



County of Albemarle  
COMMUNITY DEVELOPMENT DEPARTMENT

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**To:** Albemarle County Board of Supervisors  
**From:** J.T. Newberry, Senior Planner II; Rebecca Ragsdale, Planning Manager  
**Date:** January 14, 2026  
**Re:** **SE-2025-00038 Premier Circle Stepback Variation**  
**Parcel IDs:** 061M0-00-00-006C0  
**Magisterial District:** Rio  
**School Districts:** Agnor-Hurt E.S., Burley M.S., and Albemarle H.S.  
**Zoning:** Neighborhood Model Development (NMD)

**Summary of Request for Variation:**

The applicant requests a variation to the code of development approved with ZMA202000011 Premier Circle for the required building stepback in Block 2 (see Attachments A and B).

Under County Code §18-8.5.5.3(a)(4), the Board of Supervisors may grant a variation of an approved plan, code, or standard for minor changes to architectural standards.

The variation is limited to Block 2 and would eliminate the 15-foot stepback for a building that is three stories (or 40 feet tall). The request is to eliminate the stepback from 15 feet to 0 feet, wherever the building face is setback 65 feet from the rear property line in Block 2.

Detailed staff analysis is provided in Attachment C.

**Staff Recommendation:**

Staff recommends that the Board adopt the attached Resolution (Attachment D) to grant the variation to the approved code of development.

**Attachments:**

- A. Applicant Narrative
- B. Proposed Variation
- C. Staff Analysis
- D. Resolution