



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

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August 13, 2010

Williams Mullen - Valerie Long
321 E Main Street Suite 400
Charlottesville, VA 22902

RE: ZMA200800003 Albemarle Place
TAX MAP/PARCEL: 061W0-03-00-019A0, 061W0-03-00-019B0, 061W0-03-00-02300, 061W0-03-00-02400, 061W0-03-00-02500

Dear Ms. Long:

The Board of Supervisors approved the above referenced rezoning application on August 4, 2010 subject to the attached proffers dated July 23, 2010 and the amended Table of Permitted/Prohibited Uses by Block (Appendix A to the Albemarle Place Code of Development), dated July 8, 2010. Please refer to these documents for any future applications and requests on this property.

The Board of Supervisors also approved the three modifications of the requirements of Section 4.15, Sign Regulations in the Albemarle County Zoning Ordinance as follows:

1. Use of Section 4.15.13 *Highway Commercial (HC), Planned Development Shopping Center (PDSC) and Planned Development Mixed Commercial (PDMC)* sign regulations rather than those required by Section 4.15.11 *Neighborhood Model District*;
2. Off-site signs by-right rather than by special use permit as otherwise required per Section 4.15.5 (a) (1);
3. An increase in the maximum height of wall signage from 30 feet (per Section 4.15.11) to 58 feet, subject to the following condition - *Wall signs may be allowed up to 58 feet in height; however, any sign over 30 feet shall be subject to the approval of the ARB or the Design Planner, as to placement and illumination. It is possible that a proposed wall sign over 30 feet may not be allowed to be illuminated at the proposed height or that it may have to be reduced in height to provide a more appropriate placement on the building.*

Please be advised that although the Albemarle County Board of Supervisors took action on the project noted above, no uses on the property as approved above may lawfully begin until all applicable approvals have been received and conditions have been met. This includes:

- compliance with applicable PROFFERS;
- compliance with requirements of the CODE OF DEVELOPMENT;
- approval of and compliance with a SITE PLAN; and
- approval of a ZONING COMPLIANCE CLEARANCE.