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Civil Engineering

SPECIAL EXCEPTION REQUEST

TO: J.T. Newberry
Senior Planner II
Community Development Department Planning Division

FROM: Kendra Moon, PE
Line and Grade Civil Engineering

DATE: July 17, 2026

RE: Airport Road Commercial
Special Exception Request – Use Buffer

PROJECT DETAILS

Applicant:	Airport Auto Investments Phase 3 LLC
Consultant:	Line and Grade Civil Engineering | Kendra G. Moon, PE
Name of Project:	Airport Road Commercial
Short Description:	Special Exception to Use Buffer Adjacent to Residential
Proposed Site:	No primary property address, behind 1791 Airport Road

PROPERTY DETAILS

Parcel ID Number:	032A0-01-0B-00300 and 03200-00-00-020D0
Short Parcel ID:	32A-01-0B-4 and 32-20D
Total Acres:	1.039 ac and 1.374 ac
Owner:	Airport Auto Investments Phase 3 LLC and Airport Auto Investments LLC
Current Tenant:	Vacant
Magisterial District:	Rio
Zoning:	R1 Residential and HC Highway Commercial
Proffered:	TMP 32-20D is proffered, TMP 32A-01-0B-4 is not
Overlays:	Airport Impact Area, Entrance Corridor, Steep Slopes Managed
Comprehensive Plan Area:	Hollymead - Places 29
Comprehensive Plan Use:	Urban Mixed Use in Centers and Neighborhood Residential
Land Use:	Commercial
Surrounding Uses:	Vacant zoned R1 to the east, commercial zoned C1 and HC and a wireless communication facility zoned RA to the South, residential zoned R1 to the west, and residential zoned R1 to the north.

EXECUTIVE SUMMARY

Airport Auto Investments Phase 3 LLC would like to formally request a Special Exception (SE) to the required 20 ft use buffer for commercial properties adjacent to residential properties on parcels TMP 32A-01-0B-4 and TMP 32-20D in Albemarle County, Virginia. Note that a zoning map amendment to rezone TMPs 32A-01-0B-4, 32A-01-0B-3, 32A-01-0B-2, 32A-01-0B-1A, 32-20D, and 32-20E to highway commercial has been submitted alongside this request. Also note a boundary line adjustment for TMPs 32A-01-0B-3, 32A-01-0B-4, and 32-20D has recently been approved per SUB-2025-00014.

