



County of Albemarle
COMMUNITY DEVELOPMENT DEPARTMENT

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To: Albemarle County Board of Supervisors
From: Cameron Langille, Principal Planner
Date: June 3, 2026
Re: SE-2026-00010 Out of Bounds Special Exception
TMP: 060L0-00-02-05200
Property Owner: Out of Bounds Land Trust
Magisterial District: Jack Jouett
School Districts: Greer E.S.; Journey M.S.; Albemarle H.S.
Zoning: NMD Neighborhood Model District

Summary of Request for Special Exception:

ZMA201500005 Out of Bounds (ZMA2015-05) allowed the existing single family detached unit in Block 2 of the development to remain, and the Code of Development limits the block to one single family detached unit. The applicant is proposing to construct one (1) single family attached dwelling unit in Block 2 and therefore is requesting a Special Exception to vary the use table from the Code of Development approved with ZMA2015-05.

The applicant has requested two minor variations (Attachment B) to the Code of Development approved with ZMA2015-05:

1. Variation to the phasing/block layout of Blocks 2 and 3.
2. Variation to allow single-family attached/townhome units in Block 2.

Staff analysis of the request is provided as Attachment C.

The Board of Supervisors may grant variations to an approved plan and Code of Development as authorized by County Code §18-8.5.5.3. Such authorization includes changes to the arrangement of buildings and uses (§18-8.5.5.3(a)(2)).

Staff Recommendation:

Staff recommend that the Board adopt the attached Resolution (Attachment D) to approve the special exception request.

Attachments:

- A. Location Map
- B. SE-2026-00010 Application Materials (Special Exception Request)
- C. Staff Analysis
- D. Resolution