

# Parham Circle Self-Storage

ZMA-2025-00012 (Proffer/Plan Amendment)

SE-2025-00031 (Stepback Waiver)

SE-2025-00003 (Setback Modification)

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Albemarle County  
Board of Supervisors Public Hearing  
June 3, 2026



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# GIS Map

TMP 91-2D3  
1.730 acres



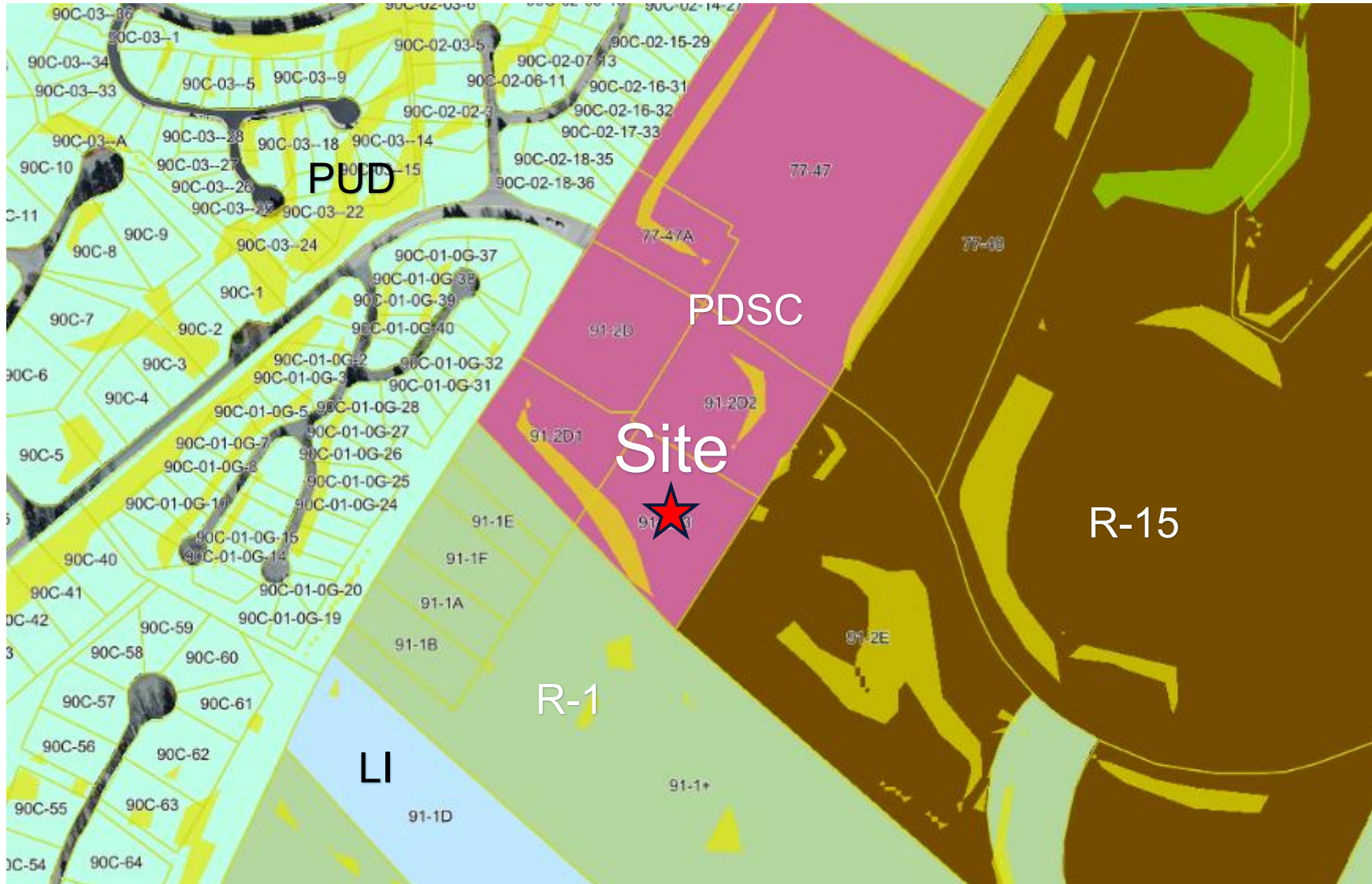
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# Aerial Map



