



County of Albemarle
Community Development Department - Planning

Rebecca Ragsdale
rragsdale@albemarle.org
Telephone: (434) 296-5832 ext. 3226

January 3, 2024

Scott Collins
Collins Engineering
200 Garrett Steet, Suite K
Charlottesville VA 22902
scott@collins-engineering.com

Re: SP202300012 Kenridge Special Use Permit Amendment Action Letter

Dear Mr. Collins,

The Albemarle County Planning Commission at its meeting, December 12, 2023, recommended approval of the above noted Special Use Permit by a vote of 5:0, with revised Condition 6:

Staff recommends revised language for Condition 6, consistent with standard language typical of special use permit conditions:

Screening adjacent to the railroad right-of-way and along the west and east sides of the project must be provided and maintained in general accord with the concept plan titled "Kenridge Amendment Application Plan", dated August 21, 2023, prepared by Collins Engineering. To be in general accord with the Conceptual Plan, development shall reflect the following major elements within the development essential to the design of the development.

- a. Location and width of required screening buffers
- b. Continuous buffer of evergreen trees installed in a staggered row along the western property boundary,
- c. Either a single row or staggered row of evergreen trees along the eastern and northern property boundary.
- d. Spacing of the perimeter buffer may be adjusted along the eastern and western boundary lines to accommodate existing conditions and proper landscape spacing from the existing perimeter landscaping on the adjacent properties.

Minor modifications to the plan which do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance, improve safety, or landscape design or health of trees, subject to approval by the Director of Planning.

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

Sincerely,
Rebecca Ragsdale
Principal Planner
Planning Division

CC: Kenridge Homeowners Association, Inc.
3901 Westerre Parkway, Suite 100
Richmond, VA 23233