



County of Albemarle

Community Development Department - Planning

Andy Reitelbach

areitelbach@albemarle.org

Telephone: (434) 296-5832 ext. 3261

July 1, 2021

Valerie W. Long
321 East Main Str, Suite 400
Charlottesville VA 22902
vlong@williamsmullen.com

Re: ZMA202000007 RST Residences Action Letter

Dear Ms. Long

The Albemarle County Planning Commission at its meeting, June 15, 2021 recommended approval of the above-noted by a vote of 6:1 with the reasons stated in the staff report.

The Planning Commission recommended approval by a vote of 7:0 of the special exception request SE202000003, to modify the setback requirements for buildings in the development, for the reasons and conditions stated in the staff report.

Listed are the following conditions:

- 1) Development of the use must be in general accord (as determined by the Director of Planning and the Zoning Administrator) with the application plan entitled, "ZMA2020-00007 Zoning Map Amendment for RST Residences," prepared by Bohler, dated May 18, 2020, last revised June 1, 2021.
- 2) The setback requirement is waived for the fourth story of each of the six townhouse structures as shown on the plan and identified in the special exception request and narrative, entitled "RST Residences, Special Exception Application Narrative, SE2020-00003," dated May 18, 2020, last revised June 1, 2021.
- 3) The setback requirement is waived for the fourth story of each of the multi-family apartment buildings identified as Buildings 2, 3, and 4 on the plan and in the special exception request and narrative, entitled "RST Residences, Special Exception Application Narrative, SE2020-00003," dated May 18, 2020, last revised June 1, 2021.
- 4) The setback requirement is waived for the fourth story of each of the two wings of the central multi-family building identified as Building 1 on the plan and in the special exception request and narrative, entitled "RST Residences, Special Exception Application Narrative, SE2020-00003," dated May 18, 2020, last revised June 1, 2021.
- 5) The fifth story of each of the two wings of the central multi-family building, which identified as Building 1 on the plan and in the special exception request and narrative, entitled "RST Residences, Special Exception Application Narrative, SE2020-00003," dated May 18, 2020, last revised June 1, 2021, must be stepped back. For calculation of the setbacks, the frontage for the North Wing of Building 1 is Travelway A, as identified on the application plan entitled, "ZMA2020-00007 Zoning Map Amendment for RST Residences," prepared by Bohler, dated May 18, 2020, last revised June 1, 2021, and the frontage for the South Wing of Building 1 is U.S. Route 29.

Should you have any questions regarding the above-noted action, please contact me.

Sincerely,
Andy Reitelbach
Senior Planner
Planning Division

CC. Seminole Lane C/o RST Development LLC
168 Business Park Dr, Ste 200
Virginia Beach VA 23462

scott@rstdevelopment.com

WWW.ALBEMARLE.ORG

401 McIntire Road, North Wing, | Charlottesville, VA 22902-4579