



County of Albemarle  
COMMUNITY DEVELOPMENT DEPARTMENT

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**To:** Albemarle County Board of Supervisors  
**From:** Kevin McCollum, Senior Planner  
**Date:** January 26, 2022  
**Re:** **SE202100047 Old Trail Block 33 – Minimum Lot Size**  
**TMP:** 055E0-01-00-000A3  
**Magisterial District:** White Hall  
**School Districts:** Brownsville E.S.; Henley M.S.; Western Albemarle H.S.  
**Zoning:** NMD Neighborhood Model District

**Summary of Request for Special Exception:**

The Applicant requests a special exception to vary the Code of Development approved in conjunction with ZMA201500001 to reduce the minimum lot size for Block 33 from 8,000 square feet to 4,000 square feet. This special exception is permitted under County Code § 18-8.5.5.3, which permits minor changes to Codes of Development for Neighborhood Model Districts. The Applicant requests the special exception to allow for a variety of housing options while not changing the overall density of the Block or the permitted number of units.

**Staff Recommendation:**

Staff recommends that the Board adopt the attached Resolution (Attachment C) to approve the special exception.

**Attachments:**

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