



**ALBEMARLE COUNTY PLANNING**  
**STAFF REPORT SUMMARY**

<b>Proposal:</b> SP201900003 Hunters Way Coffee Shop	<b>Staff:</b> Mariah Gleason, Senior Planner
<b>Planning Commission Public Hearing:</b> January 14, 2020	<b>Board of Supervisors Hearing:</b> TBD
<b>Owner:</b> Heartrock Farm LLC	<b>Applicant:</b> Justin Shimp, Shimp Engineering, P.C.
<b>Acreage:</b> 1.46 acres	<b>Special Use Permit for:</b> Request to allow a restaurant (coffee shop) not served by either public water or an approved central water supply in accordance with Section 18-24.2.2.18 of the Zoning Ordinance.
<b>TMP:</b> 078000000049A0 <b>Location:</b> 101 Shadwell Heights Rd or 100 Hunters Way, at the intersection of Richmond Rd	<b>By-right use:</b> HC Highway Commercial – commercial and service; residential by special use permit (15 units/ acre)
<b>Magisterial District:</b> Scottsville	<b>Conditions:</b> Yes <b>EC:</b> Yes
<b>Proposal:</b> Request approval for a new coffee shop on a 1.46 acre parcel. The proposed coffee shop would be a maximum of 700 gross square feet, have no indoor dining area or public restroom, and may include a drive-thru.	<b>Requested # of Dwelling Units:</b> None
<b>DA:</b> <b>RA: X</b>	<b>Comp. Plan Designation:</b> Rural Area – preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources; residential (0.5 unit/ acre in development lots).
<b>Character of Property:</b> The subject property currently consists of a six (6) bay automotive repair business and two (2) model homes. Removal of the two model homes is underway.	<b>Use of Surrounding Properties:</b> The subject property is part of a 16-parcel legacy zoning in the rural area. Properties in the Hunters Way development are zoned Highway Commercial and Light Industrial, and include a variety of businesses such as a daycare facility, a self-storage facility, Amerigas Propane, and a UPS Customer Center. The property across Route 250 from the subject parcel is zoned as Monticello Historic District.
<b>Factors Favorable:</b> 1. The proposed use will not adversely affect the uses permitted by-right on nearby properties. 2. The character of the area will not be changed by the proposed use.	<b>Factors Unfavorable:</b> None identified
<b>RECOMMENDATION:</b> Staff recommends approval of SP201900003, Hunters Way Coffee Shop, with conditions.	

**STAFF PERSON:**  
**PLANNING COMMISSION:**  
**BOARD OF SUPERVISORS:**

Mariah Gleason, Senior Planner  
January 14, 2020  
TBD

**SP201900003 Hunters Way Coffee Shop**

**PETITION:**

PROJECT: SP201900003 Hunters Way Coffee Shop

MAGISTERIAL DISTRICT: Scottsville

TAX MAP/PARCEL: 078000000049A0

LOCATION: 101 Shadwell Heights Rd or 100 Hunters Way, at the intersection of Richmond Rd

PROPOSAL: Request approval for a new coffee shop on a 1.46 acre parcel. The proposed coffee shop would be a maximum of 700sf, have no indoor dining area, and may include a drive-thru.

PETITION: Restaurant (coffee shop) not served by either public water or an approved central water supply under Section 24.2.2.18 of the Zoning Ordinance. No dwelling units proposed.

ZONING: HC Highway Commercial – commercial and service; residential by special use permit (15 units/ acre)

OVERLAY DISTRICT: Entrance corridor

PROFFERS: No

COMPREHENSIVE PLAN: Rural Area – preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources; residential (0.5 unit/ acre in development lots).

POTENTIALLY IN MONTICELLO VIEWSHED: Yes

**CHARACTER OF SURROUNDING AREA:**

The subject property is part of a 16-parcel stale zoning in the rural area, lying just south and west of Exit 124 for Shadwell on I-64 [Attachment 1]. Properties in this cluster are zoned Highway Commercial and Light Industrial. The property located across Route 250 from the property is zoned Monticello Historic District. Existing uses on the property include an automotive repair shop while uses on abutting parcels include a daycare facility to the east, a self-storage facility to the north, and AmeriGas Propane to the west. Other businesses in this area include a UPS Customer Center, Capital Tristate, Origio, QuickFix, J&A Painting and Home Improvement, and VDOT. Due to the topography of the area, business are largely obscured from one another.

**PLANNING AND ZONING HISTORY:**

SDP198600029 Nationwide Homes Site Plan

- Approved a site plan for two commercial buildings (two model homes) totaling 3,136 gross square feet on the property for the purpose of homes sales and display. The development included an off-street parking area.

