



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

**Phone (434) 296-5832**

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April 21, 2017

Peter J. Caramanis/Royer, Caramanis&McDonough, PLC  
200-C Garrett St  
Charlottesville, Va. 22902

**RE: ZMA201600016 Woolen Mills, ZMA201600021 Woolen Mills, SP201600027 Woolen Mills and SP201600028 Woolen Mills**

Dear Mr. Caramanis,

The Albemarle County Planning Commission, at its meeting on March 21, 2017, The Planning Commission took actions on the following as noted below:

**ZMA-2016-00016 Woolen Mills**

**RECOMMEND APPROVAL**, by a vote of 7:0, of **ZMA-2016-19 Woolen Mills** with the acceptance of the proffers offered by the applicant.

**ZMA-2016-00021 Woolen Mills**

**RECOMMEND APPROVAL**, by a vote of 7:0, of **ZMA-2016-21 Woolen Mills** to change preserved slopes to managed slopes with the acceptance of the proffers offered by the applicant.

**SP-2016-00027 Woolen Mills RESIDENTIAL DEVELOPMENT IN THE C-1 DISTRICT:**

**RECOMMEND APPROVAL**, by a vote of 7:0, of **SP-2016-27 Woolen Mills** in the C1, Commercial to allow residential development with the conditions outlined in the staff report, as follows:

1. A maximum of 94 residential units is permitted.

**SP-2016-00028 Woolen Mills ACTIVITY IN THE FLOODPLAIN:**

**RECOMMEND APPROVAL**, by a vote of 7:0, of **SP-2016-28 Woolen Mills** with the conditions outlined in the staff report, as follows:

1. Prior to final site plan approval or permitting of a land disturbance in the floodplain, the applicant shall obtain a Conditional Letter of Map Revision (CLOMR) from the Federal Emergency Management Agency (FEMA) and a Floodplain Development Permit from Albemarle County. In addition, the applicant shall copy the County Engineer on all correspondence with FEMA. Construction and installation of flood wall(s) shall be in compliance with approved plans and FEMA approved CLOMR and applicant shall obtain a FEMA approved LOMR upon completion of fill activities.

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,

William Fritz, AICP  
Development Process Manager/Ombudsman  
Administration Division

CC: Thach, Collett M Trs Of Collett M Thach Tr & Trs Of Edith C Thach Tr  
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