County of Albemarle
COMMUNITY DEVELOPMENT DEPARTMENT

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To:	Albemarle County Board of Supervisors
From:	Ben Loppacker, Planner I
Date:	December 2, 2026
Re:	**SE-2026-00015 Living Earth Sanctuary parking lot design requirements special exception**
Parcel IDs:	10100-00-00-02000, 10100-00-00-020C0, 10100-00-00-01900
Magisterial District:	Samuel Miller
School Districts:	Red Hill E.S., Walton M.S., Monticello H.S.
Zoning:	Rural Areas (RA)

Summary of Request for Special Exception:

The applicant requests a special exception to modify parking lot design standards found in County Code § 18-4.12.15. County Code § 18-4.12.2 (c), authorizes the Board of Supervisors to grant parking lot modifications and waivers. These requests are associated with an initial site plan under review for a (SDP-2026-00052) camp. Details of the applicant's request are provided in Attachment B and the requests include:

1. County Code § 18-4.12.15(a): Allow gravel, rather than asphalt, for parking lot surface materials.
2. County Code § 18-4.12.15(c): Allow parking lot and access aisle grades up to 7%.
3. County Code § 18-4.12.15(g): Waive curb and gutter requirements and allow earthen channels.

Staff's analysis is provided in Attachment C.

Staff Recommendation:

Staff recommends that the Board adopt the attached Resolution (Attachment C) to approve all three special exceptions with conditions:

1. The maximum grade in parking areas must not exceed 7%.
2. The first 100 feet of travelway into the site from Red Hill Road must be paved. Portions of the travelway adjacent to the proposed permeable spaces, as shown on Sheet C2.1, must also be paved if required by the County Engineer.

Attachments:

A. Location Map
B. Application Materials
C. Staff Analysis
D. Resolution