



**COUNTY OF ALBEMARLE**  
**Department of Community Development**  
401 McIntire Road, North Wing  
Charlottesville, Virginia 22902-4596

Phone (434) 296-5832

Fax (434) 972-4126

**To:** Albemarle County Board of Supervisors  
**From:** Megan Yaniglos, Principal Planner  
**Date:** November 1, 2017  
**Re:** Request for Special Exception for a variation to the Code of Development regarding "Maximum Dwelling Units" for ZMA2002-002 Hollymead Town Center (Abington Place)

**TMP:** 032B0-01-00-000A0; 032B0-01-00-101A0  
**Magisterial District:** Rio Magisterial District  
**School Districts:** Baker Butler Elementary, Sutherland Middle, Albemarle High  
**Zoning District:** Neighborhood Model District (NMD)

**Summary of Request for Special Exception:**

The applicant is requesting a change to the Code of Development (COD) for Hollymead Town Center, specifically in Block VII, to allow the maximum number of dwelling units to increase by two units. The COD allows a maximum of 70 residential units at density of 32.41 units/acre. The change to the COD will result in 72 units at a density of 33.34 units/acre. The overall density of the development will remain the same with a maximum of 370 dwelling units.

County Code §18-8.5.5.3 and §18-33.5 allows special exceptions to vary approved Application Plans and Codes of Development upon considering whether the proposed variation: (1) is consistent with the goals and objectives of the comprehensive plan; (2) does not increase the approved development density or intensity of development; (3) does not adversely affect the timing and phasing of development of any other development in the zoning district; (4) does not require a special use permit; and (5) is in general accord with the purpose and intent of the approved application. County Code § 18-33.5(a)(1) requires that any request for a variation be considered and acted upon by the Board of Supervisors as a special exception. Please see Attachment B for full details of staff's analysis.

**Staff Recommendation:**

Staff recommends that the Board adopt the attached Resolution (Attachment C) to approve the special exception.

**Attachments:**

A – Application Materials (Applicant Justification; Revised Code of Development Table B; Approved Code of Development Table B)  
B – Staff Analysis  
C – Resolution