SDP199100040 Nationwide Homes – Minor Site Plan Amendment

- Approved the expansion of one of the model homes' building footprint.

SDP201600012 Nationwide Homes – Major Site Plan Amendment

- Approved a new six bay vehicle repair shop, totaling 3,300sf, and supporting off-street parking on the property. The existing model home buildings remained.

SDP201800033 2300 Hunters Way – Minor Site Plan Amendment

- Approved the removal of both model home buildings and the installation of landscaping and a 6ft cedar board fence to help screen the existing parking area from the Entrance Corridor.

SDP201800040 2300 Hunters Way – Major Site Plan Amendment

- This application is currently under review. The application was originally submitted on May 21, 2018 prior to the approval of zoning map amendment ZTA201800002 which requires a special use permit for uses not served by either public water or an approved central water supply. Since then, the owner/applicant has submitted this special use permit request, SP201900003, for consideration by the Board. The most recent version of the major site plan amendment

proposes the development of a two-story retail building (hardware store), totaling 5,200sf, and attached drive-thru coffee shop, totaling 520sf. The hardware store will provide associated off-street parking spaces for business patrons.

### **DETAILS OF THE PROPOSAL:**

The owner/applicant, Heartrock Farm LLC, has submitted a special use permit request to allow a restaurant (coffee shop) on Highway Commercial-zoned property on a parcel that is not served by public water or a central water supply system, in accordance with Sec. 24.2.2.18. This request is part of a larger redevelopment plan to remove two model home buildings from the portion of the property fronting Route 250 and construct, in their place, a hardware store and attached coffee shop. The hardware store is permitted by-right. The coffee shop requires a special use permit.

The proposed coffee shop is a maximum of 700 square feet with no interior dining space or public restrooms [Attachment 2]. The coffee shop intends to serve customers via a walk-up window and potential drive-thru window. An exhibit submitted by the applicant provides an illustrative exhibit demonstrating what the site may look like with the development of a coffee shop that includes a drive-thru window [Attachment 3].

It is understood that any site plan or site plan amendment for this property would be reviewed for compliance with all applicable requirements of the Zoning Ordinance should this special use permit be approved. Equally, the addition of a drive-thru window would need to satisfy the supplementary regulations of Sec. 5.1.60 for drive-thru windows as well as the Entrance Corridor design guidelines of the Architecture Review Board, ARB, prior to the approval.

### **COMMUNITY MEETING:**

The mandatory community meeting for this project was waived on April 25, 2019, by the recommendation of staff and approval of the Board representative for the Scottsville magisterial district, based on the scale of the use, the surrounding uses, and use of the existing access to the site.

### **ANALYSIS OF THE SPECIAL USE PERMIT REQUEST:**

***Section 33.39(B) states that the Commission, in making its recommendation, shall consider the same factors found in Section 33.40 (B):***

***1. No substantial detriment. Whether the proposed special use will be a substantial detriment to adjacent parcels.***

In evaluating whether the proposed special use will be a detriment to adjacent properties, the type and intensity of the new use are considered.

The project narrative submitted by the applicant states that the proposed coffee shop will be a maximum of 700 square feet, having no interior dining space or public restrooms. Staff found that these aspects effectively limit the size and intensity expected by the proposed use such that it will likely be a relatively minor establishment on the site, in comparison with the existing 3,300sf automotive repair shop and the projected 5,200sf hardware store.

The proposed coffee shop use is projected to generate 239 vehicular trips per day. As the applicant states, there are already a significant number of vehicular trips on Route 250 in this location – about 24,000 daily trips (averaged annually). As such, the owner/applicant anticipates that the coffee shop will not generate new vehicular trips, but instead capture existing trips on Route 250. Also, since the entrance for subject property is within 300ft of the intersection of Route 250 and Hunters Way, it is unlikely that patrons of the coffee shop will negatively impact trips made to nearby properties.

Staff has considered traffic, the hours of operation, character of the operation, including water consumption, and is of the opinion that the proposed coffee shop will not be a substantial detriment to the adjoining commercial and industrial properties.

Staff recommends the following conditions to ensure the proposed use will not create substantial detriment to adjacent businesses and parcels in the future:

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.

**2. Character of the nearby area is unchanged. Whether the character of the adjacent parcels and the nearby area will be changed by the proposed special use.**

The proposed use is consistent with the existing character of surrounding commercial and industrial businesses, parcels, and nearby area. The limited size and intensity of the proposed coffee shop is unlikely to change the character of the area.

