



County of Albemarle  
COMMUNITY DEVELOPMENT DEPARTMENT

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**To:** Albemarle County Board of Supervisors  
**From:** Syd Shoaf, Senior Planner I  
**Date:** November 1, 2023  
**Re:** **SE202300032 Sentara Martha Jefferson Hospital Early Learning Center**  
**Parcel IDs:** 07800-00-00-03110  
**Magisterial District:** Scottsville  
**School Districts:** Stone Robinson E.S., Burley M.S., and Monticello H.S.  
**Zoning:** Planned Development Mixed Commercial

**Summary of Request for Special Exception:**

The applicant requests a special exception to waive the maximum front setback required by County Code §18-4.20 as it applies to Parcel ID 07800-00-00-03110. This parcel is zoned Planned Development Mixed Commercial (PDMC). Because the application plan does not specify setback requirements, the setbacks for commercial districts found in County Code §18-4.20 apply. Under Albemarle County Code § 18-4.20, both a minimum front setback of 10 feet and a maximum front setback of 30 feet are required from the right-of-way or the exterior edge of the sidewalk if the sidewalk is outside of the right-of-way. The proposed special exception would waive the maximum front setback requirement of 30 feet to allow the proposed building to be set back between 90-120 feet from the right-of-way of Martha Jefferson Drive. Application materials are provided in Attachment A and detailed staff analysis is provided in Attachment B.

**Staff Recommendation:**

Staff recommends that the Board adopt the attached Resolution (Attachment C) to approve a special exception to waive the 30-foot maximum front setback requirement for the subject parcel.

**Attachments:**

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