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# Zoning Map- Planned Development Shopping Center



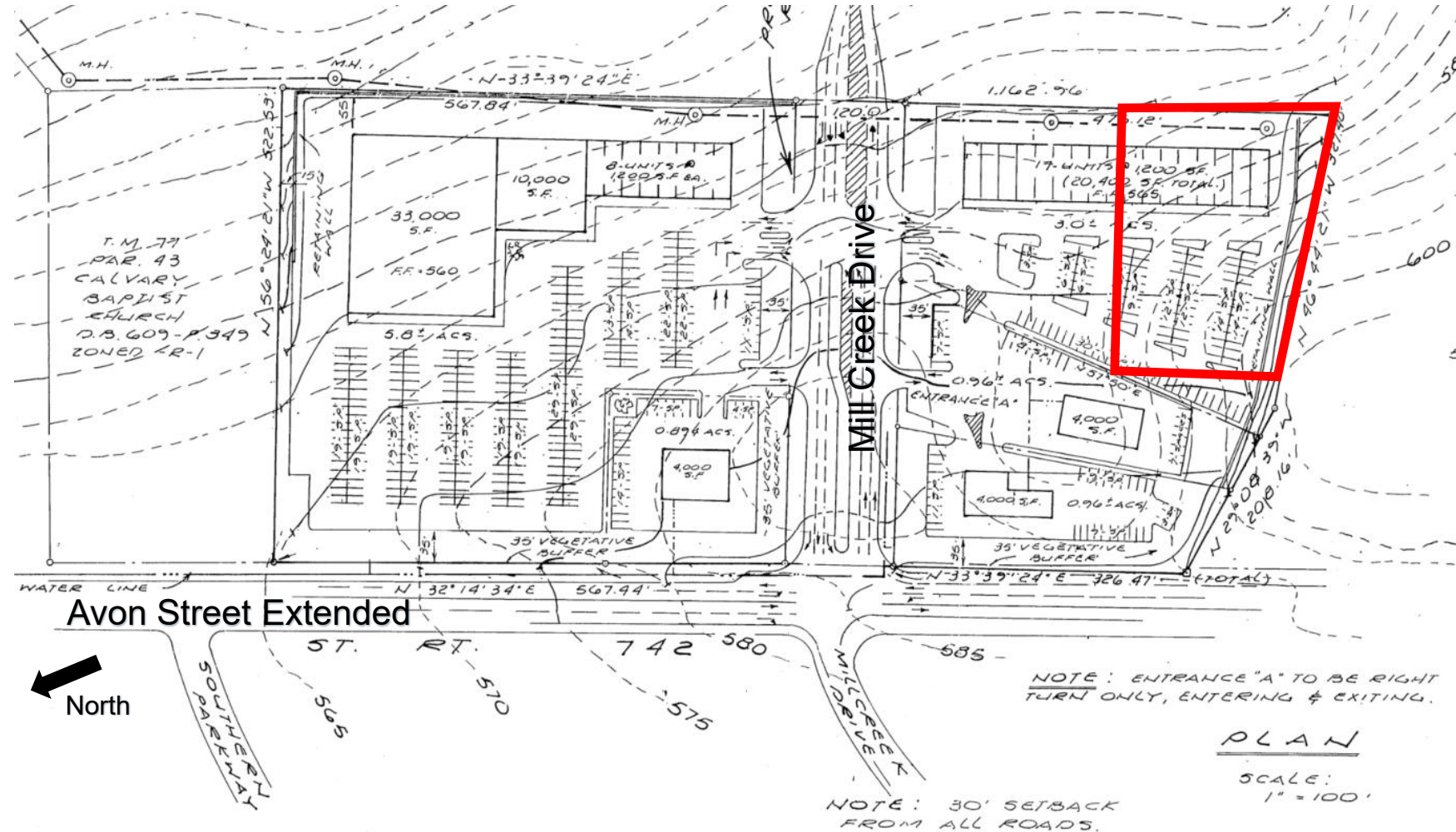
- PDSC Existing Zoning
- Entrance Corridor
- Managed Steep Slopes will not be disturbed



