



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

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June 26, 2020

Valerie Long
Williams Mullen
321 East Main Street, Suite 400
Charlottesville, VA 22902
vlong@williamsmullen.com

RE: R. A. Yancey Lumber Corporation

Dear Ms. Long

The Planning Commission at its meeting on June 23, 2020 recommended the following to the Board of Supervisors.

The Commissioners recommended approval by a vote of 7:0, that Structures and Machinery will be permitted as shown on a survey titled 'Alta/NSPS Land Title Survey' prepared by Timmons Group and dated August 2, 2017. (Attachment I) except for the Sorter/Stacker which shall not be permitted.

The Commissioners recommended approval by a vote of 7:0, that the owner must obtain a Certificate of Occupancy for all existing structures by January 1, 2021. For any structure that is not issued a Certificate of Occupancy by January 1, 2021 the owner must cease use of the structure until such time as a Certificate of Occupancy is obtained.

The Commissioners recommended denial by a vote of 7:0, of Exception Requests 18-19 of the R. A. Yancey Lumber Corporation, for the reasons stated in the staff report.

The Commissioners recommended approval by a vote of 6:1, of Exception Requests 1-3, 5, and 8-16 of the R. A. Yancey Lumber Corporation, and denial of Exception Requests 4, 6, 7, and 17, all for the reasons stated in the staff report.

A copy of the exception requests is attached to this letter for reference.

If you should have any questions or comments regarding the above noted action, please do not hesitate to contact me at (434) 296-5832 ext.3242 or email bfritz@albemarle.org

Sincerely,
William D. Fritz, AICP
Development Process Manager/Ombudsman

Cc. R.A. Yancey Lumber Corporation
6317 Rockfish Gap Turnpike
Crozet VA 22932

ATTACHMENT J

Staff recommendations

1. Staff recommends **approval** of a special exception from the provisions of Chapter 18, Section 4.20b to reduce the 100 foot setback for the Mill Building (building 7b) and Pole Shed (building 8).
2. Staff recommends **approval** of a special exception from the provisions of Chapter 18, Section 4.20b to reduce the 10 foot setback for the Stem Loader.
3. Staff recommends **approval** of a special exception from the provisions of Chapter 18, Section 4.20b to reduce the 30 foot setback for parking adjacent to Rural Areas property.
4. Staff recommends **denial** of a special exception from the provisions of Chapter 18, Section 4.20b to reduce the 100 foot setback for the proposed Sorter/Stacker (building 27) to 35 feet.
5. Staff recommends **approval** of a special exception from the provisions of Chapter 18, Section 5.1.15a to reduce setback for the storage of lumber, logs, chips or timber to zero (0) feet.
6. Staff recommends **denial** of a special exception from the provisions of Chapter 18, Section 5.1.15a to reduce the 100 foot setback for the proposed Sorter/Stacker (building 27) to 35 feet.
7. Staff recommends **denial** of a special exception from the provisions of Chapter 18, Section 5.1.15b to allow the location of the proposed Sorter/Stacker (building 27) approximately 350 feet from the dwelling located to the north on Tax Map 55, Parcel 111A.
8. Staff recommends **approval** of a special exception from the provisions of Chapter 18, Section 5.1.15b to allow the location of the Pole Shed (building 8) approximately 540 feet from the dwelling located to the north on Tax Map 55, Parcel 111A.
9. Staff recommends **approval** of a special exception from the provisions of Chapter 18, Section 5.1.15b to allow the location of the Silo (building 10) approximately 570 feet from the dwelling located to the north on Tax Map 55, Parcel 111A.
10. Staff recommends **approval** of a special exception from the provisions of Chapter 18, Section 5.1.15b to allow the location of the Boiler (building 11) approximately 570 feet from the dwelling located to the north on Tax Map 55, Parcel 111A.
11. Staff recommends **approval** of a special exception from the provisions of Chapter 18, Section 5.1.15b to allow the location of the Kiln (building 12A) approximately 515 feet from the dwelling located to the north on Tax Map 55, Parcel 111A.
12. Staff recommends **approval** of a special exception from the provisions of Chapter 18, Section 5.1.15b to allow the location of the Planer (buildings 18, 22 and 23) approximately 550 feet from the dwelling located to the north on Tax Map 55, Parcel 111A.
13. Staff recommends **approval** of a special exception from the provisions of Chapter 18, Section 5.1.15b to allow the location of the Mill Building (building 7a and 7b) approximately 520 feet from the dwelling located to the south on Tax Map 55, Parcel 100.

14. Staff recommends **approval** of a special exception from the provisions of Chapter 18, Section 5.1.15b to allow the location of the Stem Loader (adjacent to Rockfish Gap Turnpike) approximately 500 feet from the dwelling located to the west on Tax Map 55A, Parcel 28.
15. Staff recommends **approval** of a special exception from the provisions of Chapter 18, Section 5.1.15c that operation of machinery used for sawing, planing, chipping or other wood processing be permitted from 6:00 am to 7:00 pm.
16. Staff recommends **approval** of a special exception from the provisions of Chapter 18, Section 5.1.15c that the loading or unloading of wood products be permitted from 6:00 am to 11:00 pm.
17. Staff recommends **denial** of a special exception from the provisions of Chapter 18, Section 5.1.15c that the loading and unloading associated with the kiln be permitted 24 hours a day.
18. Staff recommends **denial** of a special exception from the provisions of Chapter 18, Section 4.18.04 to increase daytime noise limits.
19. Staff recommends **denial** of a special exception from the provisions of Chapter 18, Section 4.18.04 to increase nighttime noise levels limits.