**3. Harmony. Whether the proposed special use will be in harmony with the purpose and intent of this chapter,**

The purpose and intent of the HC Highway Commercial zoning district, as stated in the ordinance, is to permit development of commercial establishments, other than shopping centers, primarily oriented to highway locations rather than to central business concentrations. The ordinance goes on to state that Highway Commercial districts are intended to be established on major highways within the urban area and communities in the comprehensive plan.

The proposed coffee shop use along Route 250 conforms with the intent of this district to provide commercial establishments along major highways.

**with the uses permitted by right in the district,**

With the proposed conditions offered by staff, which will limit the size, scale, and intensity of the proposed use, the addition of a coffee shop including its estimated water usage are not anticipated to significantly restrict the current or other by-right uses available on this property or adjacent properties.

**with the regulations provided in Section 5 as applicable,**

There are no supplementary regulations for this use or regarding water usage.

**and with the public health, safety, and general welfare.**

Based on the scale and intensity of the proposed use, staff's review of information provided by the applicant, and evaluation against the Zoning Ordinance, staff did not find evidence that the proposed coffee shop use or its anticipated water usage would detrimentally impact public health, safety, or general welfare.

**4. Consistency with the Comprehensive Plan. Whether the proposed special use will be consistent with the Comprehensive Plan. The use will be consistent with the Comprehensive Plan.**

Staff has compiled some of the most relevant provisions of Comprehensive Plan in Attachment 4. The zoning of this property HC, Highway Commercial, is inconsistent with the Comprehensive Plan land use recommendation which directs development into the development areas. However, as has

been previously stated, the decision to zone this property HC, Highway Commercial has been made and the County has never initiated any action to change the zoning designation.

The use was analyzed for consistency with the Comprehensive Plan. The use, as specified in the Zoning Ordinance, is restaurant not served by public water or sewer. The Comprehensive Plan discourages new development in the Rural Area. Uses that are supportive of the Rural Area or consistent with the economic development goals of the County may be considered consistent with the Comprehensive Plan. This use is not supportive of the Rural Area or consistent with the economic development goals of the County.

Staff has viewed this proposal as redevelopment of an existing property. The property could be used for a variety of by-right uses. In fact, the proposed hardware store that the coffee shop will be attached to is a by-right use.

The Comprehensive Plan discusses Natural Resources and the need to protect the ecosystem and resources of the County, specifically groundwater. Staff has analyzed the proposed water consumption of this use and believes that with the recommended conditions the potential impact on water resources will be mitigated to an acceptable level.

This use represents the redevelopment of an existing parcel. The impacts of the proposed use do not adversely impact Natural Resources. Therefore, staff recommends that this use is consistent with the Comprehensive Plan.

#### **SUMMARY:**

##### **Staff finds the following factors favorable to this request:**

1. The proposed use will not adversely affect the uses permitted by-right on nearby properties.
2. The character of the area will not be changed by the proposed use.

**Staff finds the following factor(s) unfavorable to this request: None identified**

#### **RECOMMENDED ACTION:**

Based on the findings described in this report and factors identified as favorable, **staff recommends approval of special use permit application SP201900003 with the following conditions.**

##### **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.

#### **POSSIBLE PLANNING COMMISSION MOTION - SP201900003:**

A. Should the Planning Commission **choose to recommend approval** of this special use permit:

**Move to recommend approval of SP201900003, Hunters Way Coffee Shop, with the changes and conditions as recommended by staff.**

B. Should the Planning Commission **choose to recommend denial** of this special use permit:

**Move to recommend denial of SP201900003, Hunters Way Coffee Shop. Should a commissioner motion to recommend denial, he or she should state the reason(s) for recommending denial.**

## **ATTACHMENTS**

**Attachment 1** – Vicinity Map

**Attachment 2** – Applicant Justification for Special Use Permit, last revised December 20, 2019

**Attachment 3** – Illustrative Plan Exhibit, dated December 20, 2019

**Attachment 4** – Relevant Provisions of Comprehensive Plan



64

64

25C

South Lego Farm

Culpeper Branch

Shadwell Creek

Richmond Rd

78B-1  
78B-0A-8  
78B-0A-11  
78B-0A-6  
78B-0A-4  
78B-0A-3  
78B-0A-2  
78B-0A-1  
78B-0B-1A  
78-31C  
78-32B  
78-32  
78-31J  
78-31K

78A-06-245  
78A-06-246  
78A-07-251  
78A-07-250  
78-53  
78A-06-250  
78-51B  
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79-4U  
79-4V  
79-4W  
79-4X  
79-4Y  
79-4Z

