

**RESOLUTION TO APPROVE SE2025-00002
WOODBROOK APARTMENTS - USE BUFFER**

WHEREAS, upon consideration of the staff reports prepared for SE2025-00002 Woodbrook Apartments - Use Buffer and the attachments thereto, including staff's supporting analysis, any comments received, and all relevant factors in Albemarle County Code §§ 18-21.7(c) and 18-33.9(A), the Albemarle County Board of Supervisors hereby finds that:

- (i) the developer or subdivider has demonstrated 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 will be substantially restored;

NOW, THEREFORE, BE IT RESOLVED that the Albemarle County Board of Supervisors hereby approves a special exception to disturb the 20-foot use buffer required by County Code § 18-21.7(c) on the subject parcel, subject to the conditions attached hereto.

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 _____.

Clerk, Board of County Supervisors

	<u>Aye</u>	<u>Nay</u>
Mr. Andrews	_____	_____
Mr. Gallaway	_____	_____
Ms. LaPisto-Kirtley	_____	_____
Ms. Mallek	_____	_____
Ms. McKeel	_____	_____
Mr. Pruitt	_____	_____

SE 2025-0002 Woodbrook Apartments Use Buffer Conditions

1. Development of the use must be in general accord with the conceptual plan titled, “Woodbrook Crossing: Special Exception Plan,” drawn by Collins Engineering, dated 12-30-2024. To be in general accord, development must reflect the following major elements essential to the design of the development:
 - a. The location for access to the proposed dumpster within the 20’ use buffer.
 - b. The location of the three parking spaces within the 20’ use buffer.
2. Disturbance of the use buffer is limited to access to the proposed dumpster and the relocation of three parking spaces.
3. The entirety of the undisturbed 20’ use buffer must be screened in accordance with County Code § 18-32.7.9 (Landscaping and Screening).