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Site Mapping



Image 1 – Subject parcels, source: Albemarle County GIS

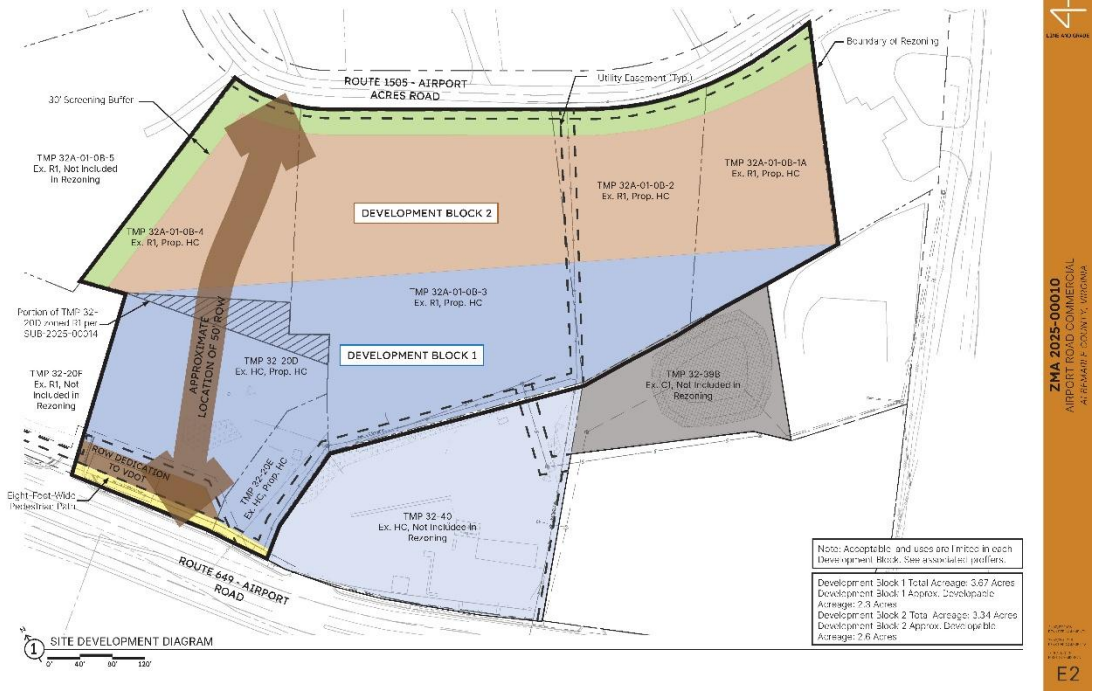


Image 2 – Overall site development diagram

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BACKGROUND INFORMATION

The subject properties are zoned HC Highway Commercial and R1 Residential. Both properties are included in ZMA 2025-00010 (submitted alongside this request) with proposed HC Highway Commercial zoning. Subject property TMP 32-20D is bordered to the west by R1 Residential property TMP 32-20F (currently vacant) and subject property TMP 32A-01-0B-4 is bordered to the west by R1 Residential property TMP 32A-01-0B-5.

A use buffer is required for commercial zoned properties adjacent to residential, according to Chapter 18, Article III, Section 21.7(c) of the County's Code of Ordinances, as follows:

> *Use buffer adjacent to residential and rural areas districts.* For the purpose of this subsection, a use buffer shall not be required when a commercial zone is across a street from a residential or rural area district. No construction activity including grading or clearing of vegetation shall occur closer than 20 feet to any residential or rural areas district. Screening shall be provided as required in section 32.7.9. The board of supervisors may waive by special exception the prohibition of construction activity, grading or the clearing of vegetation in the use buffer in a particular case upon consideration of whether: (i) the developer or subdivider demonstrates that grading or clearing is necessary or would result in an improved site design; (ii) minimum screening requirements will be satisfied; and (iii) existing landscaping in excess of minimum requirements is substantially restored.

REQUEST OF SPECIAL EXCEPTION TO USE BUFFER FOR ADJACENT TO TMP 32-20F

The proposed removal of the use buffer adjacent to TMP 32-20F is consistent with the context of the surrounding properties and with the Comprehensive Plan designation of TMPs 32-20F and 32-20D. The residential zoning of TMP 32-20F does not reflect the commercial context or character of adjacent properties fronting Airport Road, and the property's Comprehensive Plan Land Use is designated as Neighborhood Mixed Use, which is inconsistent with the property's R1 zoning designation. It is anticipated that this property will be developed with more intense uses in the near future. It is also important to note that TMP 32-20F currently has a shared entrance with TMP 32-20D, and any increased density on TMP 32-20F will require that property to have a commercial entrance on the proposed 50-foot ROW included in this concept plan (see Image 2). As such, any screening between TMPs 32-20F and 32-20D will likely be removed and replanted around the expected commercial entrance for this property.

REQUEST OF SPECIAL EXCEPTION TO USE BUFFER FOR ADJACENT TO TMP 32A-01-0B-5

The proposed encroachment into the use buffer adjacent to TMP 32A-01-0B-5 (zoned R1) is necessary to develop the subject properties as shown in the concept plan. The proposed 50-foot ROW with its associated eight-foot-wide Class A trail and the proposed development of Development Block 2 require grading within the 20-foot use buffer adjacent to TMP 32A-01-0B-5 due to existing steep topography. Therefore, a 30-foot screening buffer is proposed between TMP 32A-01-0B-5 and TMP 32A-01-0B-4 that satisfies the requirements of section 32.7.9. This screening buffer will include two rows of evergreen shrubs spaced ten feet on center, large deciduous trees spaced fifty feet on center, and additional flowering shrubs.