78-31A

78-33

78-33D

78-22

92-16

78-28A

78-28B

78-7A

78-36D

Ydot Way

**2300 HUNTER’S WAY SP2019-00003**  
**PROJECT NARRATIVE**

Initially Submitted: April 15, 2019  
Revised: October 21, 2019  
Revised: December 20, 2019

	<b>ACREAGE</b>	<b>EXISTING ZONING</b>	<b>COMP PLAN DESIGNATION</b>
<b>Parcel 78-49A</b>	1.46	Highway Commercial	Rural Area 2

**Additional Zoning Considerations:** Entrance Corridor (EC), Critical Slopes

**Location:**

The property is located on the western side of the intersection of Hunters Way and Richmond Road at the entrance of the Hunter’s Hall subdivision.

**Project Proposal:**

Heartrock Farm LLC, is the Owner (the “Owner”) of tax map parcel 78-49A in Albemarle County, a 1.46 acre parcel zoned for highway commercial use and that is the subject of this special use permit application (the “property”). In accordance with Sec. 33.32 of the Albemarle County Zoning Ordinance, the owner is applying for a special use permit to allow for a restaurant on highway commercial zoned property not served by public water or a central water supply system (Sec. 24.2.2(18)). The Owner would like establish a coffee shop on the property that is a maximum of 700 square feet with no interior dining space or public restrooms. Since there is no proposed interior dining area, the coffee shop may be accessed by a drive-through window to allow for a convenient exchange of goods between the coffee shop and the customer.

The property has undergone active redevelopment in recent years, and it is the Owner’s intent to continue this redevelopment effort on the property by removing the existing Nationwide structures which front on Route 250 and constructing a retail building housing a by-right hardware store use and a coffee shop, allowable by special use permit. The proposed structure on the property has already undergone preliminary ARB review and any final site plan or major amendment approved on the property will be subject to ARB approval. The additional level of review provided by the ARB will ensure any new structures on the site will be compatible with the surrounding context and the character of the Route 250 entrance corridor, and will be designed in accordance with applicable ARB guidelines.

A coffee shop use in this location would serve a variety of people in the area, including commuters traveling to and from Charlottesville; employees of nearby major employers including VDOT, UPS, and Luckstone; and any number of those individuals contributing to the 24,000<sup>1</sup> daily trips who pass by the site who may like to enjoy a convenient coffee beverage on their way to work or during their daily travels.

The Owner originally submitted a major site plan amendment on May 21, 2018 and received comments on July 3, 2018, the comments included a request for additional data regarding water consumption resulting from the proposed use. The

<sup>1</sup> 2018 VDOT AADT; RT 250 I-64 E to SR 22  
[https://www.virginiadot.org/info/resources/Traffic\\_2018/AADT\\_PrimaryInterstate\\_2018.pdf](https://www.virginiadot.org/info/resources/Traffic_2018/AADT_PrimaryInterstate_2018.pdf)



Owner provided additional data on August 30, 2018 and upon a supplemental request from zoning, provided additional data on November 16, 2018. Revisions to the Major Site Plan Amendment were submitted on December 21, 2018. On February 6, 2019 the Albemarle County Board of Supervisors approved ZTA201800002 which requires a special use permit for certain uses otherwise allowed by-right if the use is not served by either public water or an approved central water supply. On February 12, 2019, the applicant was notified approval of the Major Site Plan Amendment, originally submitted on May 21, 2018, on TMP 78-49A would require approval of a special use permit to allow for an eating establishment on the parcel that is not served by public water or an approved water supply. As a result of the vote of February 6, 2019, the applicant is seeking a special use permit in order to develop the property in a manner that is consistent with the plan that was submitted and reviewed prior to the Board of Supervisors approval of ZTA201800002.

**Factors to be Considered for Special Use Permits:**

**No Substantial Detriment:**

*Traffic*

The property is located between parallel road networks, Interstate 64 and Route 250, at the intersection of Hunter’s Way and Route 250. The 2.01 segment of Route 250 between I-64 East of Charlottesville and SR 22 Louisa Road has an AADT of 24,000. The proposed coffee shop use is anticipated to generate 239 daily trips, and since there are already significant trips on Route 250 in this location, it is not expected for the coffee shop use to generate a significant number of trips on Route 250, but rather to capture existing trips on Route 250. The location of the property, at the intersection of Hunter’s Way and Route 250, and the location of the site entrance at approximately 300’ north of the Hunter’s Way and Route 250 intersection will limit potential adverse impacts to Hunter’s Way, since coffee shop customers will only have to travel a few hundred feet on Hunter’s Way before reaching their destination.

