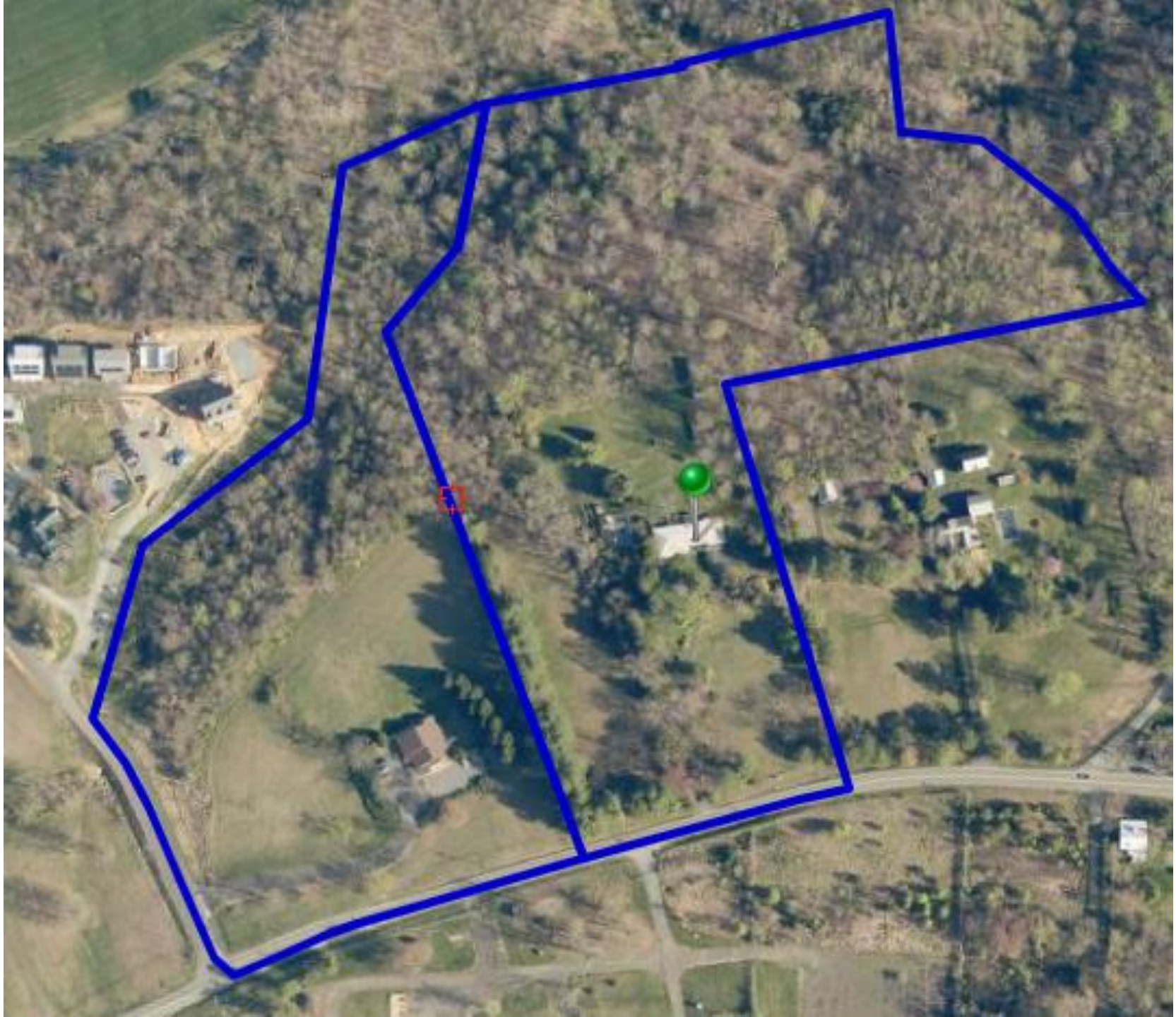


SE-2025-00016 Old Dominion Village – Gas Easement Relocation

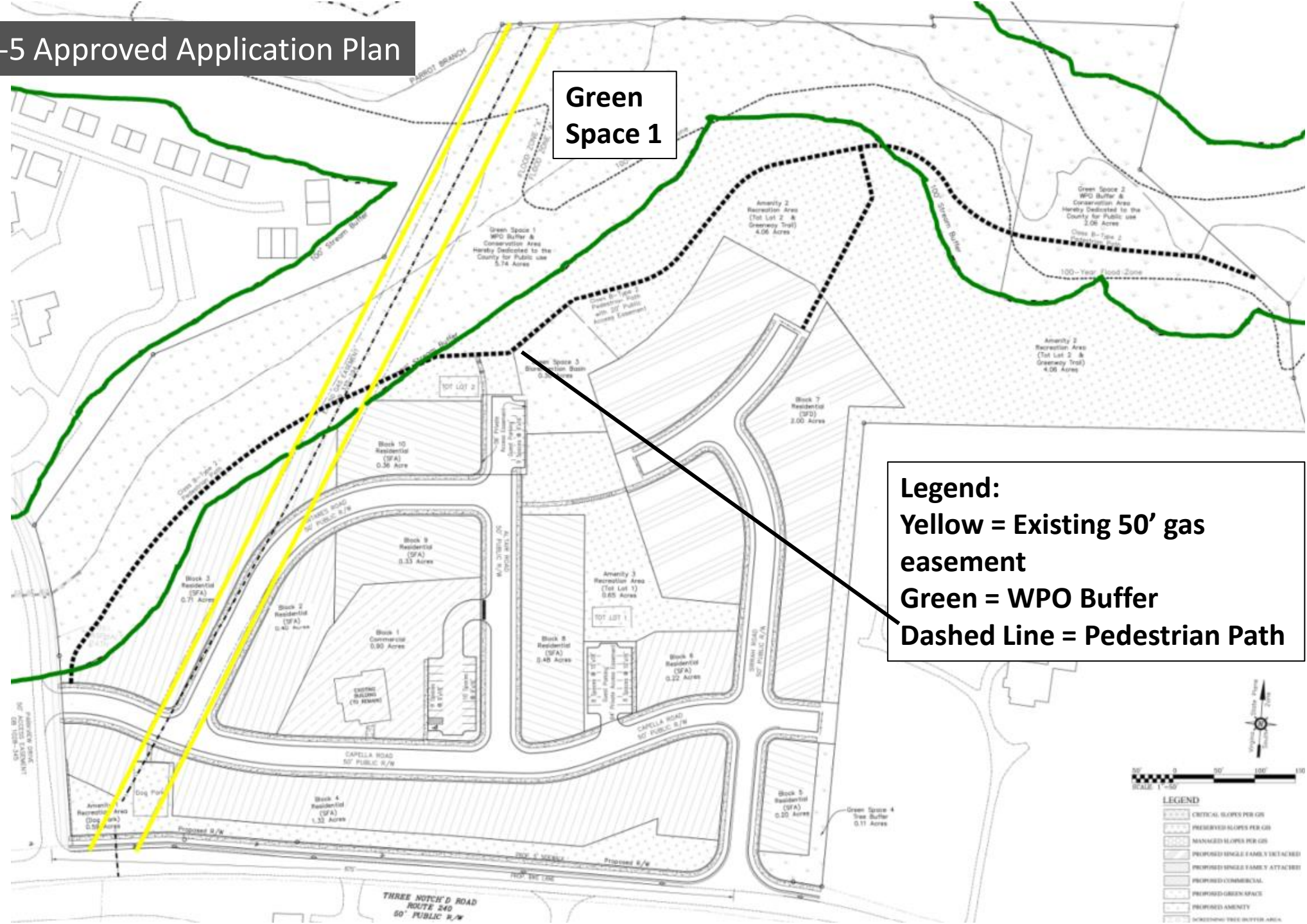
Albemarle County
Board of Supervisors
June 18, 2025





Old Dominion Village Development Timeline

- **August 2022** – Zoning Map Amendment (ZMA2020-5) approved by the Board. Established code of development, application plan, and uses for this development.
- **November 2024** – Initial Site Plan (SDP2023-67) approved by Planning Staff.



Proposal

Legend:
Yellow = Existing 50' gas easement
Green = WPO Buffer
Blue = Proposed relocated 50' gas easement
Dashed Line = Pedestrian Path

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Green Space 1



Section 18-8.5.5.3 (a)(6)

Under County Code § 18-8.5.5.3(a)(6), the Board of Supervisors may grant a minor variation to an approved plan, code, or standard for:

Minor changes to the design and location of stormwater management facilities, minor land disturbance including disturbance within conservation areas, and mitigation, all subject to a recommendation for approval by the county engineer.

Factors for Consideration

Under County Code § 18-8.5.5.3(b), the Board may grant a variation from a code of development upon a determination that the variation:

1. is consistent with the goals and objectives of the comprehensive plan;
2. does not increase the approved development density or intensity of development;
3. does not adversely affect the timing and phasing of development of any other development in the zoning district;
4. does not require a special use permit; and
5. is in general accord with the purpose and intent of the approved application.

Staff Findings Summary

- Inconsistent with the goals and objectives of the comprehensive plan
 - Approximately 13,470 square feet would be within the WPO buffer
 - Area is shown as Green Systems on the Crozet Master Plan: Parks and Green Systems Plan
- Would increase the intensity of development
- Would not be in general accord with the purpose and intent of the approved application plan
- County Engineer does not recommend approval and that the request is not minor in nature

Staff Recommendation

Staff recommends that the Board deny the variation to allow land disturbance for the proposed 50' gas easement within the conservation area in the approved application plan and code of development. The County Engineer believes the required findings are not met and that the request is not minor in nature.

SE-2025-00016 Old Dominion Village – Gas Easement Relocation Recommended Action

I move that the Board adopt the resolution to deny SE-2025-00016 Old Dominion Village – Gas Easement Relocation, attached to the staff report as Attachment D.