



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 28, 2016

Beau Dickerson
925 E Jefferson St Suite B
Charlottesville, Va. 22901

RE: ZMA201400006/Avon Park II
TAX MAP/PARCEL: 09000000003100

Dear Mr. Dickerson,

The Albemarle County Planning Commission, at its meeting on July 12, 2016, by a vote of 5:2:0 recommended approval of the above-noted petition application plan with the technical corrections and with the recommended amendments to the proffers with the exception of proffer 2, which is the one pertaining to the cash proffer amounts, for the reason that there is insufficient information regarding whether or not the reduced proffer amount addresses the impacts of this rezoning and also because there was insufficient information about the applicant's claim of economic infeasibility; and with the recommendation that the applicant and staff before this goes to the Board of Supervisors ensure access to water and the tree issues that have been discussed.

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,

Rachel Falkenstein
Senior Planner
Planning Division

Cc Bellevue Real Estate LLC
16 Piney Glen Ct.
Potomac, Md. 20854