County of Albemarle
COMMUNITY DEVELOPMENT DEPARTMENT

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To:	Albemarle County Board of Supervisors
From:	Ben Loppacker, Planner I
Date:	November 18, 2026
Re:	**SE-2026-00021 Sentara Martha Jefferson Hospital Medical Office Building**
Parcel IDs:	07800-00-00-020M4, 07800-00-00-031I0
Magisterial District:	Scottsville
School Districts:	Stone-Robinson E.S., Burley M.S., Monticello H.S.
Zoning:	Planned Development Mixed Commercial (PDMC)

Summary of Request for Special Exception:

The applicant requests a special exception to waive the maximum front setback required by County Code § 18-4.20 as it applies to Parcel ID 07800-00-00-020M4 and Parcel ID 07800-00-00-031I0. These parcels are located adjacent to the existing Martha Jefferson Hospital along Martha Jefferson Drive and are zoned Planned Development Mixed Commercial (PDMC). Because the application plan does not specify setback requirements, the setbacks for commercial districts found in County Code § 18-4.20 apply. Under Albemarle County Code § 18-4.20, both a minimum front setback of 10 feet and a maximum front setback of 30 feet are required from the right- of-way or the exterior edge of the sidewalk if the sidewalk is outside of the right-of-way. The proposed special exception would modify the maximum front setback requirement of 30 feet to allow the proposed building to be set back 56.8 feet from the right- of-way of Martha Jefferson Drive.

Application materials are provided in Attachment A and detailed staff analysis is provided in Attachment B.

Staff Recommendation:

Staff recommends that the Board adopt the attached Resolution (Attachment C) to approve a special exception to waive the 30-foot maximum front setback requirement for the subject parcels.

Attachments:

A. Location Map
B. Application Materials
C. Staff Analysis
D. Resolution