



**COUNTY OF ALBEMARLE**  
**Department of Community Development**  
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September 22, 2016

Wendell Wood/Nena Harrell  
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Charlottesville Va 22905

**RE: ZMA201600007 Hollymead Town Center (A-2)**

To whom it may concern,

The Albemarle County Planning Commission, at its meeting on August 23, 2016, by a vote of 6:0:1 recommended approval of the above-noted petition making recommendation to the Board of Supervisors.

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

Recommendation by the Planning Commission to approve the following proffer amendments and add a new proffer:

- Proffer 1 - Affordable housing -- eliminate the minimum percentage of units required to be for-sale and revise the banking/carry-over requirements.
- Proffer 8 - Modify cash proffer to begin proffer payments for off-site recreation facilities beginning with the 913 unit in the development
- Proffer 13 - Recreation amenities - New proffer to provide additional recreation amenities in Block D-2, C-2, or C-4 to include a minimum of 3,500 square foot pool and deck along with a 1,777 square foot clubhouse/exercise facility.

Recommendation not to approve the following proffer amendments:

- Proffer 1-Affordable housing – to revise how the percentage of affordable units are calculated from total number of units within the development to total market rate units.
- Proffer 4 – to reduce CIP cash proffer amounts.
- Proffer 11 to eliminate the requirement for a set ratio of commercial to residential square footage to be constructed over the life of the project.

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,

Rebecca Ragsdale  
Senior Planner