



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

Phone (434) 296-5832

Fax (434) 972-4176

July 24, 2015

Julia W Skare
700 Harris Street, Suite K
Charlottesville Va 22903

RE: ZMA201500002 Franklin Street

Dear Ms. Skare:

On July 14, 2015, the Albemarle County Planning Commission by a vote of 5:1 approved a motion to recommend denial of the above-noted petition to the Board of Supervisors. This recommendation of denial was based on the following factors:

- The slopes are a contiguous area of more than 10,000 square feet.
- The slopes are identified as a resource in the Comprehensive Plan and are designated for preservation.
- Slopes in Area "A" have characteristics of both managed slopes and preserved slopes, but on the whole, contain more characteristics of preserved slopes.

Please be advised that the Albemarle County Board of Supervisors will review this petition and receive public comment at their meeting on **September 2, 2015**. It is the Board of Supervisor's preference that a public hearing not be advertised until all of the final materials for a zoning application have been received by the County and are available for public review. Therefore any new or additional information regarding your application, including final proffers if applicable, must be submitted to our office at least twenty-three (23) days prior to your scheduled hearing date, which is **August 10, 2015**.

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,

J.T. Newberry
Planner
Planning Division

CC: Reality IX LLC
4501 Cox Rd
Glen Allen Va 23060