



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

Phone (434) 296-5832

Fax (434) 972-4126

June 17, 2019

Peter J Caramanis
200-C Garrett Str
Charlottesville VA 22902

RE: ZMA201900002 Hollymead Town Center Area A-1 Proffer Amendment

Dear Mr. Caramanis,

The Albemarle County Planning Commission, at its meeting on May 28, 2019, by a vote of 7:0, recommended denial of the above-noted petition for the reasons stated in the staff report, and for the reasons noted by Mr. Dotson in the meeting regarding rough proportionality and the fact that transit service is now provided to the area. The reasons for denial stated in the staff are provided below:

1. The applicant/owner signed the current proffer form agreeing that the conditions are voluntarily proffered as part of the requested rezoning (ZMA 201200005) and acknowledged that the conditions are reasonable.
2. There is sufficient nexus and rough proportionality between this proffer as written and any reasonably expected condition or impact caused by this project
3. Approval of the alternative proposal for a reduction/elimination of cash proffers for ZMA201600001, Hollymead Town Center Area A-2 would be inconsistent with previous Board actions for similar requests to reduce approved cash proffers amounts offered to address impacts of residential development.
4. The cash proffers offered by the applicant and accepted by the Board when the property was originally rezoned, were consistent with the proffer policy at the time and were acknowledged as a reasonable condition intended to address the impacts from the rezoning.
5. The alternative proposal would require additional ZMA applications to be submitted prior to any action by the Commission or Board.

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 black ink, appearing to read "David Benish", written over a horizontal line.

David Benish,
Chief of Planning/Acting Director
Planning Division

Cc. Route 29 LLC