



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

**Phone (434) 296-5832**

**Fax (434) 972-4126**

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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