



County of Albemarle
Community Development Department - Planning

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February 6, 2025

Justin Shimp
Shimp Engineering, P.C.
912 E High Street
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RE: ZMA202300017 and SP202300020 Chestnut Grove MHP Community

Dear Mr. Shimp,

At its meeting on December 10, 2024, the Albemarle County Planning Commission recommended denial of ZMA202300017 and SP202300020 Chestnut Grove MHP Community by a vote of 3:1, (Commissioners Bivins Carrazana and Clayborne absent) Commissioner Moore dissented, for the reasons stated in the staff report.

1. The proposal is inconsistent with the Rural Area goals, objectives, and strategies found in the Comprehensive Plan.
2. The proposal is inconsistent with the County's Growth Management Policy as it proposes residential development in the Rural Area.
3. There are inadequate services, facilities, and infrastructure to support the development in the proposed location.
4. There is inadequate information to determine whether the proposal can be supported by the proposed central water and sewer service facility. The Virginia Department of Health has not received enough information to review the proposed wells, soils, and drainfield locations.
5. Until a stream buffer field survey has confirmed top of bank to stream buffer limits, potential conflict exists with home sites in the buffer. The County Code provides: each stream buffer shall be incorporated into the design of the development by keeping stream buffers in open or natural spaces, and out of residential lots or areas of active use, to the fullest extent possible.

Should you have any questions regarding the action, please contact me.

Sincerely,
Kevin McDermott
Deputy Director of Planning
Planning Division

CC: Dana Wood
401 Sunchase Blvd Apt G
Farmville, VA 23901