



County of Albemarle
COMMUNITY DEVELOPMENT DEPARTMENT

401 McIntire Road, North Wing
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MEMORANDUM

TO: MEMBERS, SITE REVIEW COMMITTEE:
John Wilson - VDOT
Joshua Kirtley - Blue Ridge Health District
Michael Dellinger – CDD – Zoning
Richard Nelson - Albemarle County Service Authority
Francis MacCall – CDD - Zoning
Frank Pohl - CDD – Engineering
Howard Lagomarsino – Fire Rescue
Tim Padalino – Parks & Recreation
Margaret Maliszewski - CDD - Architectural Review Board
Jennifer Whitaker - Rivanna Water Service Authority
Kevin McDermott – CDD - Planning
Rebecca Ragsdale – CDD – Planning
Luis Carrazana - At-Large PC Member

FROM: Albemarle County Department of Community Development – Planning Division

DATE: November 2, 2022

RE: New Special Use Permit/Rezoning Applications.

This memo contains the special use permits/rezoning applications received on **October 17, 2022**

You may view plans and other application information at the link provided below. Please contact the lead reviewer to ask questions and provide comments.

The Review Schedule is:

| | |
|---|--------------------------|
| ALBEMARLE COUNTY STAFF PRELIMINARY COMMENTS: | November 23, 2022 |
| VIRTUAL INTERDIVISIONAL STAFF MEETING: | November 23, 2022 |
| FINAL WRITTEN COMMENTS FROM ALL STAFF: | December 2, 2022 |
| LETTER TO APPLICANT: | December 19, 2022 |

PROJECT LEAD REVIEWER: [Rebecca Ragsdale](#) rragsdale@albemarle.org

PROJECT: [SP202200028 2240/2241 Gobblers Ridge Development Right](#)

MAGISTERIAL DISTRICT: Scottsville

TAX MAP/PARCEL: 09200-00-00-036E0

LOCATION: 2240/2241 Gobblers Ridge, near the intersection with Thomas Jefferson Parkway

PROPOSED: Special Use Permit for one additional development right to create a new parcel for an existing dwelling. The parcel would be a minimum of 2 acres in size. Currently, two dwellings are located on a 4.82 acre parcel.

ZONING CATEGORY/GENERAL USAGE: RA Rural Areas - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots)

SECTION: 10.2.2.28 Divisions of land as provided in section 10.5.2.1;

ENTRANCE CORRIDOR: No

COMPREHENSIVE PLAN LAND USE/DENSITY: Rural Areas - preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources/ density (.5 unit/ acre in development lots)

PROJECT LEAD REVIEWER: [Kevin McCollum](#) kmccollum@albemarle.org

PROJECT: [SP202200029 Park Road Manufactured Home Park](#)

MAGISTERIAL DISTRICT: White Hall

TAX MAP/PARCEL: 05600-00-00-04800

LOCATION: 934 Agatha Dr.

PROPOSAL: Special use permit for a manufactured home park.

PETITION: A request for a special use permit under Section 18-16.2.2 for a manufactured home park on a 14.94-acre parcel. The property is currently a non-conforming manufactured home park with 73 units. The proposal seeks to bring the property into conformance and to request an additional 14 units for a total of 87 units at a gross density of 5.82 dwelling units/acre. Associated with this request are several special exceptions to the manufactured home park special regulations outlined in Section 18-5.3.

ZONING: R-6 Residential - 6 units/acre

ENTRANCE CORRIDOR: No

OVERLAY DISTRICT: Steep Slopes - Preserved

COMPREHENSIVE PLAN: Middle Density Residential – residential 6 – 12 units/acre (up to 18 units/acre considered with additional affordable housing units and/or small-scale housing types); supporting uses such as religious assembly, schools, childcare, institutional, commercial/retail, and other small-scale non-residential uses; Neighborhood Density Residential – residential 3-6 units/acre; supporting uses such as religious assembly, schools, childcare, institutional, commercial/retail, and other small-scale non-residential uses; and Green Systems – sensitive environmental features including stream buffers, floodplains, and steep slopes; privately-owned open space; natural areas, in the Crozet Master Plan.

