



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

Phone (434) 296-5823

Fax (434) 972-4126

May 11, 2018

Justin Shimp P.E.-Shimp Engineering PC
201 E Main St Suit M
Charlottesville, Va 22932

RE: ZMA201700007 Hogwaller Farm

Dear Mr. Shimp,

The Albemarle County Planning Commission, at its meeting on May 1, 2018, by a vote of 5:1, recommended denial for all of the reasons stated in the staff report and to protect the ecological functionality of the 100' buffer that is currently in our County Water Protection Ordinance. This matter will be forwarded to the Board of Supervisors to be heard on a date to be determined.

Factors Unfavorable:

1. Few limitations are proposed for use of the property: there is no proffered plan, and no commitments to limit the by-right uses that would be permissible on the subject property if zoned to RA.
2. The applicant proposes to remove vegetation from a currently vegetated stream buffer and floodplain along an impaired stream.
3. A proposed "undisturbed riparian buffer" is insufficient in width. To be consistent with buffer requirements in the Development Areas the proposed buffer should (at minimum) be 100' in width rather than 35' in width.
4. The applicant is proposing to have farming activities within the regulatory Floodway which is not recommended for environmental and safety reasons.

If you should have any questions or comments regarding the above noted action, please do not hesitate to contact me at (434) 296-5832.

Sincerely,

Tim Padalino, AICP
Senior Planner
Planning Division

cc: Franklin Street Land Trust II; Charles Wm Hurt & Shirley L Fisher Trustees
P O Box 8147
Charlottesville, Va 22906