



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

Phone (434) 296-5832

Fax (434) 972-4126

March 30, 2017

Craig Kotarski/Timmons Group  
608 Preston Avenue Ste. 200  
Charlottesville, VA 22902

**RE: SP201600022 Boys and Girls Club – Southwood Expansion**

Dear Mr. Kotarski,

The Albemarle County Planning Commission, at its meeting on February 7, 2017, by a vote of 5:0:2, recommended approval of the above-noted petition to the Board of Supervisors.

Please note that this recommendation 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 and the concept plan "Southwood Boys and Girls Club Expansion" dated January 27, 2017 (hereafter "Concept Plans") as determined by the Director of Planning and the Zoning Administrator. To be in general accord with these Concept Plans, the proposed buildings and uses shall reflect the following major elements within the site essential to the design of the site, as shown on the Concept Plans:
  - Location of buildings, uses, and structures, inclusive of the minimum setback for the structure from Bitternut Lane must be 15 feet (as approved under SP201200009)
  - Location of parking areas
  - Location of outdoor play area
2. Minor modifications to the plan which do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance; and
3. The parking study is based on a maximum of 200 children. There shall be no more than 200 children at any one time served at this location of the Boys and Girls Club.

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,

JT Newberry  
Senior Planner  
Planning Division

cc: Southwood Charlottesville LLC  
P O Box 7305  
Charlottesville, VA 22909

File