



**COUNTY OF ALBEMARLE**  
**Department of Community Development**  
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July 16, 2015

Frank R. Stoner, Managing Partner  
Crozet New Town Associates, LLC  
300 2<sup>nd</sup> Street NE  
Charlottesville, VA 22902

Dear Frank:

I am in receipt of your July 14, 2015 letter requesting that the indefinite deferral of the applications for ZMA20100018 Crozet Square and SP201400001 Barnes Lumber Redevelopment be extended for one (1) year. Section 33.4 r.2. of the Albemarle County Zoning Ordinance says:

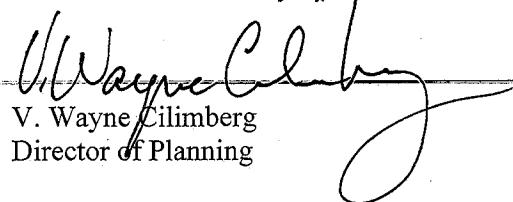
“An application shall be deemed to have been voluntarily withdrawn if the applicant requested that further processing or formal action on the application be indefinitely deferred and the commission or the board of supervisors is not requested by the applicant to take action on the application within one (1) year after the date the deferral was requested. Upon written request received by the director of planning before the one (1) year period expires, the director may grant one extension of the deferral period for a period determined to be reasonable, taking into consideration the size or nature of the proposed use, the complexity of the review, and the laws in effect at the time the request for extension is made.”

The ZMA application was originally indefinitely deferred on September 5, 2012 at the request of the applicant at the time, Katurah Roell. On August 29, 2013, you requested a one (1) year extension of this deferral to September 5, 2014 which I subsequently granted based on ownership changes and your desire as contract purchaser to pick up the ZMA application, make certain modifications and resume the review process. On August 5, 2014, the Planning Commission held a public hearing on your resubmitted proposal, inclusive of SP201400001 submitted in January of that year, at which time they voted to indefinitely defer this application at your request to allow you time to address several aspects of the plan with the Crozet community. You have indicated your current request for an extension of this deferral is based on your on-going work with the Crozet community and efforts to respond to the community’s feedback as well as address project phasing and the project’s street system and public space.

Considering your continuing collaborative efforts to further refine this proposal, I can grant your request for a one (1) year extension of ZMA20100018 and SP201400001 to no later than August 5, 2016. Please note that the extension is for the scope and scale of the project that has been under review and significant or substantive changes to the proposal will likely necessitate a new application.

I trust this extension will enable you to complete the work necessary to bring ZMA201000018 Crozet Square and SP201400001 Barnes Lumber Redevelopment to public hearing with the Planning Commission before August 5, 2016. Please continue coordinating with Claudette Grant, the planner leading review of this proposal, regarding timing of resubmittals, scheduling of meetings and other matters pertaining to this application consistent with the provisions of this deferral extension. Please do not hesitate contact me should you have any questions.

Sincerely,

  
V. Wayne Cilimberg  
Director of Planning

Cc:

Claudette Grant, Senior Planner  
Amelia McCulley, Zoning Administrator