Revised: October 9, 2023

RESOLUTION TO APPROVE ZMA2022-00012
ARBOR OAKS TOWNES PLANTING STRIP EXCEPTION

WHEREAS, upon consideration of the Staff Report prepared in conjunction with the ZMA2022-00012 Arbor Oaks Townes 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 Arbor Oaks Townes Planting Strip Exception, the Albemarle County Planning Commission hereby approves an exception to the planting strip requirement along the proposed private street easement, as depicted on sheet 3, "Conceptual Plan," of the plan titled, "Concept Plan for ZMA2022-00012 Arbor Oaks Townes, TMP 06100-00-00-03800, Jack Jouett District, Albemarle County, Virginia," dated November 15, 2022, last revised May 5, 2023, prepared by Meridian Planning Group, LLC, with the following condition:

1. Because the private street will function like a parking lot, landscaping must be provided along the private street in accordance with § 18-32.7.9.6 (*Landscaping within a parking area*) of the Zoning Ordinance.

* * *

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 7 to 0 , as recorded below, at a regular meeting held on October 10, 2023.



_____
Clerk, County Planning Commission

	Aye	Nay
Mr. Bivins	Y	
Mr. Carrazana	Y	
Mr. Clayborne	Y	
Ms. Firehock	Y	
Mr. Missel	Y	
Mr. Murray	Y	