



County of Albemarle
COMMUNITY DEVELOPMENT DEPARTMENT

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To: Albemarle County Board of Supervisors
From: Syd Shoaf, Senior Planner II
Date: March 5, 2025
Re: **SE-2025-00002 Woodbrook Apartments – Use Buffer**
Parcel IDs: 04500-00-00-091B1, 04500-00-00-091B2, 04500-00-00-091B3, 04500-00-00-091B4, 04500-00-00-091B5, and 04500-00-00-091B6
Magisterial District: Rio
School Districts: Agnor-Hurt E.S., Burley M.S., and Albemarle H.S.
Zoning: C1 – Commercial

Summary of Request for Special Exception:

The applicant requests a special exception to disturb the 20-foot use buffer required by County Code § 18-21.7(c) between commercial and adjacent residential use. Under County Code § 18-21.7(c), the Board of Supervisors may waive by special exception the prohibition of construction activity, grading, or the clearing of vegetation in the use buffer. This request is in association with the proposed adjacent Woodbrook Apartments.

The subject parcel, known as Woodbrook Crossing, was approved with a shared entrance with the adjacent Woodbrook Apartments parcel. In order to achieve this interconnection, the approved application plan for Woodbrook Apartments (ZMA202300006) identified the relocation of the subject parcel's existing dumpster, but did not specify the location. In order to meet the requirements of the approved application plan, the existing parking requirements of the subject parcel, and because of the small size of the parcel (0.55 acres), the dumpster would be relocated within the Woodbrook Apartments site. The subject parcel would obtain access through the 20' use buffer and additional parking would be relocated within the use buffer as well.

Staff Recommendation:

Staff recommends that the Board adopt the attached Resolution (Attachment D) to approve a special exception to allow disturbance within the 20' use buffer, subject to the recommended conditions.

Attachments:

- A. Zoning Map
- B. Application Materials (Special Exception Request)
- C. Staff Analysis
- D. Resolution