



County of Albemarle  
COMMUNITY DEVELOPMENT DEPARTMENT

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**To:** Albemarle County Board of Supervisors  
**From:** Kevin McCollum, Senior Planner I  
**Date:** September 15, 2021  
**Re:** **SE202100025 Stonefield Block C2-1 - Residential Units**

**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 transfer 73 allotted residential units of the Stonefield development from Block E to Blocks A through D. This special exception is permitted under 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 transfer the units in order to construct a new 112-unit residential building 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