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# Rezoning Request

- Amend the 1996 Plan and Proffers for **Mill Creek Shopping Center** Rezoning ZMA 1995-00021 to allow Self-Storage as a use



# Proffer Amendment to Restore Self-Storage

22.21.a.3	Department Store
22.2.1.a.7	Furniture & Home Appliances (Sales & Service)
22.2.1.b.9	Indoor Theaters
22.2.1.b.22	Automobile, truck repair shop excluding body shop
24.2.1.2	Automobile, truck repair shop
24.2.1.4	Building materials sales
24.2.1.9	Factory outlet sales-clothing & fabric
24.2.1.20	Hotels, motels & inns
<del>24.2.1.21</del>	<del>Light warehousing</del>
24.2.1.22	Machinery & equipment sales, service & rental
24.2.1.23	Mobile home & trailer sales & service
24.2.1.24	Modular building sites
24.2.1.25	Motor vehicle sales, service & rental
24.2.1.32	Sale of major recreational equipment & vehicles
24.2.1.34	Wholesale distribution

# 1990s Self-Storage 15 acres, Multiple Buildings

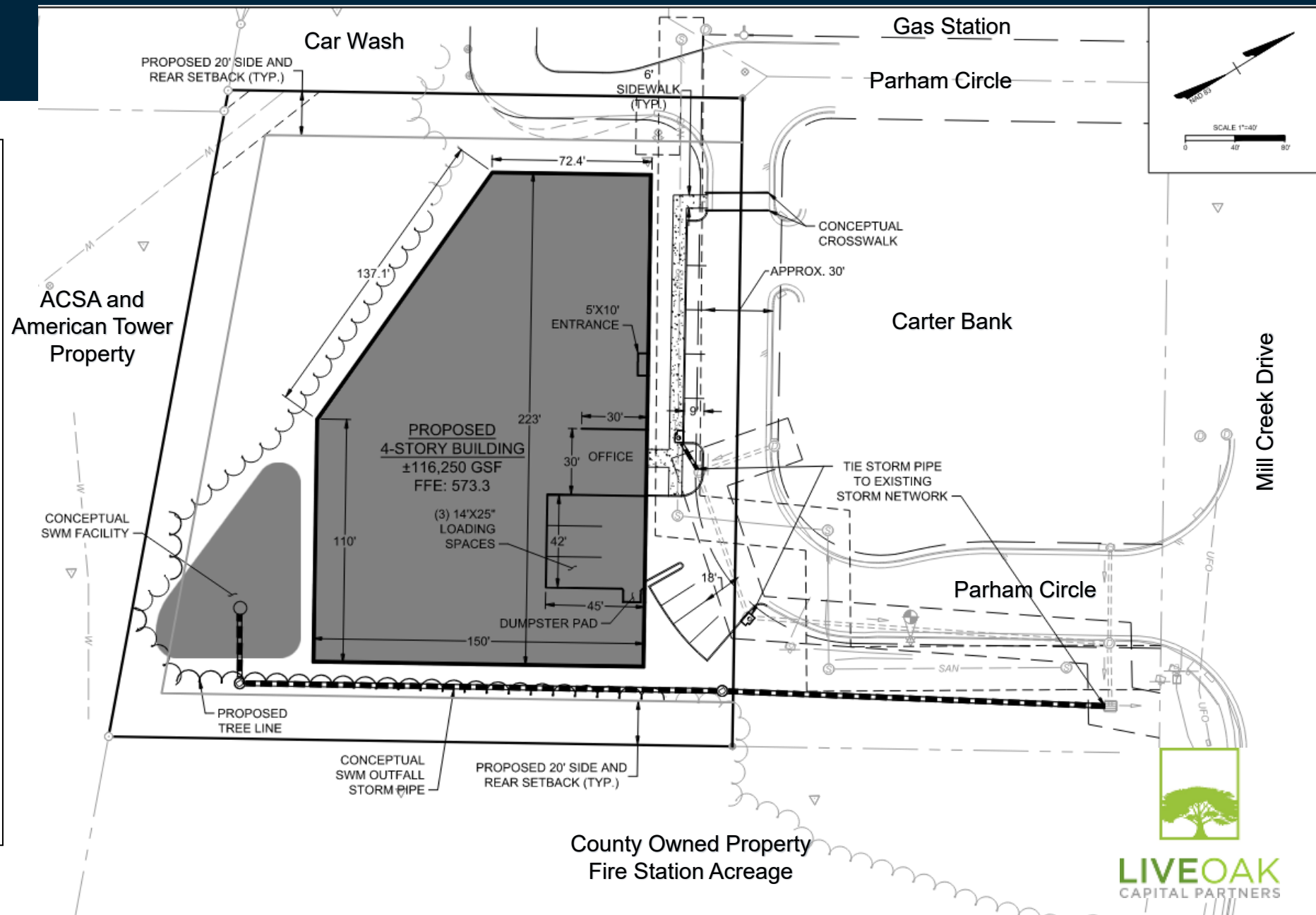


# Permitted Uses in PD-SC (Abridged List)

- > All uses permitted by right in Commercial (C-1), Commercial Office (CO), and Highway Commercial (HC) except storage yards, such as
  - Car wash
  - Banks
  - Food and grocery stores
  - Drug store, pharmacy
  - Retail nurseries and greenhouses
  - Drive-through windows
  - Manufacturing/processing/assembly/fabrication and recycling up to 4,000 sf
  - Laundry/dry cleaner
  - Offices
- > Energy and communications transmission facilities
- > Public uses
- > Temporary construction headquarters and storage yards

# Application Plan

- Proposed four (4) stories with maximum of 48 feet
- Pedestrian facilities including crosswalk and sidewalk to connect to existing facilities
- Avon St Extended is an Entrance Corridor Requiring Architectural Review Board Review at Site Plan
- Will not disturb existing Steep Slopes
- Preserves majority of existing trees



