEMPORARY CONSTRUCTION DEED OF EASEMENT made this _____ day of _____, 2026, by and between **SOUTHWOOD CHARLOTTESVILLE, LLC**, a Virginia limited liability company (hereinafter, the "Grantor"), and the **COUNTY OF ALBEMARLE, VIRGINIA**, a political subdivision of the Commonwealth of Virginia (hereinafter, the "Grantee").

WITNESSETH:

That for and in consideration of the sum of ONE DOLLAR (\$1.00), receipt of which is hereby acknowledged, the Grantor does hereby GRANT and CONVEY unto the Grantee a temporary construction easement over the following property:

That certain real property shown and designated as "Proposed Sanitary Sewer Location and Easement" (hereinafter, the "Property"), shown on the plat of Roudabush, Gale & Assoc., Inc., dated August 5, 2026, entitled "TMP 90A1-1D3 | Temporary Construction Easement Exhibit" (hereinafter, the "Plat"), a copy of which is attached hereto and recorded herewith. Reference is made to the Plat for a more particular description of the easement conveyed herein.

The conveyance of this temporary construction easement includes the right of ingress and egress over Parcel IDs 90A1-1D3 and 90A-4 for the above-mentioned purpose. This temporary construction easement will expire upon the completion of all sewer connection constructed on Parcel IDs 90A1-1D3 and 90A-4 as shown on the Plat.

The Grantor covenants that it will perform all construction work in a proper and careful manner. At the conclusion of the construction, the Grantor will restore any disturbed surfaces to their prior condition. This deed conveys to the Grantee the right, but no responsibility or obligation whatsoever, to perform any construction work on the Property.

The Grantee, acting by and through its County Executive, duly authorized by resolution adopted by the Board of Supervisors of the County of Albemarle, Virginia, accepts this

conveyance pursuant to *Virginia Code* § 15.2-1803, as evidenced by the County Executive's signature hereto and the recordation of this Deed.

WITNESS the following signatures.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

GRANTOR:

SOUTHWOOD CHARLOTTESVILLE, LLC
a Virginia limited liability company

By: _____
Daniel H. Rosensweig, Manager

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF _____:

The foregoing instrument was acknowledged before me this ____ day of _____,
2026 by Daniel H. Rosensweig, Manager, on behalf of Southwood Charlottesville, LLC,
Grantor.

My Commission Expires: _____
Registration number: _____

Notary Public

SIGNATURES CONTINUE ON THE FOLLOWING PAGE

GRANTEE:

COUNTY OF ALBEMARLE, VIRGINIA

By: _____
Jeffrey B. Richardson
County Executive

COMMONWEALTH OF VIRGINIA
CITY OF CHARLOTTESVILLE:

