



County of Albemarle  
COMMUNITY DEVELOPMENT DEPARTMENT

401 McIntire Road, North Wing  
Charlottesville, VA 22902-4579  
Telephone: 434-296-5832  
[WWW.ALBEMARLE.ORG](http://WWW.ALBEMARLE.ORG)

---

**To:** Albemarle County Board of Supervisors  
**From:** Kevin McCollum, Senior Planner I  
**Date:** September 15, 2021  
**Re:** **SE202100026 Stonefield Block C2-1 – Maximum Stories**

**TMP:** 061W0-03-00-019A0  
**Magisterial District:** Jack Jouett  
**School Districts:** Woodbrook E.S.; Jouett M.S.; 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 ZMA200100007 to increase the maximum number of stories permitted in Block C of the Stonefield development from 5 stories to 7. This special exception request is in accordance with 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 construct a new 112-unit residential building, 5 stories of residential over 2 stories of parking, on Block C2-1 (Attachments A and B).

**Staff Recommendation:**

Staff recommends that the Board adopt the attached Resolution (Attachment D) to approve the special exception request, subject to the condition attached thereto.

**Attachments:**

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