



County of Albemarle
Community Development Department - Planning

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May 10, 2022

Lori Schweller
Williams Mullen
321 East Main Str, Suite 400
Charlottesville VA 22902
lschweller@williamsmullen.com

Re: ZMA202100013 Southwood Phase 2 Action Letter

Dear Ms. Schweller,

The Albemarle County Planning Commission at its meeting, April 26, 2022, recommended approval of the above noted by a vote of 4:2, based on the factors favorable stated in the staff report. In addition to addressing the factors unfavorable stated in the staff report, the Commission provided the following specific comments that should be addressed before the item moves forward to a public hearing with the Board of Supervisors:

- The applicant should establish a minimum square footage for non-residential uses to ensure a Center is provided as recommended by the master plan.
- The applicant should work to identify possible funding opportunities to address the needed transportation improvements. Specifically, opportunities related to Hickory Street
- The applicant should submit a revised proffer statement addressing the amendments offered at the meeting including:
 - Obtain 100% completed engineering drawings for the upgrade of Hickory Street from Southwood to Oak Hill as a public road, which is a change the PC supported
 - Remove the 1-year sundown clause associated with the option for the County to purchase an approximately 5.7 acre parcel in Block 34 for use as a school, childcare center or community center and remove obligations for the County to relocate residents.

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

Sincerely,
Rebecca Ragsdale
Planning Manager
Planning Division

CC: Melissa Symmes
967 2nd Street SE
Charlottesville VA 22902

Southwood Charlottesville LLC
PO Box 7305
Charlottesville VA 22906