# View looking South at western most intersection of Parham Cir. and Mill Creek Dr. (Site to rear left)



# View looking East from Parham Circle (Site to the Right)



# View from Parham Circle Looking South at the Site



# View looking South from western most intersection of Parham Cir. and Mill Creek Dr. (site to rear right)

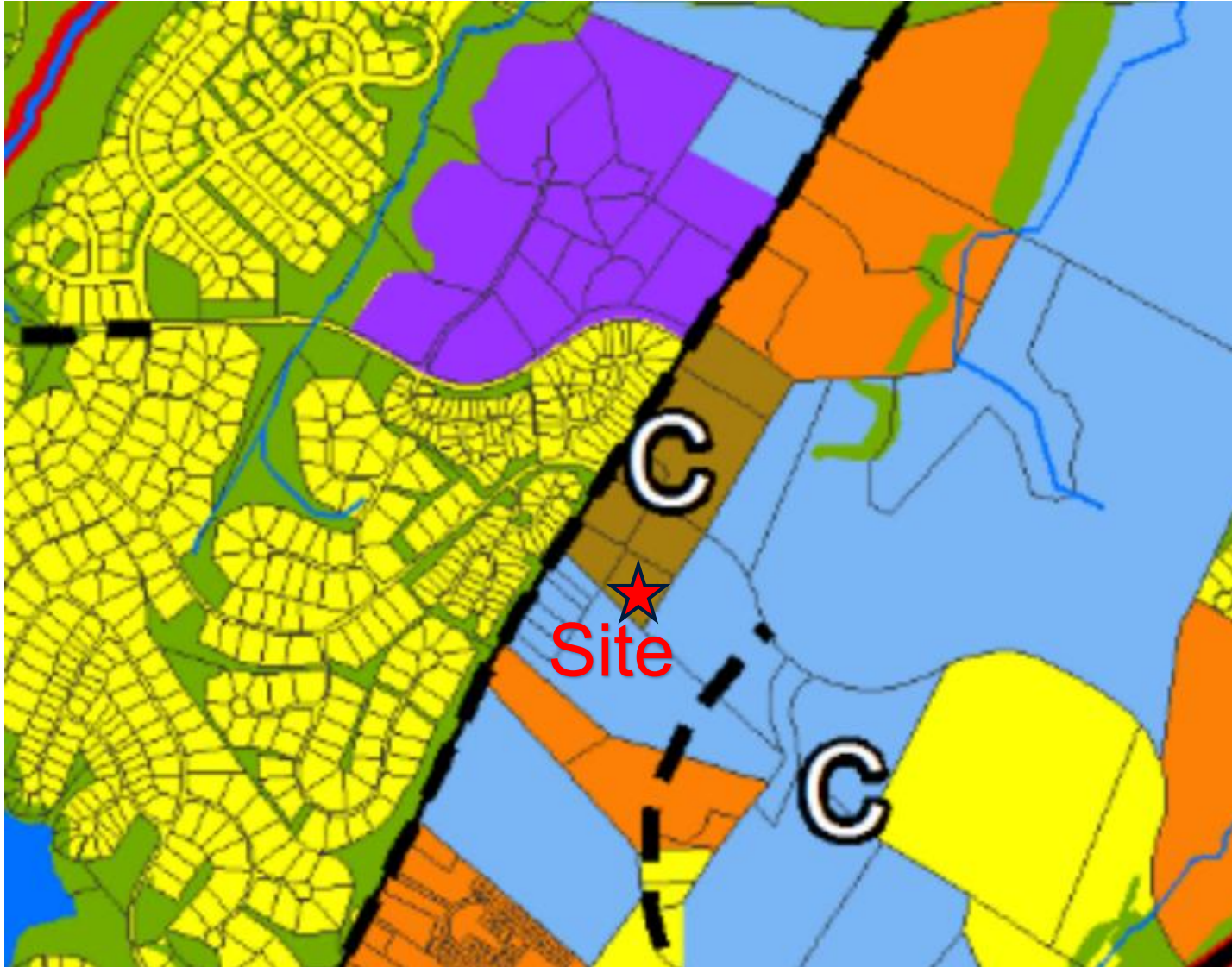


# View looking South from intersection of Avon St. and Mill Creek Dr.



# Southern and Western Neighborhoods Land Use Map

## Community Mixed Use



- AC44 Future Land Use Map and Southern and Western Neighborhoods Master Plan Designation for property is **Community Mixed Use and Center**
- **Community Mixed Use** primary uses include retail, service, office, townhomes, apartments, churches, private schools, day care centers, public and institutional uses.
- **“C” Center designation** is described in Master Plan as “an area of existing mixed use which includes industrial, mixed residential density, retail, and educational uses.”



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# AC44 Future Land Use Map

## Community Mixed Use and Community Center Designation Alignment

### Community Mixed Use

<b>Description</b>	Mid-rise, mixed-use development provides convenient access to goods and services that attract residents and visitors beyond the immediate neighborhood.
<b>Primary Land Uses</b>	Residential, typically at a density of 12-34 units/acre. Encouraged housing types: multi-family, multiplexes, live-work units, two over twos.  Non-residential uses such as commercial, retail, offices, hotels, conference facilities, schools and childcare, institutional, and religious assembly.