PROJECT LEAD REVIEWER: [Rebecca Ragsdale](#) rragsdale@albemarle.org

PROJECT: [SP202200030 Spring Hill Farm Development Rights Request](#)

MAGISTERIAL DISTRICT: Samuel Miller

TAX MAP/PARCEL: 05800-00-00-09500

LOCATION: Grassmere Road/Ivy Depot Road/Loblolly Lane/Dick Woods Road (Rt 637), approximately 0.5 miles from the intersection of Route 637 and Interstate 64

PROPOSED: Special Use Permit amendment (SP198100001, SP198100055, SP201000051) to allow creation of a 24.64 acre lot for one dwelling and a 46.87 acre lot for one dwelling from an existing 442.42 acre parcel, with a 370.91 residue.

ZONING CATEGORY/GENERAL USAGE: RA Rural Areas - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots)

SECTION: 10.2.2.28 Divisions of land as provided in section 10.5.2.1;

ENTRANCE CORRIDOR: No

COMPREHENSIVE PLAN LAND USE/DENSITY: Rural Areas - preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources/ density (.5 unit/ acre in development lots)

PROJECT LEAD REVIEWER: [Andy Reitelbach](mailto:areitelbach@albemarle.org) areitelbach@albemarle.org

PROJECT: [ZMA202200010 Riverside Village NMD Block 1 Amendment](#)

MAGISTERIAL DISTRICT: Rivanna

TAX MAP/PARCEL(S): 078G00001000A0

LOCATION: 610, 620, and 630 Riverside Shops Way, Charlottesville, VA 22911; property on the north side of the intersection of Stony Point Road (State Route 20) and Trailside Drive.

PROPOSAL: Amend the application plan and the code of development associated with previously approved application ZMA201600019.

PETITION: Request to amend the application plan and the code of development associated with ZMA201600019 to eliminate the minimum required commercial area of 8,000 square feet in Block 1, which consists of one parcel of 2.407 acres. No increase in the permitted number of residential units is requested.

ZONING: NMD Neighborhood Model District – residential (minimum of two housing types) mixed with commercial, service, and industrial uses; in accordance with ZMA201600019.

OVERLAY DISTRICT(S): Entrance Corridor, Steep Slopes – Preserved, Steep Slopes – Managed, Flood Hazard Overlay District

PROFFERS: No

COMPREHENSIVE PLAN: Urban Density Residential – residential (6-34 du/acre), religious assembly uses, schools and child-care, institutional. Secondary commercial/retail, offices. In Neighborhood 3, in the Pantops Master Plan area.

POTENTIALLY IN THE MONTICELLO VIEWSHED: Yes

PROJECT LEAD REVIEWER: [Cameron Langille](mailto:blangille@albemarle.org) blangille@albemarle.org

PROJECT: [ZMA202200011 Bee Safe Shelf-Storage](#)

MAGISTERIAL DISTRICT: Rio

TAX MAP/PARCEL(S): 061Z0-03-00-00200

LOCATION: 1309 Seminole Trail, Charlottesville, VA 22901

PROPOSAL: Rezone a 3.7 acre parcel from the C1 Commercial Zoning District to the HC Highway Commercial Zoning District.

PETITION: Rezone a total of approximately 3.73 acres from C1 Commercial which allows retail and general commercial service uses to the HC Highway Commercial Zoning District which allows commercial and service, and residential uses by special use permit (15 units/ acre). Proposal calls for redevelopment of the subject property to allow construction of a self-storage facility and associated improvements.

OVERLAY DISTRICT(S): Airport Impact Area, Entrance Corridor, Steep Slopes – Managed

ENTRANCE CORRIDOR (EC): Yes

PROFFERS: No

COMPREHENSIVE PLAN: Neighborhood Service Center –commercial, retail, and employment uses with supporting residential (3-20 units/acre); Urban Density Residential - residential (6.01 – 34 units/ acre); supporting uses such as religious institutions, schools, commercial, office and service uses; Urban Mixed Use (in centers) - commercial and retail uses that are not accommodated in Centers and residential (3 – 34 units/ acre) in Neighborhood 2 of the Places29 Master Plan.

Email cc: Architectural Review Board
 Planning Commission
 Board of Supervisors
 Police Department – Steve Watson
 Housing Department – Stacy Pethia
 City of Charlottesville – Missy Creasy
 United States Postal Service