



County of Albemarle
COMMUNITY DEVELOPMENT DEPARTMENT

401 McIntire Road, North Wing
Charlottesville, VA 22902-4579
Telephone: 434-296-5832
WWW.ALBEMARLE.ORG

To: Albemarle County Board of Supervisors
From: J.T. Newberry, Senior Planner II; Rebecca Ragsdale, Planning Manager
Date: January 14, 2026
Re: **SE-2025-00038 Premier Circle Stepback Variation**
Parcel IDs: 061M0-00-00-006C0
Magisterial District: Rio
School Districts: Agnor-Hurt E.S., Burley M.S., and Albemarle H.S.
Zoning: Neighborhood Model Development (NMD)

Summary of Request for Variation:

The applicant requests a variation to the code of development approved with ZMA202000011 Premier Circle for the required building stepback in Block 2 (see Attachments A and B).

Under County Code §18-8.5.5.3(a)(4), the Board of Supervisors may grant a variation of an approved plan, code, or standard for minor changes to architectural standards.

The variation is limited to Block 2 and would eliminate the 15-foot stepback for a building that is three stories (or 40 feet tall). The request is to eliminate the stepback from 15 feet to 0 feet, wherever the building face is setback 65 feet from the rear property line in Block 2.

Detailed staff analysis is provided in Attachment C.

Staff Recommendation:

Staff recommends that the Board adopt the attached Resolution (Attachment D) to grant the variation to the approved code of development.

Attachments:

- A. Applicant Narrative
- B. Proposed Variation
- C. Staff Analysis
- D. Resolution