<b>Secondary Land Uses</b>	Single-family attached, townhomes, accessory units.  Non-residential uses such as auto-commercial sales and services and office/research & development/flex/light industrial uses.
<b>Building Form</b>	<p>Buildings are generally 2 to 5 stories. Block-scale development is encouraged for walkability/pedestrian-orientation and a mix of uses, with block lengths typically 300 to 500 feet.</p> <p>Non-residential uses are encouraged to be located within multi-story mixed-use buildings with shop-fronts along streets.</p> <p>Flex and light industrial activities that could impact nearby and adjacent residential uses should be located inside buildings.</p> <p>Stepbacks and facade breaks can be used to support pedestrian-oriented development and are encouraged if any areas have been identified for viewshed protection.</p>
<b>Ground Floor Use</b>	Active ground-story uses are encouraged. Buildings that start out as single use are encouraged to be constructed to allow for future conversion to active ground-story uses.

### COMMUNITY CENTERS

Community Centers are mixed-use centers. Their target density and commercial intensity ranges fall in between Local Centers and Regional Centers. Their intent is to provide services primarily to residential neighborhoods, but at a higher level of service and to a larger area than local centers can support because the community center typically draws people from a wider area. The Food Lion Shopping Center on Avon Street Extended is an example of a Community Center that serves an entire quadrant of the Development Areas.



