SHIMP ENGINEERING, P.C.
Design Focused Engineering

County of Albemarle
Department of Community Development
401 McIntire Road
Charlottesville, VA 22902

January 20, 2026

Regarding: **Alberene Yoga Center (SP 2026-XX)**

Request for Exception from Section 4.12.15

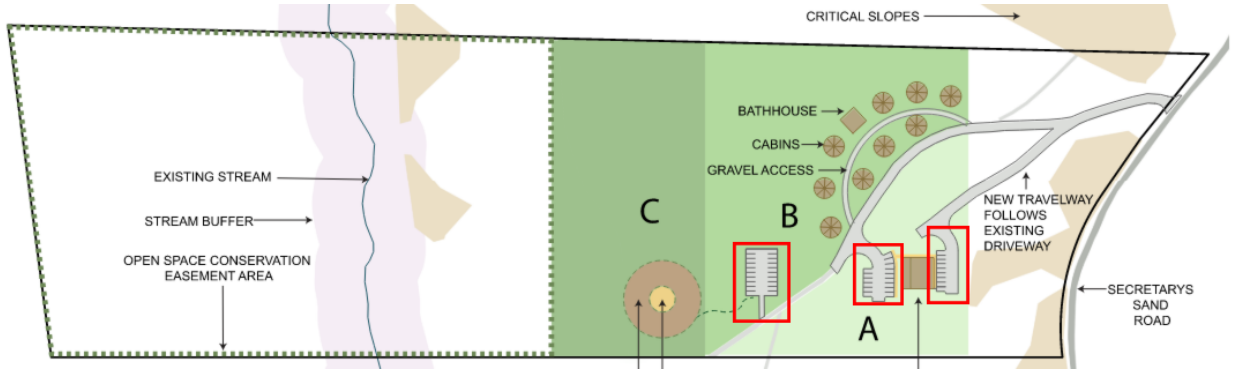
Requirement for Curb and Gutter

We respectfully submit this request for exception from the requirements of Section 4.12.15 of the Code of Albemarle for TMP 119-52C2. Section 4.12.15.g of Chapter 18 of the Code of Albemarle requires the construction of curb in parking areas, *"Curbs shall be established at the edges of parking areas or access aisles in the following circumstances: (1) in all commercial or institutional developments requiring eight or more parking spaces; (2) in all multi-family dwelling and townhouse developments requiring eight or more parking spaces; (3) where necessary to control or direct stormwater runoff; (4) where a sidewalk is located closer than four feet from the edge of an access aisle; and (5) where necessary to contain vehicular traffic to protect pedestrians and/or property. Gutters shall be required where necessary to control or direct stormwater runoff."*

Section 4.12.15.g also permits the Board of Supervisors to waive this requirement for curb and gutter in parking areas and along travel ways "*if deemed necessary to accommodate stormwater management/BMP facility design or existing uses located in the Rural Areas (RA) zoning district."*

In accordance with Section 4.12.15.g, it is our request for the Board of Supervisors to grant an exception from the curb and gutter requirement for the Alberene Yoga Retreat. As shown in the red boxes on Figure 1 below, the areas proposed for parking and travelways are a very small portion of the 29.71-acre site. The majority of the site will be preserved as existing forest. The site is currently zoned Rural Areas (RA). The associated concept plan is for a special use permit to allow a boarding camp to establish their yoga retreat center on the property.

Figure 1. Illustrative Exhibit of Parking Areas on Concept Plan



In your review of this request, please consider the following:

- **The site is not located near the boundaries of the development and rural areas.**

The property is located in the Rural Areas District of Albemarle County on Secretarys Sand Road approximately 1.2 miles southwest of the intersection with Alberene Road. This location is over ten miles from the nearest development areas around Cottontail Way (toward Charlottesville), and over five miles from the development areas around Scottsville. Many of the current sites in the vicinity of the property also do not have curb and gutter and are low density forested or residential sites. The Alberene Yoga Retreat Center plans to fit into the character of these existing sites.

- **An exception from curb and gutter is consistent with the existing use of the property and the character of the Rural Areas.**

Currently, the majority of the property is a mix of pine and hardwood forests, with portions of existing gravel driveway. The applicants intend to use this existing gravel driveway for the new commercial entrance, with improvements as required for fire access. Requiring curb and gutter would detract from both the goal of the retreat and the character of the rural areas. Objective 2 of the Rural Areas is to *"Protect and preserve natural resources, which include mountains, hills, valleys, rivers, streams, groundwater, and retain continuous and unfragmented land for agriculture, forestry, biodiversity, and natural resource protection."* The Yoga Retreat Center will have greater capacity to protect and preserve the character of the site and its existing natural resources without installing curb and gutter along its parking and travel ways.

- **Site grading to accommodate travel ways and parking will have minimal stormwater impact.**

The proposal for Alberene Yoga Retreat is on 29.71 acres. Within this area, parking and travel ways will occur on a very small portion of the site (less than 5% of the total area). The proposed travel ways will largely follow the existing gravel driveways and all improvements will align to existing topography as much as possible. Travel ways and parking will also be located away

from existing waterways as much as possible. The property is large enough to utilize a variety of stormwater strategies to effectively capture and provide the necessary treatment for runoff from impervious surfaces. There is no storm sewer for this property to tie into and no anticipated impacts to neighboring properties that could be mitigated by implementing curb and gutter. Any stormwater impacts will largely be mitigated by retaining existing forested areas.