



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

Phone (434) 296-5832

Fax (434) 972-4126

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February 10, 2020

Justin Shimp  
912 E High St  
Charlottesville VA 22902

**RE: SP201900003 Hunters Way Coffee Shop**

Dear Mr. Shimp

The Albemarle County Planning Commission, at its meeting on January 14, 2020 by a vote of 7:0 recommended, approval of the above-noted petition to the Board of Supervisors as follows:

- (a) approval of SP201900003, Hunters Way Coffee Shop,
- (b) that "restaurant" be substituted wherever "coffee shop" was used in the conditions, and
- (c) adding a fourth condition that the applicant should designate walk up parking spots during the Site Development Plan stage.

Please note that this recommendation is based on the following conditions:

1. Coffee shop uses on the parcel will not exceed 700 gross square feet.
2. No indoor seating associated with the coffee shop is permitted.
3. No public restrooms associated with the coffee shop will be provided.

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,

A handwritten signature in black ink, appearing to read "Mariah Gleason".

Mariah Gleason  
Senior Planner  
Planning Division

Cc. Heartrock Farm LLC  
2521 Summit Ridge Trail  
Charlottesville VA 22911