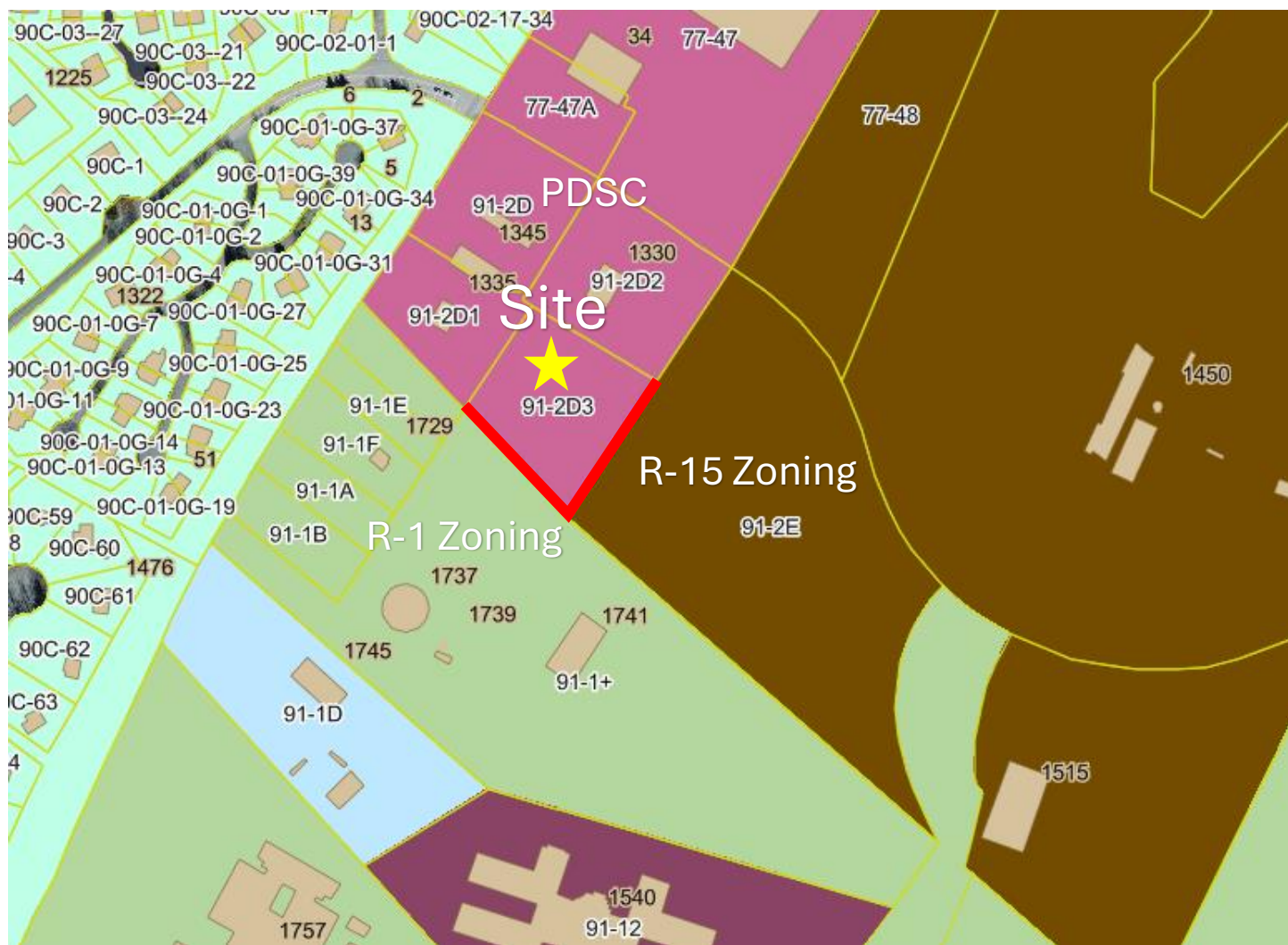


Parham Circle Storage

Special Exception Application Narrative: Setbacks

SE-2026-__

In connection with the zoning map amendment application ZMA-2025-00012 (the “ZMA Application”), submitted by Live Oak Capital Partners (the “Applicant”) on September 23, 2025, this Application for a Special Exception requests a waiver of the setback requirements of § 4.20 of the Albemarle County Zoning Ordinance that would otherwise require a fifty (50) foot setback from the Planned District Shopping Center (“PDSC”) property lines adjacent to parcels zoned residential located to the south and southeast of the proposed site as shown in red in the map below.



If approved, the Application would permit the parcel subject to the Application (the “Property”), to be developed as a self-storage facility known as “Parham Circle Storage” (the “Project”). The Application Plan submitted with the ZMA Application shows the arrangement of the building envelope, proposed setbacks, and parking within the Project.

The site is zoned PDSC and adjacent parcels TMP 91-2E and TMP 91-1 are zoned Residential therefore the proposed building is subject to the County’s commercial setback requirements in § 4.20 of the County Code, which states the following:

“If the abutting lot is zoned residential, rural areas, or the Monticello Historic district: (i) no portion of any structure, excluding signs, shall be located closer than 50 feet from the district boundary; and (ii) no off-street parking or loading space shall be located closer than 20 feet to the district boundary.

