



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

Phone (434) 296-5832

Fax (434) 972-4176

March 21, 2016

Vito Cetta
1730 Owensfield Dr.
Charlottesville, Va 22901

RE: ZMA201500009 Spring Hill Village – Proffer Amendment

Dear Mr. Cetta:

On February 23, 2016, the Albemarle County Planning Commission, by a vote of 7:0, approved a motion to recommend denial of the above-noted petition to the Board of Supervisors. This recommendation of denial was based on the following reasons:

1. Some reduction in cash proffer amounts may be in order based on looking at the school enrollments and capacities; but, the Commission at this point does not know what the reduced amount would be.
2. The recommendation of the Fiscal Impact Advisory Committee (FIAC) of this reduced amount has not yet been fully analyzed by the Planning Commission or the Board of Supervisors; and, the additional information is still needed that was requested a number of weeks ago.
3. A full analysis should be conducted of the actual costs to the county of going forward with this development, and
4. The Board of Supervisors should set a new proffer policy, not use this project to set a precedent, and possibly consider repealing the current cash proffer policy while that is undertaken.

Please be advised that the Albemarle County Board of Supervisors will review this petition and receive public comment at their meeting on a date to be determined. It is the Board of Supervisor's preference that a public hearing not be advertised until all of the final materials for a zoning application have been received by the County and are available for public review.

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