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# AC44 Development Areas Land Use Chapter

## Centers Interpretation Policy

### The Project Aligns with the AC44 guidance for evaluating new development proposals in Centers:

1: The Activity Centers function as an overlay that encourages a higher intensity of uses than the underlying Land Use Designations. Land uses should generally be consistent with underlying Land Use Designations. More development intensity and infill are encouraged with appropriate form and scale for each Center Place Type.

5: Building Height: Taller buildings above the high end of the recommended range may be appropriate. Impacts on neighboring properties, including lighting, structured parking, and service and loading areas, should be considered and mitigated, particularly when buildings are located next to smaller-scale residences.



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# Conformance with the Mill Creek Drive Center within Southern and Western Neighborhoods Development Area

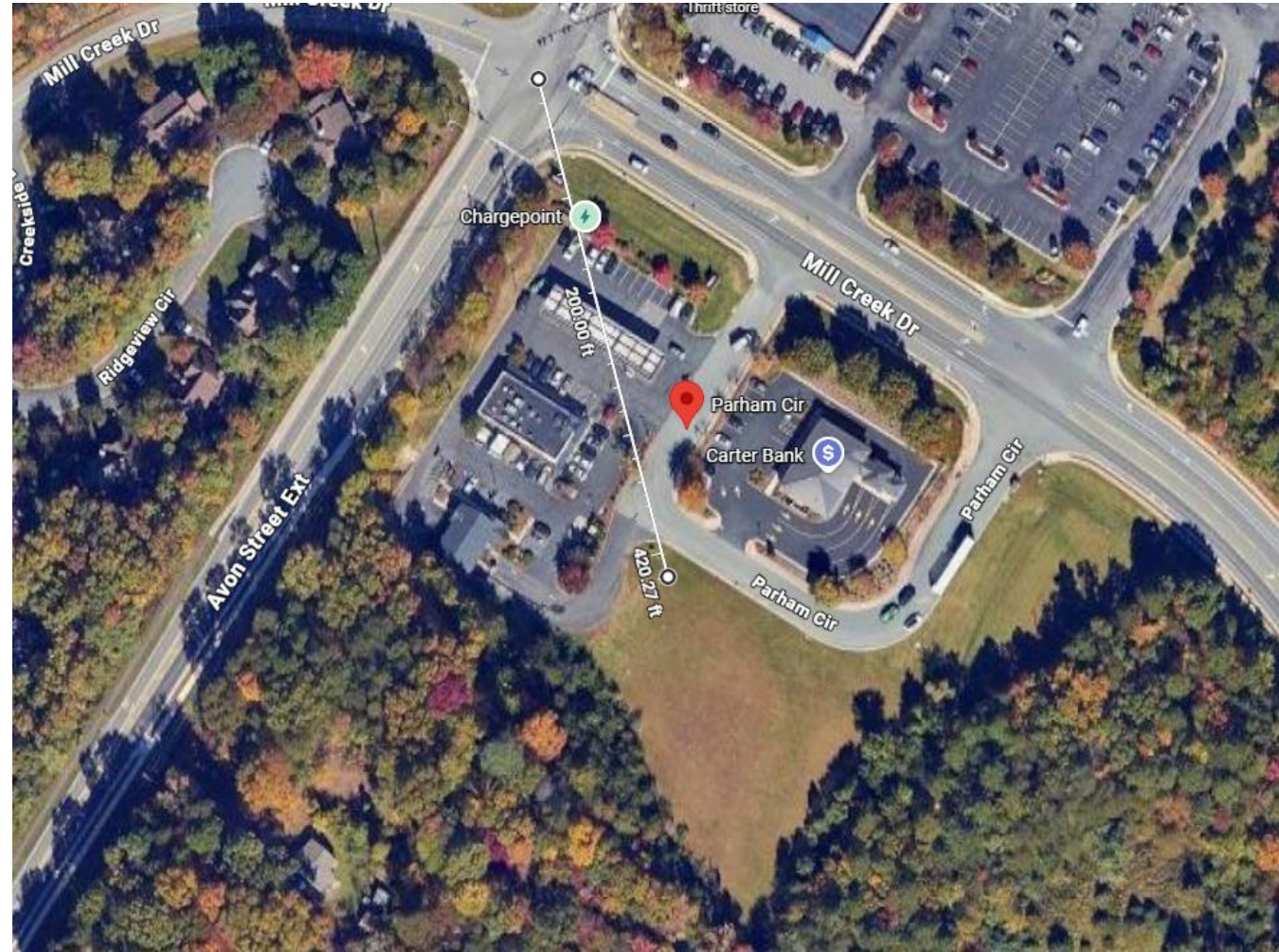
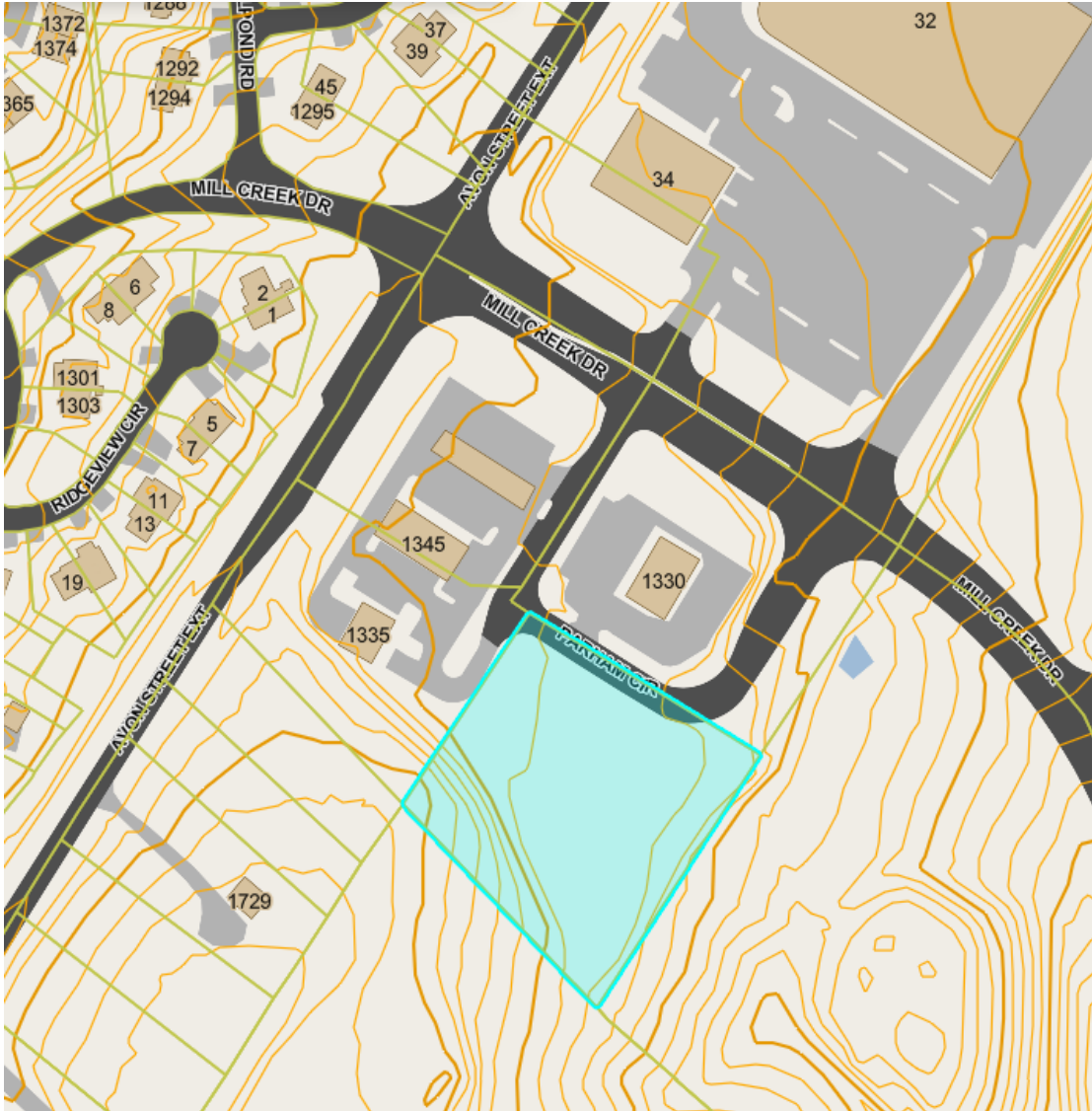
	Comprehensive Plan	Proposed Project
Land Use Expectations	“mixture of residential and retail uses and services that serve the community”	Self-storage use to serve surrounding community
Size	Building footprint under 60,000 square feet	29,000 square foot building footprint
Height	1 – 4 stories	4 stories
Environmental Resource Preservation	Preserve streams, stream buffers, preserved slopes	Steep slopes will not be disturbed (no streams on/near site)
Access	Pedestrian and bicycle included	Pedestrian and bicycle included
Interconnectivity	Ensure streets are interconnected	Parham Circle is subject to an access easement agreement among gas station/car wash, bank, and storage parcels
Density	Promote density within Development Areas to create “compact urban areas” and prevent sprawl	Develops long-vacant shopping center parcel to a use that serves local community

