



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

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January 27, 2017

Edwards Design Studio
c/o Steve Edwards
4936 Old Boonsboro Road
Lynchburg, VA 24502

RE: ZMA201600015 Oakleigh

Dear Mr. Edwards,

The Albemarle County Planning Commission, at its meeting on December 6, 2016, took the following actions on the above noted petition to make their recommendation to the Board of Supervisors:

- By a vote of 7:0, recommend approval of ZMA-2016-15 Oakleigh, Scenario A, with the exception that reduced cash proffers and modified proffers for affordable housing not be accepted; that the proffer for enhanced erosion and sediment control be retained; that "department store", "fast food restaurants", "indoor theaters", and "outdoor amphitheater" uses not be approved for inclusion in the Code of Development; that a location for potential emergency access through the Berkeley Subdivision be removed from the Application Plan, that the possibility for a shared emergency access with the adjoining property owner, Medical Facilities of America, is verified and other minor technical changes requested by staff before the Board of Supervisors meeting.
- By a vote of 7:0, recommend approval of ZMA-2016-15 Oakleigh, Scenario B, with the revised Code of Development (except those four uses recommended for exclusion in the prior motion for Scenario A also are recommended for exclusion under Scenario B); that the Code set a minimum number of residential units of 53 units in order to be consistent with the Comprehensive Plan and other minor technical changes requested by staff before the Board of Supervisors meeting.

If you should have any questions or comments regarding the above noted action, please do not hesitate to contact me at (434) 296-5832, ext. 3270.

Sincerely,

J.T. Newberry
Senior Planner
Planning Division

CC: Oakleigh Albemarle LLC
690 Berkmar Circle
Charlottesville VA 22901