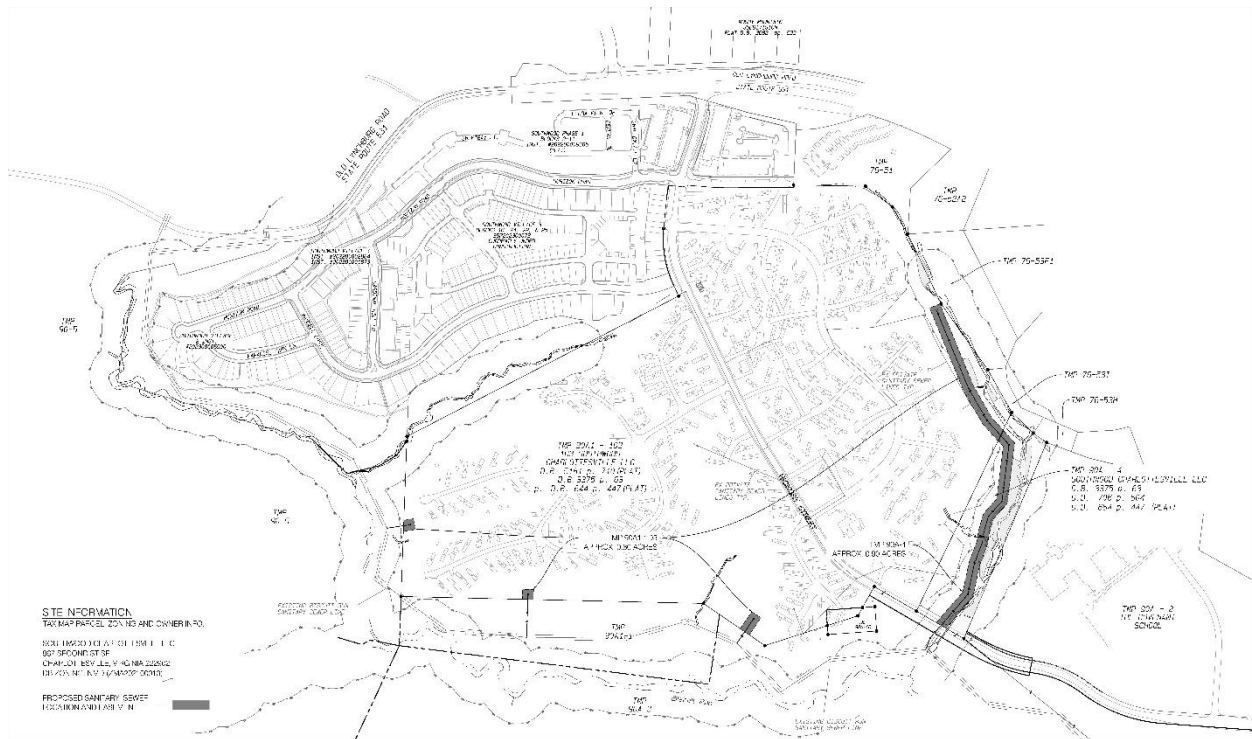
The foregoing instrument was acknowledged before me this ____ day of _____, 2026 by Jeffrey B. Richardson, on behalf of the County of Albemarle, Virginia, Grantee.

Notary Public

My Commission Expires: _____
Notary Registration No. _____

Approved as to form:

County Attorney



The Board of County Supervisors of Albemarle County, Virginia, in regular meeting on the 19th day of August 2026, adopted the following resolution:

RESOLUTION

WHEREAS, the street(s) in **Crozet Court Subdivision**, as described on the attached Additions Form AM-4.3 dated **August 19th, 2026**, fully incorporated herein by reference, is shown on plats recorded in the Clerk's Office of the Circuit Court of Albemarle County, Virginia; and

WHEREAS, the Resident Engineer for the Virginia Department of Transportation has advised the Board that the street(s) meet the requirements established by the Subdivision Street Requirements of the Virginia Department of Transportation.

NOW, THEREFORE, BE IT RESOLVED, that the Albemarle Board of County Supervisors requests the Virginia Department of Transportation to add the street(s) in **Crozet Court Subdivision**, as described on the attached Additions Form AM-4.3 dated **August 19th, 2026**, to the secondary system of state highways, pursuant to §33.2-705, Code of Virginia, and the Department's Subdivision Street Requirements; and

BE IT FURTHER RESOLVED that the Board guarantees a clear and unrestricted right- of-way, as described, exclusive of any necessary easements for cuts, fills and drainage as described on the recorded plats; and

FURTHER RESOLVED that a certified copy of this resolution be forwarded to the Resident Engineer for the Virginia Department of Transportation.

* * * *

COMMONWEALTH OF VIRGINIA DEPARTMENT OF TRANSPORTATION
Form AM 4.3

In Albemarle County

by Resolution of the governing body adopted 8/19/2026

The following VDOT Form AM-4.3 is hereby attached and incorporated as part of the governing body's resolution for changes to the secondary system of state highways.