If the abutting lot is zoned commercial or industrial, any primary structure shall be constructed and separated in accordance with the current edition of the Building Code.”

Since the adjacent properties to the south and southeast are zoned R1 Residential and R15 Residential, respectively, the structure setback is applicable, and we are requesting a modification of this setback to reduce it from fifty (50) feet to twenty (20) feet. The Project will meet the required setback of twenty (20) feet for off-street parking or loading spaces.

The purpose of the setback requirement is to provide adequate separation between commercial uses in the PDSC district and nearby residential uses. In this case, however, the adjacent parcels, while zoned residential, are not used for residential purposes.

TMP 91-2E is owned by Albemarle County and is currently vacant and wooded along the shared boundary. The eastern portion of this parcel contains the Albemarle County Monticello Fire Rescue Station.



Image: Albemarle County Monticello Fire and Rescue Station

TMP 91-1 is owned by the Albemarle County Service Authority (the “ACSA Property”) and is currently under construction for the ACSA Avon Operations Center. The ACSA Property also contains a water tower and a personal wireless service facility.



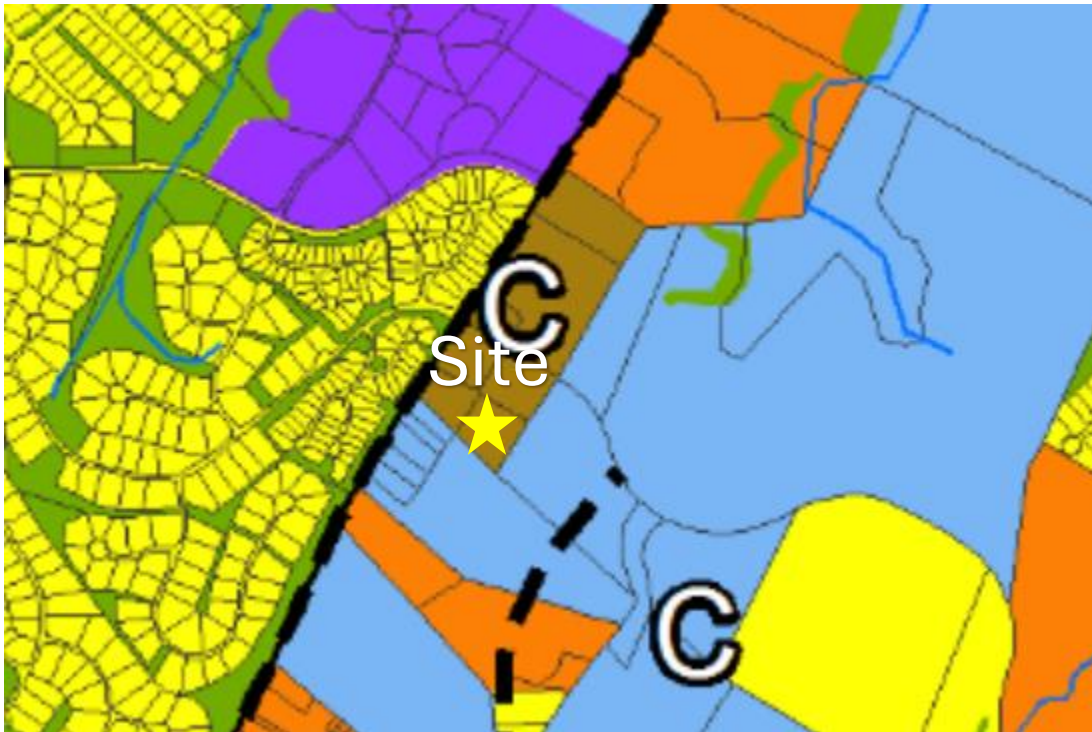
Image (from ACSA Facebook page dated May 2025): Looking west at ACSA Property under construction

Both properties serve public or institutional functions and are not planned for residential development. Given these existing and planned uses, the reduced setback will not create adverse impacts and is appropriate for this location.

The Proposed Special Exception Supports the Goals of the Comprehensive Plan

The Southern and Western Neighborhoods Master Plan designates the Property as Community Mixed Use, recommending a blend of residential, retail, and service uses that support the surrounding community.

In contrast, both the County Property and the ACSA Property are designated Institutional, defined as “areas and uses which serve a public function.” These designations confirm that neither parcel is intended for residential development, see map below.



Comprehensive Plan Map: Blue = Institutional; Brown = Community Mixed Use; Yellow = Neighborhood Density Residential

The requested setback reduction aligns with the Master Plan's future land-use recommendations and will not conflict with the intended institutional use of the adjacent parcels.

For the reasons outlined above, including the non-residential use of adjacent parcels, consistency with the Comprehensive Plan, and absence of anticipated adverse impacts, the Applicant respectfully requests approval of this Special Exception to reduce the required setback from fifty (50) feet to twenty (20) feet.

Thank you for your consideration.