RESOLUTION TO APPROVE SUB2022-00190
MONTGOMERY RIDGE PLANTING STRIP EXCEPTION

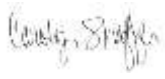
WHEREAS, upon consideration of the Memorandum prepared in conjunction with the SUB2022-00190 Montgomery Ridge Planting Strip Exception application and the attachments thereto, including staff's supporting analysis, any comments received, and all of the relevant factors in Albemarle County Code § 14-203.1(B) and § 14-422(F), the Albemarle County Planning Commission hereby finds that because of an unusual situation, including but not limited to, the unusual size, topography, shape of the site or the location of the site, strict adherence to the requirements would result in substantial injustice or hardship by impacts, including but not limited to, resulting in the significant degradation of the site or to adjacent properties, causing a detriment to the public health, safety or welfare, or by inhibiting the orderly development of the area or the application of sound engineering practices.

NOW, THEREFORE, BE IT RESOLVED, that in association with the Montgomery Ridge Planting Strip Exception, the Albemarle County Planning Commission hereby approves an exception to reduce the width of the planting strips along the proposed Settlers Ridge Road, extending from the intersection of Montgomery Ridge Road through the length of the parcel currently owned by the Montgomery Ridge Owners Association (TMP 46D-A2) to approximately the property line of the parcel owned by Powell Ridge Partners (TMP 46-24), as depicted on sheet 3, "Site Plan," of the plan titled, "Montgomery Ridge Phase 4 – Preliminary Subdivision Plat," dated September 6, 2022, last revised December 27, 2022, prepared by Collins Engineering, as follows:

a. On the north side of the proposed Settlers Ridge Road, the planting strip must have a minimum width of four feet.
b. On the south side of the proposed Settlers Ridge Road, the planting strip must have a minimum width of three feet.

* * *

I, Carolyn Shaffer, do hereby certify that the foregoing writing is a true, correct copy of a Resolution duly adopted by the Planning Commission of Albemarle County, Virginia, by a vote of 5 to 0 as recorded below, at a regular meeting held on April 25, 2023.



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Clerk, County Planning Commission

	Aye	Nay
Mr. Bivins	X	
Mr. Carrazana	X	
Mr. Clayborne	Absent	
Ms. Firehock	X	
Mr. Missel	X	
Mr. Murray	X	