



County of Albemarle
COMMUNITY DEVELOPMENT DEPARTMENT

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To: Albemarle County Board of Supervisors
From: Rebecca Ragsdale, Planning Manager
Frank Pohl, County Engineer
Date: October 21, 2026
Re: **SE-2026-00006 Ragged Mountain RPD (Building Site modification)**
Parcel IDs: 074000000005B8
Magisterial District: Samuel Miller
School Districts: Murray E.S., Henley M.S., Western H.S.
Zoning: RA Rural Areas

Summary of Request for Special Exception:

The applicant requests a special exception from County Code §18-4.2.3 to allow critical slopes disturbance for a building site to construct 5-bedroom single family dwelling, garage, tennis courts, and pool (Attachment A). The critical slopes are already impacted and were naturally occurring. Structures and improvements must be located in a building site, outside of critical slopes (slopes 25% or greater).

A summary of the proposed impacts compared to the overall site is included in the table below.

Areas	Acres or Square Feet (sf)	
Total site area	84.789 Acres	
Area of critical slopes onsite	60.65 Acres (approx.)	71.5% of total site
Total critical slopes disturbed	0.64 Acres (28,070 sf) (approx.)	0.7% of total site 1.1% of total critical slopes

Detailed staff analysis is provided as Attachment C.

Staff Recommendation:

Staff recommends that the Board adopt the attached Resolution (Attachment H) to deny the proposed modification.

Attachments:

- A. Application Materials
- B. Location Maps
- C. Staff Analysis
- D. Conditions of Rural Preservation Development Approval
- E. Recorded Plat for Rural Preservation Development
- F. Board Resolution Approving New Proposed Access (9/4/24)
- G. Building Site Determination Letter (1/24/25)
- H. Resolution to Deny