



County of Albemarle
Community Development Department - Planning

Megan Nedostup
mnedostup@albemarle.org
Telephone: (434) 296-5832 ext. 3004

August 5, 2021

Don Franco
Roudabush Gale & Associates
435 Merchant Walk Square, Suite 300-159
Charlottesville VA 22902
dfranco@roudabush.com

Re: ZMA202100004 Breezy Hill Action Letter

Dear Mr. Franco

The Albemarle County Planning Commission at its meeting, July 20, 2021 recommended the following of the above-noted petition.

The Planning Commission recommended approval by a vote of 4:2 for the favorable reasons stated in the staff report, with the following conditions:

1. A width should be provided on the plan for the future connection across Carrol Creek, recommend 50 feet to have adequate area for a vehicular connection. Also, the wording should be revised to state "Upon Demand of the County".
2. Provide a recreational area for children in the pocket park. A residential development as proposed would typically include a number of families with children, and a playground or other active space (example: play field that is graded and smooth) would be appropriate to provide in the pocket park beyond grills and picnic tables.
3. The applicant includes defined and improved amenity space to include recreational facilities.
4. That the plan be amended to include a trail network through the buffer and to connect the cul-de-sac streets through a pedestrian connection allowing a comprehensive trail network throughout the development.

Should you have any questions regarding the above-noted action, please contact me.

Sincerely,
Megan Nedostup
Development Process Manager
Planning Division

CC. Charlie Armstrong
Southern Development
142 South Pantops Drive
Charlottesville VA 22911
charlesa@southern-development.com

CC. Carroll Creek Properties LLC
1145 Timber Ln
Boulder CO 80304