



**County of Albemarle
Department of Community Development**

To: Albemarle County Board of Supervisors

From: Megan Nedostup, AICP, Development Process Manager

Date: January 6, 2021

Item: SE202000009 Southwood Phase 1: Request for Special Exception to vary the Code of Development of ZMA201800003, Southwood Phase 1, for changes to the garage setbacks in Blocks 5-8 and rear setbacks in Blocks 6-8.

Tax Map Parcels: 09000-00-00-001A0

Magisterial District: Scottsville

School Districts: Cale E.S; Burley M.S.; Monticello H.S.

Zoning District: Neighborhood Model District (ZMA201800003)

Summary of Request for Special Exception:

The applicant is requesting minor changes to the Code of Development (COD) for Southwood Phase 1. This is variation request #1 for this development. Specifically, the applicant is proposing the following changes:

- To allow front loaded garages with a setback from either the face of the unit or the porch in Blocks 5-8.
- To reduce the rear setback from 5' to 0' in Blocks 6-8 where the lots are adjacent to greenspace/open space or the trail buffer.

Staff recommends approval of the special exception request. Please see Attachment B for staff's full analysis.

Staff Recommendation:

Staff recommends that the Board adopt the attached Resolution (Attachment C) to approve the special exception request, subject to the condition contained therein.

Attachments:

A – Applicant's request dated December 4, 2020

B – Staff Analysis

C – Resolution