Report of Changes in the Secondary System of State Highways

Project/Subdivision: **Crozet Court**

CHANGE TYPE	RTE NUM & STREET NAME	CHANGE DESCRIPTION	FROM TERMINI	TO TERMINI	LENGTH	NUMBER OF LANES	RECORDATION REFERENCE	ROW WIDTH
Addition	Rt. 1368 - Agatha Ridge Lane	New subdivision street §33.2-705	Intersection with Agatha Ridge Court	Intersection with Park Road	0.09	2	5297/64-115	36
Addition	Rt. 1368 - Agatha Ridge Lane	New subdivision street §33.2-705	Cul-de-sac at south end of Agatha Ridge Lane	Intersection with Agatha Ridge Court	0.03	2	5297/64-115	36
Addition	Rt. 1369 - Agatha Ridge Court	New subdivision street §33.2-705	Cul-de-sac on east end of Agatha Ridge Court	End of pavement approximately 35' east of traffic circle at emergency accessway	0.006	2	5297/64-115	50
Addition	Rt. 1369 - Agatha Ridge Court	New subdivision street §33.2-705	Intersection with Agatha Ridge Lane	Cul-de-sac at eastern end of Agatha Ridge Court	0.07	2	5297/64-115	36

RESOLUTION TO APPROVE AN INCENTIVE UNDER THE AFFORDABLE RENTAL HOUSING INCENTIVE PROGRAM (ARHIP) FOR THE ATTAIN ON 5TH PROJECT AND TO AUTHORIZE EXECUTION OF A PERFORMANCE AGREEMENT

WHEREAS, on February 21, 2024, the Albemarle County Board of Supervisors approved the Affordable Rental Housing Incentive Program ("ARHIP"), which provides an incentive to qualifying residential rental projects that include affordable dwelling units consistent with Housing Albemarle; and

WHEREAS, Bonaventure, a multifamily real estate and investment company, submitted an ARHIP application for Attain on 5th, a 309-unit apartment community located at 100 Wahoo Way, with 31 units restricted to households earning 60% or less of Area Median Income (AMI), 31 units restricted to households earning 80% or less of AMI for 30 years, and including 2- and 3-bedroom units with projected rents set at affordability levels aligned to AMI tiers; and

WHEREAS, under Albemarle County Code Appendix A.2 (Affordable Housing Grant and Loan Program), the County is authorized to make grants or loans for the production of residential rental property occupied by persons of low and moderate income, administered by the County Executive or designee pursuant to program guidelines adopted by the Board; and

WHEREAS, staff recommends approval of an annual incentive equal to fifteen percent (15%) of the real property taxes paid on the project, for a 30-year term, subject to and conditioned upon the terms of a performance agreement and a recorded affordability covenant;

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors hereby approves an ARHIP incentive for the Attain on 5th property in an amount each year equal to fifteen percent (15%) of the real property taxes paid on the project for a period of thirty (30) years; and

BE IT FURTHER RESOLVED that the Board authorizes the County Executive to execute, on behalf of the County, a performance agreement with Bonaventure together with any related documents, including a recorded affordability covenant, in a form approved by the County Attorney, to implement the ARHIP incentive and to ensure the long-term affordability and performance obligations outlined therein.

**ORDINANCE NO. 26-A(7)
ZMA 2025-00004 ATTAIN ON 5TH – PHASE 2**

**AN ORDINANCE TO AMEND THE ZONING MAP
FOR PARCEL ID 07600-00-00-054A1**

WHEREAS, Zoning Map Amendment application ZMA2025-00004 (Attain on 5th – Phase 2) was submitted to rezone Parcel ID 07600-00-00-054A1 from R-10 Residential to Planned Residential District (PRD); and

WHEREAS, on October 28, 2025, after a duly noticed public hearing, the Planning Commission recommended approval of ZMA 2025-00004;

