



County of Albemarle  
COMMUNITY DEVELOPMENT DEPARTMENT

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**To:** Albemarle County Board of Supervisors  
**From:** Syd Shoaf, Senior Planner II  
**Date:** June 18, 2025  
**Re:** **SE-2025-00016 Old Dominion Village – Gas Easement Relocation**  
**Parcel IDs:** 05600-00-00-067B0 and 05600-00-00-074A0  
**Magisterial District:** White Hall  
**School Districts:** Crozet E.S., Henley M.S., and Western Albemarle H.S.  
**Zoning:** NMD – Neighborhood Model District

**Summary of Request for Variation:**

Under County Code § 18-8.5.5.3(a)(6), the Board of Supervisors may grant a variation of an approved plan, code, or standard for minor changes to the design and location of stormwater management facilities, land disturbance including disturbance within conservation areas, and mitigation, all subject to approval by the County Engineer. The applicant requests a variation for land disturbance within a conservation area on the approved application plan and code of development for Old Dominion Village (ZMA202000005). The proposed variation is to allow the relocation of a portion of an existing 50' gas easement into Green Space 1, which is designated as a conservation area and includes a Water Protection Ordinance (WPO) buffer (Attachment A – Application Materials).

A detailed staff analysis and Engineering staff memo are provided as Attachment B and Attachment C.

**Staff Recommendation:**

Staff recommends that the Board deny the proposed variation to allow land disturbance within the conservation area on the approved application plan and code of development for the proposed 50' gas easement. The County Engineer believes the required findings are not met and that the request is not minor in nature.

**Attachments:**

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