



**County of Albemarle**  
**COMMUNITY DEVELOPMENT DEPARTMENT**

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**To:** Albemarle County Board of Supervisors  
**From:** Ben Holt, Senior Planner II  
**Date:** September 7, 2022  
**Re:** SE202200039 – Skyline Ridge Special Exception  
**TMP:** 06000-00-00-040C8  
**Magisterial District:** Jack Jouett  
**School Districts:** Greer E.S., Journey M.S., Albemarle H.S.  
**Zoning:** R-15 Residential

**Summary of Request for Special Exception:**

The Applicant requests a special exception to waive the building setback requirement in conjunction with SDP202200039 Skyline Ridge Initial Site Plan. The special exception request is permitted under County Code § 18-4.19.5, which allows a reduction to the setback requirement of 15 feet for buildings in the residential district.

**Staff Recommendation:**

- 1) Staff recommends that the Board adopt the attached Resolution (Attachment D) to approve the special exception on the condition that development of the use is in general accord (as determined by the Director of Planning and the Zoning Administrator) with the plan titled, "Skyline Ridge Apartments, Initial Site Plan" (SDP202200039) prepared by Collins Engineering, dated June 6, 2022.

**Attachments:**

- A. Staff Analysis
- B. Special Exception Narrative
- C. Application Plan
- D. Resolution