RESOLUTION TO APPROVE SE-2025-00024
AIRPORT ROAD COMMERCIAL SPECIAL EXCEPTION

WHEREAS, the Developer of Airport Road Commercial submitted a zoning map amendment to rezone Parcels 032A0-01-0B-001A0, 032A0-01-0B-00200, 032A0-01-0B-00300, and 032A0-01-0B-00400 from R-1 Residential to HC Highway Commercial, and amend the proffers associated with Parcels 03200-00-00-02D0 and 03200-00-00-020E0 (collectively, the "Property").

WHEREAS, *Albemarle County Code* § 18-21.7(c) requires the maintenance of a 20-foot undisturbed buffer zone for properties located in a commercial zoning district that are adjacent to any residential or rural areas district;

WHEREAS, the applicant requested special exception SE-2025-00024 in conjunction with ZMA-2025-00010 to waive the 20-foot buffer requirement for the portions of the Property adjacent to Parcels 03200-00-00-020F0 and 032A0-01-0B-00500 to allow the disturbance of the existing buffer for grading and replanting; and

WHEREAS, the revised concept plan expands the landscaped buffer adjacent to Parcel 032A0-01-0B-00500 from 30 feet to 50 feet, and includes construction of a proposed vehicular interconnection between Airport Acres and Airport Road over Parcels 03200-00-00-02D0 and 032A0-01-0B-00400;

NOW, THEREFORE, BE IT RESOLVED that, upon consideration of the foregoing, the executive summary, and staff report prepared in conjunction with the application, all of the factors relevant to the special exception in *County Code* §§ 18-21.7(c) and 18-33.49, and the information provided at the Board of Supervisors' meeting, the Albemarle County Board of Supervisors hereby approves the special exception set forth above.

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 December 2, 2026.

_____
Clerk, Board of County Supervisors

	Aye	Nay
Mr. Gallaway	____	____
Ms. Duncan	____	____
Ms. LaPisto-Kirtley	____	____
Ms. Mallek	____	____
Mr. Missel	____	____
Mr. Pruitt	____	____