NOW, THEREFORE, BE IT ORDAINED by the Board of Supervisors of the County of Albemarle, Virginia, that upon consideration of the transmittal summary and staff report prepared for ZMA 2025-00004 and their attachments, including the application plan last revised on July 6, 2026, the information presented at the public hearing, any comments received, the materials submitted and relevant factors in *Virginia Code* § 15.2-2284 and *Albemarle County Code* §§ 18-19 and 18-33.6, and for the purposes of public necessity, convenience, general welfare and good zoning practices, the Board hereby approves ZMA 2025-00004 to rezone Parcel ID 07600-00-00-054A1 from R-10 Residential to Planned Residential Development (PRD) as shown on the Application Plan, last revised July 6, 2026.

**ORDINANCE NO. 26-A(8)
ZMA 2025-00005 ATTAIN ON 5TH—PHASE 2**

**AN ORDINANCE TO AMEND THE ZONING MAP
FOR PORTIONS OF PARCEL ID 07600-00-00-054A1**

WHEREAS, Zoning Map Amendment application ZMA 2025-00005 (Attain on 5th – Phase 2) was submitted to rezone portions of Parcel 07600-00-00-054A1 from Preserved Slopes to Managed Slopes; and

WHEREAS, on October 28, 2025, after a duly noticed public hearing, the Planning Commission recommended approval of ZMA 2025-00005;

NOW THEREFORE, BE IT ORDAINED by the Board of Supervisors of the County of Albemarle, Virginia, that upon consideration of the transmittal summary and staff report prepared for ZMA 2025-00005 and their attachments, including the project narrative last revised on July 24, 2025, the information presented at the public hearing, any comments received, the material and relevant factors in *Virginia Code* § 15.2-2284 and *Albemarle County Code* §§ 18-30.7.6 and 18-33.6, and for the purposes of public necessity, convenience, general welfare and good zoning practices, the Board hereby approves ZMA 2025-00005 to amend the Steep Slopes Overlay District from Preserved Slopes to Managed Slopes for the 0.55 acres on Parcel ID 07600-00-00-054A1 as shown on the “Conceptual Grading, SWM & Utilities Plan” (Sheet 5) of the Application Plan dated April 25, 2025, last revised July 6, 2026.

**RESOLUTION TO APPROVE SE 2025-00019
ATTAIN ON 5th-PHASE 2 STEPBACK WAIVER**

WHEREAS, upon consideration of the staff reports prepared for SE2025-00019 Attain on 5th Phase 2 and the attachments thereto, including staff's supporting analysis, any comments received, and all relevant factors in *Albemarle County Code* §§ 18-4.19.5, and 18-33.9(A), the Albemarle County Board of Supervisors hereby finds that the proposed special exception is consistent with the County's Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED that the Albemarle County Board of Supervisors hereby approves a special exception on Parcel 07600-00-00-054A1 to waive the 15-foot minimum front setback otherwise required by *Albemarle County Code* § 18-4.19.5.

**RESOLUTION TO APPROVE SE 2025-00036
ATTAIN ON 5TH—PHASE 2 PARKING REDUCTION**

WHEREAS, upon consideration of the staff reports prepared for SE2025-00036 Attain on 5th Phase 2 Parking Reduction and the attachments thereto, including staff's supporting analysis, any comments received, and all relevant factors in *Albemarle County Code* §§ 18-4.12.2(c) and 18-33.9, the Albemarle County Board of Supervisors hereby finds that the proposed modification:

- a. the public health, safety, or welfare would be equally or better served by the proposed modification; and
- b. the proposed modification would not otherwise be contrary to the purpose and intent of the Zoning Ordinance;

NOW, THEREFORE, BE IT RESOLVED that the Albemarle County Board of Supervisors hereby approves a special exception to modify the minimum number of parking spaces otherwise required by *Albemarle County Code* § 18-4.12.6 and reduce the number of required parking spaces on Parcel 07600-00-00-054A1 from 660 spaces to 460 spaces.

