



County of Albemarle
COMMUNITY DEVELOPMENT DEPARTMENT

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To: Albemarle County Board of Supervisors
From: Rebecca Ragsdale, Planning Manager
Date: May 6, 2026
Re: **SE-2025-00040 528 Clarks Tract (Building Site modification)**
Parcel IDs: 081000000011A3
Magisterial District: Rivanna
School Districts: Stone-Robinson E.S., Burley M.S., Monticello H.S.
Zoning: RA Rural Areas

Summary of Request for Special Exception:

The applicant requests a special exception from County Code §18-4.2.3 to allow a 3-car garage structure to remain in the water protection ordinance stream buffer (Attachment A). Structures and improvements must be located in a building site, outside of the stream buffer. Rather than pursue removal of the structure, the current owners are seeking relief from this ordinance provision to allow the structure and improvements to remain in the stream buffer.

Detailed staff analysis is provided as Attachment C.

Staff Recommendation:

Staff recommends that the Board adopt the attached Resolution (Attachment D) to deny the proposed modification.

Should the Board wish to approve the modification to allow the structure to remain, staff has recommended conditions to address impacts (Attachment E).

Attachments:

- A. Application Materials
- B. Location Map with Stream Buffer
- C. Staff Analysis
- D. Resolution to Deny
- E. Resolution to Approve