



County of Albemarle
COMMUNITY DEVELOPMENT DEPARTMENT

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To: Albemarle County Board of Supervisors
From: J.T. Newberry, Senior Planner II
Date: May 20, 2026
Re: **SE-2026-00007 Old Dominion Village Variations**
Parcel IDs: 05600-00-00-067B0, 05600-00-00-074A0
Magisterial District: White Hall
School Districts: Crozet E.S., Henley M.S., and Western Albemarle H.S.
Zoning: Neighborhood Model Development (NMD)

Summary of Request for Variation:

The applicant requests six variations to the code of development and application plan approved with Old Dominion Village (see Attachments A, B, and C). A summary of the proposed variations include:

1. Changes to arrangement of lots, street location, and streetscape
2. A consolidation of block areas (revising from 10 blocks to 4 blocks)
3. Increased flexibility in unit type across the development
4. Minor changes to yard requirements
5. Changes to the size and location of green space and amenity areas
6. Changes to locations of parking areas for the commercial and residential blocks; sanitary sewer lift station

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 minor changes to yard requirements (County Code §18-8.5.5.3(a)(1)), changes to the arrangement of buildings and uses (§18-8.5.5.3(a)(2)), and minor changes to street design (§18-8.5.5.3(a)(5)), as well as minor changes to the design and location of stormwater management facilities (§18-8.5.5.3(a)(6)).

Detailed staff analysis is provided in Attachment D.

Staff Recommendation:

Staff recommends that the Board adopt the attached Resolution (Attachment E) to approve variations to the approved code of development and application plan.

Attachments:

- A. Applicant Narrative
- B. Proposed Code of Development
- C. Proposed Application Plan
- D. Staff Analysis
- E. Resolution