



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

Phone (434) 296-5832

Fax (434) 972-4126

July 9, 2018

Justin Shimp
C/O Shimp Engineering
201 E. Main Street, Suite M
Charlottesville, Va 22902

RE: ZMA201600022 Moss (2511 Avinity Drive)

Dear Mr. Shimp,

The Albemarle County Planning Commission, at its meeting on March 19, 2018, by a vote of 6:0, recommended approval of the above-noted petition to the Board of Supervisors with the reasons and conditions as stated in the staff report and recommend that the applicant increase the fence height from six feet to eight feet on the eastern side of the parking lot and make the most southern portion of the fence a solid material.

In addition, the Planning Commission recommend approval, by a vote of 6:0 of Special Exception request special exception to allow the minimum area required for the establishment of a Planned Residential Development from three (3) acres to 0.9 acres for the reasons stated in the staff report and the following condition:

1. The special exception shall include elements depicted on the exhibits entitled "Open Space Exhibit" and "Courtyard Exhibit" prepared by Shimp Engineering and dated August 14, 2018.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Megan Nodostup", is written over the word "Sincerely,".

Megan Nodostup
Principal Planner
Planning Division