



County of Albemarle
COMMUNITY DEVELOPMENT DEPARTMENT

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To: Albemarle County Board of Supervisors
From: Ben Loppacker, Planner I
Date: June 17, 2026
Re: **SE-2026-00012 1652 State Farm Boulevard**
Special Exception request to allow a Laboratories/Research and Development/Experimental Testing use with a gross floor area exceeding 4,000 square feet

Parcel IDs: 07800-00-00-06100
Magisterial District: Scottsville
School Districts: Stone-Robinson E.S., Burley M.S., Monticello H.S.
Zoning: Planned Development Mixed Commercial (PDMC)

Summary of Request for Special Exception:

The applicant is requesting a special exception to allow a “Laboratories/Research and Development/Experimental Testing” use with a gross floor area of 4,895 square feet in the Planned Development Mixed Commercial (PD-MC) Zoning District on Parcel ID 07800-00-00-06100.

County Code §18-24.2.1 (47) permits “Laboratories/Research and Development/Experimental Testing” uses by-right in the PD-MC district if the gross floor area is less than 4,000 square feet. Gross floor area of more than 4,000 square feet within a given site would require a special exception by the Board of Supervisors.

The applicant’s request is provided in Attachment A.

Please see Attachment B for staff’s full analysis. Based on the findings therein, staff recommends approval of the applicant’s request with the following condition:

1. The gross floor area of the Laboratories/Research and Development/Experimental Testing use is limited to 4,900 square feet.

Staff Recommendation:

Staff recommends that the Board adopt the attached Resolution (Attachment C) to approve a special exception to allow more than 4,000 square feet of gross floor area for Laboratories/Research and Development/Experimental Testing.

Attachments:

- A. Application Materials
- B. Staff Analysis
- C. Resolution