



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

Phone (434) 296-5832

Fax (434) 972-4176

NOTICE SENT FIRST CLASS MAIL, CERTIFIED MAIL, AND ELECTRONIC MAIL

May 20, 2016

91 7199 9991 7035 5776 0457

Wendell Wood
Route 29 LLC
PO Box 5548
Charlottesville, VA 22905

**RE: ZMA 2012-00005 Hollymead Town Center A-1
Proffer 3- Transit Stop Benches
Proffer 4-Public Transit Operating Expenses
Tax Map Parcel 03200-00-00-042A0**

Dear Mr. Wood,

In accordance with the proffers approved with rezoning ZMA 2012-0005, Albemarle County hereby requests that the requirements of Proffer 3 and 4 be satisfied. Specifically, the County hereby requests the following pursuant to the terms of the Proffer 3:

3. **Public Transit Stop Construction** - The Owner has constructed one public transit stop within Hollymead Town Center Area A-1 and 2 benches shall be installed within 30 days after transit service is established to the transit stop-

Public transit was established by JAUNT to Hollymead Town Center on May 2, 2016. The County requests that two benches be installed by June 20, 2016.

The County hereby requests the following pursuant to the terms of the Proffer 4:

4. **Public Transit Operating Expenses** - Within thirty days after demand by the County after public transportation service is provided to the Project, the Owner shall contribute \$50,000 cash to the County to be used for operating expenses relating to such service, and shall contribute \$50,000 cash to the County each year thereafter for a period of nine (9) additional years, such that the cash contributed to the County pursuant to this Proffer 4, shall total Five Hundred Thousand Dollars (\$500,000). The cash contribution in years two through ten shall be paid by the anniversary date of the first contribution.

Since public transit service was established to the site on May 2, 2016, the County requests that the first \$50,000 cash contribution be made payable to the County of Albemarle by June 20, 2016.

Going forward, you will be sent an invoice each year as a reminder that the proffer payment is due (example enclosed). Please remit payment to Community Development and include a copy of this letter and the invoice when making the payment.

Be advised that failure to comply with proffers will constitute a zoning violation and may result in civil penalties enforced by the Zoning Administrator as well as withholding of building permits and plans.

Should you have any questions, please contact me at (434) 296-5832 ext.3226 or rragsdale@albemarle.org.

Sincerely,

A handwritten signature in black ink that reads "Rebecca Ragsdale". The signature is written in a cursive, flowing style.

Rebecca Ragsdale
Senior Planner-Zoning

County of Albemarle
 401 MCINTIRE ROAD
 CHARLOTTESVILLE VA 22902-4596

INVOICE	FY2016-00001053
Type	
Date	5/17/2016
Page	1

Bill to:

ROUTE 29 LLC ATTN: WENDELL WOOD P.O. BOX 5548 CHARLOTTESVILLE VA 22905

1000-0301

Purchase Order ID	Customer ID	Salesperson ID	Shipping Method	Payment Terms ID
	ROUTE 29 LLC			UPON RECEIPT
Item Number	Description	Quantity	Rate	Amount
EXPENSES	Expenses ZMA 2012-00005 Hollymead Town Center A-1 Proffer 4- Public Transit Operating Expenses	1	\$50,000.00	\$50,000.00
			Total	\$50,000.00

To ensure proper application of your payment, please remit the yellow invoice copy. A self-addressed remittance envelope is included for your convenience.