



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

Phone (434) 296-5832

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August 28, 2020

Justin Shimp
Shimp Engineering
912 East High Street
Charlottesville VA 22902
justin@shimp-engineering.com

RE: ZMA201900003 Albemarle Business Campus (formerly known as Royal Fern)

Dear Mr. Shimp,

The Albemarle County Planning Commission, at its meeting on August 18, 2020, recommended approval by a vote of 5:0, provided that the recommended revisions, as identified in the staff report, are made to the application prior to the Board of Supervisors public hearing.

The Planning Commission recommended denial by a vote of 5:0 of the Special Exception for § 18-20A.8(a), Mixture of Uses (Minimum of Two Housing Types), for the following reasons:

1. The neighborhood model calls for a variety of housing types.
2. Fewer housing types may inadvertently create economic segregation in this opportunity zone that is defined as a low income urban, suburban and rural census tract.

If you should have any questions or comments regarding the above noted action, please do not hesitate to contact me at (434) 296-5832 ext 3261 or email areitelbach@albemarle.org

Sincerely,
Andy Reitelbach
Senior Planner
Planning Division

Cc. 5th Street Forest, LLC
912 E. High Street
Charlottesville VA 22902