



COUNTY OF ALBEMARLE
Department of Planning & Community Development
401 McIntire Road, Room 218
Charlottesville, Virginia 22902-4596
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February 20, 2003

Brent Nelson
Roudabush, Gale & Associates
914 Monticello Road
Charlottesville, VA 22902

RE: SDP-2002-128 Faulconer Construction Office & Shop Preliminary Site Plan (Tax Map 58, Parcel 37)

Dear Mr. Nelson:

The Albemarle County Planning Commission, at its meeting on February 4, 2003, took the following actions regarding the above-noted preliminary site plan:

Critical Slopes Waiver: Denied by a vote of 5:1 for the following reasons:

The Commission did not find that: (1) strict application of the requirements of section 4.2 would not forward the purposes of this chapter or otherwise serve the public health, safety or welfare, or that alternatives proposed by the developer would satisfy the purposes of section 4.2 to at least an equivalent degree; (2) due to the unusual size, topography, shape of the property, the location of the property, or other unusual conditions, excluding the proprietary interest of the developer, the requirements of section 4.2 would effectively prohibit or unreasonably restrict the use of the property or would result in significant degradation of the site or adjacent properties; or (3) granting the modification or waiver would serve a public purpose of greater import than would be served by strict application of section 4.2.

Curvilinear Parking: Denied by a vote of 3:3 (a majority did not find that practical considerations warranted curvilinear parking).

One-Way Circulation: Denied by a vote of 3:3 (a majority did not find that one-way circulation was necessitated by the peculiar character of the site or of the proposed use).

Site Plan: The Commission, by a vote of 6:0, accepted the applicant's request for deferral of the site plan. This item will be rescheduled once an amended site plan is submitted for review.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Yadira Amarante
Planner

Cc: Amelia McCulley
Jack Kelsey
Jack Sanford