



COUNTY OF ALBEMARLE
Dept. of Planning & Community Development
401 McIntire Road
Charlottesville, Virginia 22901-4596
(804) 296-5823

December 11, 1990

Mr. George F. Allen
Attorney At Law
109 East Jefferson St
Charlottesville, VA 22901

RE: ZMA-90-23 Buck Mountain Planned Unit Development
Comprehensive Rezoning

Dear Mr. Allen:

The Albemarle County Board of Supervisors, at its meeting on November 28, 1990, approved the above-noted request to rezone 435.558 acres from Planned Unit Development to Rural Areas; and 237.976 acres from Planned Unit Development to Planned Residential Development. The entire property, Tax Map 17, Parcels 26A-26G, Parcels 49-74 and 98-115, located in the southeast quadrant of intersection of Routes 601 and 671 approximately three miles north of Free Union. Attached please find a copy of the Board of Supervisors action letter which outlines, in detail, the Board's approval.

If you should have any questions or comments regarding the above noted action, please do not hesitate to contact me.

Sincerely,


V. Wayne Cilimberg
Director of Planning & Community Development

VWC/jcw

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11. Temporary construction uses (reference 5.1.18).
12. Temporary nonresidential mobile homes (reference 5.8).

The following uses will be allowed in this particular HC zoning by Special Use Permit:

1. Electrical power substations, transmission lines and related towers; gas or oil transmission lines, pumping stations and appurtenances; unmanned telephone exchange centers, micro-wave and radio-wave transmission and relay towers, substations and appurtenances. (reference 5.1.2).
 2. Contractor's office and equipment storage yard.
- II. The total square footage of all buildings on the site shall not exceed 5000 square feet.
- III. Minimum setbacks for all buildings will be 40 feet from the property lines bordering both roads.
- IV. We proffer that street shrubs shall be planted in two rows along the front of the property on State Route 742. The shrubs shall be spaced five feet on center and the rows shall be staggered (see attached proposed site plan). We also proffer to install rows of pine trees four to six feet in height adjacent to State Route 1101. The trees shall be spaced ten feet on center in two rows and the rows will be evenly staggered (see attached proposed site plan).

✓ Agenda Item No. 11. ZMA-90-23. Buck Mountain Planned Unit Development Comprehensive Rezoning. Public hearing on a request to rezone 435.558 ac from Planned Unit Development to Rural Areas; and 237.976 ac from PUD to Planned Residential Development. The entire property, Tax Map 17, Parcels 26A-26G, Parcels 49-74 and 98-115, located in southeast quadrant of intersection of Rts 601 & 671 approx three mi north of Free Union. White Hall Dist.

APPROVED ZMA-90-23 as presented:

<u>Tax Map/Parcel</u>	<u>New Zoning</u>	<u>Acreage</u>
17-26A	PRD	0.469
17-26B	RA	26.890
17-26C	RA	211.320
17-26D	RA	56.710
17-26E	RA	42.600
17-26F	RA	55.920
17-26G	RA	42.118
17-49	PRD	4.874
17-50	PRD	3.256
17-51	PRD	4.030
17-52	PRD	3.836
17-53	PRD	5.348
17-54	PRD	4.767

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ATTACHMENT E

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17-55	PRD	4.717
17-56	PRD	4.071
17-59	PRD	5.152
17-60	PRD	10.386
17-61	PRD	8.275
17-62	PRD	5.854
17-63	PRD	5.347
17-64	PRD	5.547
17-65	PRD	6.371
17-66	PRD	4.370
17-67	PRD	3.971
17-68	PRD	3.718
17-69	PRD	3.159
17-70	PRD	8.680
17-72	PRD	3.459
17-73	PRD	3.095
17-74	PRD	4.179
17-98	PRD	4.488
17-99	PRD	3.551
17-100	PRD	4.211
17-101	PRD	3.774
17-102	PRD	4.089
17-103B	PRD	1.405
17-103	PRD	2.837
17-104A	PRD	1.423
17-104B	PRD	1.413
17-104	PRD	1.412
17-105A	PRD	1.388
17-105B	PRD	1.422
17-105	PRD	1.380
17-106	PRD	3.101
17-107	PRD	3.163
17-108	PRD	3.777
17-109	PRD	4.009
17-110	PRD	4.101
17-111	PRD	4.988
17-112	PRD	6.435
17-113	PRD	5.464
17-114	PRD	4.010
17-115	PRD	49.204

RESOLUTION OF INTENT

WHEREAS, the County of Albemarle has stated in its Comprehensive Plan

GOAL: Promote the efficient utilization of County resources through a combination of:

- a. Designated growth areas that provide a variety of land uses, facilities, and services to support the County's future growth.
- b. Emphasis on the importance and priority of the four major elements that form the basis for the Rural Areas: (1) preservation of agricultural and forestal activities; (2) water supply protection; (3) limited service delivery to these areas; and (4) conservation of natural, scenic and historic resources. Of these, the preservation of agricultural and forestal activities is the highest priority.

and

WHEREAS, the Buck Mountain PUD lies in the Rural Area and in the watershed of the Buck Mountain Reservoir and the existing South Fork Rivanna River Reservoir; and

WHEREAS, the original tracts of land were previously zoned A-1 (Agricultural); and

WHEREAS, the PUD has not developed to the extent of the preliminary plan approved by the Board of Supervisors April 23, 1975; and

WHEREAS, Southern Capital Fund, Inc. no longer owns nor desires to develop any portion of the Buck Mountain PUD, and

WHEREAS, other property owners within the PUD wish to execute land transactions that do not comply with the approved plan; and

WHEREAS, some properties have already been subjected to uses inconsistent with the PUD plan but consistent with the RA zone;

NOW THEREFORE, be it resolved that the Planning Commission does hereby state its intent to rezone all properties within the Buck Mountain PUD from PUD to PRD or RA to unencumber these parcels from the approved plan.