

**RESOLUTION APPROVING A REQUEST FOR A SPECIAL EXCEPTION PERMIT
("SEP") FOR PROPERTY LOCATED AT 1138 ROSE HILL DRIVE**

WHEREAS, the City of Charlottesville, Virginia ("Landowner"), is the current owner of a lot identified on 2025 City Tax Map 44 as Parcel 302 (City Parcel Identification No. 440030200), having an area of approximately 2.54 acres (110,642 square feet); ("Subject Property"); and

WHEREAS, Landowner wishes to expand a ground mechanical equipment area on the Subject Property ("Project"); and

WHEREAS, the Project is described in more detail within the Landowner's Application materials submitted in connection with Application PL-26-0063 ("Application"), as required by City Development Code Section 34-5.2.15.B.2 (collectively, "Application Materials"); and

WHEREAS, the Planning Commission of the City of Charlottesville, Virginia ("PC"), made a recommendation of approval of the SEP at its June 9, 2026, Public Meeting, per City Development Code Section 34-5.2.15.C.2.

NOW THEREFORE, BE IT HEREBY RESOLVED, by the City Council of the City of Charlottesville, Virginia ("City Council"), upon consideration of the PC's recommendation and the City Staff Report discussing the Application, as well as the factors set forth within City Development Code Section 34-5.2.15.D, that it finds and determines that granting the proposed SEP would serve the public necessity, convenience, general welfare, or good zoning practice; and

BE IT FURTHER RESOLVED, by City Council, pursuant to City Development Code Section 34-5.2.15, a SEP is hereby approved and granted to authorize the Project and permit ground mechanical equipment consistent with the Application Materials for the Subject Property, with the following condition:

1. Trex composite material shall be used for all required equipment screening.

Approved by Council
_____, 2026

Kyna Thomas
Clerk of Council