



**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 9, 2012

Paul Huddleston  
1 Boars Head Pointe, Suite 123  
Charlottesville, Va 22903

**RE: SP201200009 Southwood Boys & Girls Club Expansion**  
TAX MAP/PARCEL 090A10000001D0

Dear Mr. Huddleston:

The Albemarle County Planning Commission, at its meeting on July 31, 2012, by a vote of 7-0, recommended approval of the above-noted petition to the Board of Supervisors.

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

- 1 Development shall be in general accord with the concept plan titled Southwood Boys and Girls Club Expansion, dated April 13, 2012 (hereafter "Concept Plan"), as determined by the Director of Planning and the Zoning Administrator. To be in general accord with the Concept Plan, the proposed building and existing building renovation and use shall reflect the following major elements within the site essential to the design of the site, as shown on the Concept Plan:
  - Location of buildings, uses, and structures, inclusive of the minimum setback for the new structure from Bitternut Lane must be 15 feet.
  - Location of parking areas
  - Location of outdoor play area

Minor modifications to the plan which do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance, and

2. The parking study is based on a maximum of 120 children. There shall be no more than 120 children at any one time served at this location of the Boys and Girls Club.

Please be advised that the Albemarle County Board of Supervisors will review this petition and receive public comment at their meeting on September 5, 2012.

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,

A handwritten signature in cursive script, reading "Claudette Grant".

Claudette Grant  
Senior Planner  
Planning Division