



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

Phone (434) 296-5832

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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,

Mariah Gleason
Senior Planner
Planning Division

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