



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

Phone (434) 296-5832

Fax (434) 972-4126

August 1, 2016

Katurah Roell
2811 Hydraulic Road
Charlottesville, Va. 22901

RE: ZMA201200007 5th Street Commercial

Dear Mr. Roell,

The Albemarle County Planning Commission, at its meeting on June 21, 2016, by a vote of 5:2 recommended approval of the above-noted petition to the Board of Supervisors.

Please note that this recommendation is subject to the following conditions:

- The addition of the sidewalk connecting the bridge over Moore's Creek to 5th Street, following the top of the slope nearest Moore's Creek;
- The deletion of gas stations as an allowable use;
- Modification of the plan to indicate that retaining walls not in the Entrance Corridor are to be between 6' and 8' with any excess over 6' to be approved by the county engineer only if necessary to establish the walls for flood prevention without removing guardrails and other safety reasons; and
- Provide a brownstone roof rather than make roof color dependent on whether the property is visible from Monticello.
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In addition, the Planning Commission recommended approval, by a vote of 5:2 of the special exception for the front setback for the rationale that there is a unique target market within a quarter of mile of the nearest ramp of Interstate 64.

Within 30 days of the date of this letter, please do one of the following:

- (1) Resubmit in response to Planning Commission recommendations**
- (2) Request indefinite deferral**
- (3) Request that your Board of Supervisors public hearing date be set**
- (4) Withdraw your application**

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,

Elaine Echols
(Acting) Chief of Planning
Planning Division

cc: 64 & Fifth, LLC
943 Glenwood Station Lane Suite 201
Charlottesville, Va. 22901

Morris Creek Yacht Club LLC C/O The Olympia Companies
280 Fore Street
Portland, Me. 04101