# Stepback Waiver Special Exception and Conceptual Massing Study

- Proposed four (4) stories with maximum of 48 feet
- 15' stepback over three stories applies to front of building only
- Proposed building will not be taller than the ridgeline
- Within Entrance Corridor Requiring Architectural Review Board Review and adhering to Design Guidelines at Site Plan
- Height allows smaller footprint to preserve managed steep slopes and majority of existing trees
- Aligns with goals and recommendations in AC44



# Topography and Distance to Avon St-Mill Creek Dr Intersection



# Stepback Exception, Continued

- > Applies only to front of building facing Mill Creek Dr, not Avon Street Ext'd
- > Closest building to Site (bank) is 88' away
- > Avoiding “canyon effect” for pedestrians is inapplicable given siting and distance from neighboring buildings



# Setback Special Exception: Existing Zoning and Land Use

- Zoning Ordinance Section 4.20 requires a fifty (50) foot setback from commercial to residential
- Requesting a reduction to twenty (20) feet on the south and east property lines adjacent to residentially zoned property
- Properties are designated in the Future Land Use Map as Institutional
- Both residentially zoned properties serve public or institutional functions and are not planned for residential development



Zoning Map



Comp Plan  
Future Land  
Use Map



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# Setback Special Exception: Existing Adjacent Uses

Monticello Fire and Rescue Station



Albemarle County Service Authority  
Avon Operations Center And  
American Tower Property



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# QUESTIONS

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Steve Tedder, Live Oak Capital Partners

Kevin Flynn, Timmons Group

Lori Schweller, Williams Mullen



# Location of 39 & 43 Creekside Circle



# AC44 Comprehensive Plan Alignment

## Development Areas Land Use Chapter

**GOAL:** Albemarle County's Development Areas will be thriving, walkable, and mixed-use, with a variety of housing types that are connected by multimodal transportation **options to goods, services,** employment opportunities, and parks and natural areas. Neighborhoods will be green and resilient **with tree coverage, protected natural features,** and energy-efficient designs. Land use planning in the Development Areas will **consider the** housing and **business needs of current and future community members and will encourage effective use of land through** redevelopment, **infill,** and adaptive reuse.

**Objective 1:** Increase the use of infill, higher-density development, adaptive reuse, and redevelopment in the Development Areas.



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# AC44 Comprehensive Plan Alignment

## Thriving Economy Chapter

### DIVERSE ECONOMY & TAX BASE

A diversified economy includes a wide range of economic activities rather than relying heavily on a single industry or sector. It can include manufacturing, service, and agricultural sectors as well as different types of businesses and industries. Diversification makes an economy more resilient to economic shocks and provides more opportunities for growth, provides a range of jobs that are suitable for a variety of education levels and interest areas, and provides a more resilient tax base. For Albemarle County, a more diversified tax base would lessen the current heavy reliance on property taxes as the County's primary revenue source and create a 'balanced revenue system' that is more responsive to economic changes.



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