



County of Albemarle
COMMUNITY DEVELOPMENT DEPARTMENT

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To: Albemarle County Board of Supervisors
From: Syd Shoaf, Senior Planner II
Date: March 5, 2025
Re: **SE202400037 Woodbrook Apartments – Perimeter Landscape Buffer**
Parcel IDs: 4500-00-00-09000, 04500-00-00-088B0, 04500-00-00-091C0, and 04500-00-00-091D0
Magisterial District: Rio
School Districts: Agnor-Hurt E.S., Burley M.S., and Albemarle H.S.
Zoning: Planned Residential Development (PRD)

Summary of Request for Variation:

The applicant requests a variation to modify the yard requirements associated with the approved application plan for Woodbrook Apartments (ZMA202300006). Under County Code § 18-8.5.5.3(a)(1), the Board of Supervisors may grant a variation of an approved plan, code, or standard for minor changes to yard requirements. The proposed variation is to allow a dumpster to be relocated from the adjacent Parcel ID 04500-00-00-091B1+ onto one of the 6' perimeter landscaping areas required on the application plan for Woodbrook Apartments. The 6' perimeter landscaping area would remain the same size, and the dumpster would be fully screened.

Staff Recommendation:

Staff recommends that the Board adopt the attached Resolution (Attachment C) to approve a variation to allow a minor change to the yard requirements in the approved application plan.

Attachments:

- A. Application Materials (Variation Request)
- B. Staff Analysis
- C. Resolution