



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

Phone (434) 296-5832

Fax (434) 972-4176

*NOTICE SENT FIRST CLASS MAIL, CERTIFIED MAIL, AND ELECTRONIC MAIL*

91 7199 9991 7035 5776 0662

May 7, 2018

Wendell Wood  
Route 29 LLC  
PO Box 5548  
Charlottesville, VA 22905

**RE: ZMA201200005 Hollymead Town Center A-1  
Proffer 3- Transit Stop Benches and Proffer 4-Public Transit Operating Expenses  
Tax Map Parcel 03200-00-00-042A0 and others**

Dear Mr. Wood,

The Board of Supervisors approved your rezoning application number ZMA201200005 on December 11, 2013 with proffers. You were advised in a letter dated May 20, 2016 that the terms of Proffers 3 and 4 of ZMA201200005 must be met. Specifically, the County hereby requested the following proffers be satisfied.

3. **Public Transit Stop Construction** - The Owner has constructed one public transit stop within Hollymead Town Center Area A-1 and 2 benches shall be installed within 30 days after transit service is established to the transit stop:
4. **Public Transit Operating Expenses** - Within thirty days after demand by the County after public transportation service is provided to the Project, the Owner shall contribute \$50,000 cash to the County to be used for operating expenses relating to such service, and shall contribute \$50,000 cash to the County each year thereafter for a period of nine (9) additional years, such that the cash contributed to the County pursuant to this Proffer 4, shall total Five Hundred Thousand Dollars (\$500,000). The cash contribution in years two through ten shall be paid by the anniversary date of the first contribution.

Since public transit service was established to the site on May 2, 2016, the County requested that the first \$50,000 cash contribution be made payable to the County of Albemarle by June 20, 2016. A second payment was due in 2017 and now a third payment is due in 2018.

**The County hereby requests that payment of \$150,000 be made by June 18, 2018 to satisfy the three proffer payments that are past due.**

Be advised that failure to comply with proffers will constitute a zoning violation and may result in civil penalties enforced by the Zoning Administrator as well as withholding of building permits and plans.

Should you have any questions, please contact me at (434) 296-5832 ext.3226 or [rragsdale@albemarle.org](mailto:rragsdale@albemarle.org).

Sincerely,

A handwritten signature in black ink, appearing to read "Rebecca Ragsdale". The signature is written in a cursive, flowing style.

Rebecca Ragsdale  
Senior Planner-Zoning



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**Department of Community Development**  
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*NOTICE SENT FIRST CLASS MAIL, CERTIFIED MAIL, AND ELECTRONIC MAIL*

May 20, 2016

91 7199 9991 7035 5776 0457

Wendell Wood  
Route 29 LLC  
PO Box 5548  
Charlottesville, VA 22905

**RE: ZMA 2012-00005 Hollymead Town Center A-1**  
**Proffer 3- Transit Stop Benches**  
**Proffer 4-Public Transit Operating Expenses**  
**Tax Map Parcel 03200-00-00-042A0**

Dear Mr. Wood,

In accordance with the proffers approved with rezoning ZMA 2012-0005, Albemarle County hereby requests that the requirements of Proffer 3 and 4 be satisfied. Specifically, the County hereby requests the following pursuant to the terms of the Proffer 3:

3. Public Transit Stop Construction - The Owner has constructed one public transit stop within Hollymead Town Center Area A-1 and 2 benches shall be installed within 30 days after transit service is established to the transit stop.

Public transit was established by JAUNT to Hollymead Town Center on May 2, 2016. The County requests that two benches be installed by June 20, 2016.

The County hereby requests the following pursuant to the terms of the Proffer 4:

4. Public Transit Operating Expenses - Within thirty days after demand by the County after public transportation service is provided to the Project, the Owner shall contribute \$50,000 cash to the County to be used for operating expenses relating to such service, and shall contribute \$50,000 cash to the County each year thereafter for a period of nine (9) additional years, such that the cash contributed to the County pursuant to this Proffer 4, shall total Five Hundred Thousand Dollars (\$500,000). The cash contribution in years two through ten shall be paid by the anniversary date of the first contribution.

Since public transit service was established to the site on May 2, 2016, the County requests that the first \$50,000 cash contribution be made payable to the County of Albemarle by June 20, 2016.

Going forward, you will be sent an invoice each year as a reminder that the proffer payment is due (example enclosed). Please remit payment to Community Development and include a copy of this letter and the invoice when making the payment.

Be advised that failure to comply with proffers will constitute a zoning violation and may result in civil penalties enforced by the Zoning Administrator as well as withholding of building permits and plans.

Should you have any questions, please contact me at (434) 296-5832 ext.3226 or [rragsdale@albemarle.org](mailto:rragsdale@albemarle.org).

Sincerely,

A handwritten signature in black ink that reads "Rebecca Ragsdale". The signature is written in a cursive style with a large initial "R".

Rebecca Ragsdale  
Senior Planner-Zoning

County of Albemarle  
 401 MCINTIRE ROAD  
 CHARLOTTESVILLE VA 22902-4596

<b>INVOICE</b>	FY2016-00001053
Type	
Date	5/17/2016
Page	1

**Bill to:**

ROUTE 29 LLC ATTN: WENDELL WOOD P.O. BOX 5548 CHARLOTTESVILLE VA 22905
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1000-0301

Purchase Order ID	Customer ID	Salesperson ID	Shipping Method	Payment Terms ID
	ROUTE 29 LLC			UPON RECEIPT
Item Number	Description	Quantity	Rate	Amount
EXPENSES	Expenses ZMA 2012-00005 Hollymead Town Center A-1 Proffer 4- Public Transit Operating Expenses	1	\$50,000.00	\$50,000.00
			<b>Total</b>	<b>\$50,000.00</b>

To ensure proper application of your payment, please remit the yellow invoice copy. A self-addressed remittance envelope is included for your convenience.