*Hours of Operation*

The hours of operation will be from 4 a.m to 11 p.m.

*Lighting*

The structure containing the proposed coffee shop use will comply with Section 4.17 of the Albemarle County Zoning Ordinance to ensure that no substantial detriment to neighboring properties from lighting will occur.

*Building Design*

The design of the structure containing the coffee shop use is subject to ARB review. The ARB provides an additional level of review to ensure the building design is compatible with the character of the Route 250 Entrance Corridor.

*Water Use*

The following table has been prepared to share comparative water usage data for the proposed coffee shop compared to various other by-right uses allowed on the property. Please note any use with water usage in excess of 400 gallons per site per day, or a total of 584 gallons per day, would require a special use permit, and therefore the following examples have been provided with a maximum of 584 gpd limit.

<b>By-Right Uses</b>	<b>Daily Water Usage Rates</b>
Motel – 4 Rooms (130 gpd/room)	520 gpd <sup>2</sup>
Retail Nurseries & Greenhouses (1-2,000 sq. ft. greenhouse with 1,900 sq. ft. of benches within)	584 gpd <sup>3</sup>

<sup>2</sup> <https://law.lis.virginia.gov/admincode/title12/agency5/chapter590/section690/>

<sup>3</sup> <https://ag.umass.edu/greenhouse-floriculture/fact-sheets/sizing-greenhouse-water-system>

Special Use Permit – Restaurant	Daily Water Usage Rates for Coffee Products
Coffee Shop	42.5 gpd <sup>4</sup>

Additional water usage data has been provided in Attachments A and B. This information was collected from other Human Bean coffee shop franchise locations in the U.S. This additional data shows that many of the products that would be sold at the coffee shop, if approved, would be derived from milk and therefore many of the business’s marketed products would not have an impact on the water usage on the site.

*Sounds & Smells*

Sounds on-site will likely be attributable to guests accessing and exiting the site. Hours of operation will limit excess noises to the surrounding area. Due to the site’s proximity to Interstate 64 and Route 250 there is existing background noise on the property from vehicles traveling on these two heavily traveled routes.

Any smells that would be objectionable to a patron of the coffee shop will also be objectionable to nearby businesses. It is well in the interest of the business for smells to be closely monitored and controlled. There may be an aroma of freshly ground coffee near the entrance or window to the coffee shop.

**Character of Nearby Area is Unchanged:**

The coffee shop is located at the entrance to the Hunter’s Hall subdivision which features a variety of businesses such as a daycare, Amerigas Propane, UPS Customer Center, and self-storage, among others. This pocket of business activity located in the Rural Areas, between the Pantops Development Area and the Village of Rivanna, offers convenient services to nearby residents and commuters and serves as a hub of employment activity in the Rural Areas. A proposed coffee shop at the intersection of Hunter’s Way and Route 250 will contribute to a more service-centered character at the entrance of the business industrial park.

**Harmony:**

A proposed coffee shop use would not be disharmonious with the surrounding established uses. There is a mixture of institutional, service, industrial, and commercial uses all within the Hunter’s Hall subdivision. ARB review would provide an additional level of review to ensure the proposed structure housing the coffee shop use would be harmonious with the character of the Route 250 Entrance Corridor.

**Consistency with the Comprehensive Plan:**

A Coffee Shop at this location is consistent with the Comprehensive Plan in the following ways:

Chapter 6 Economic Development

- *Strategy 2b: Continue to provide support to the business community and assistance for business retention and expansion.* Redevelopment and repurposing of this site, for a portion of the site and proposed structure to serve a coffee shop user, would contribute to a more diverse business community within the Hunter’s Hall subdivision. The proposed coffee shop would likely serve employees and patrons of the existing businesses in the area and would increase the presence of service-centered businesses in the subdivision.
- *Strategy 4c: Explore opportunities to assist with redevelopment of underutilized commercial and industrial zoned properties.* There are limited commercially zoned properties in the Rural Areas and these properties offer the opportunity to serve nearby residents. A coffee shop on this property would generate real estate taxes on a significantly improved commercial property, as opposed to the tax generation from the site today, and a coffee shop would generate business taxes from this location.

<sup>4</sup> The Human Bean Water Usage (see attachments A and B)

**Neighborhood Impacts:****Impacts on Public Facilities and Infrastructure:**

It is anticipated most of the traffic affiliated with the development will be pass-by trips, meaning that the coffee shop use will not generate a significant amount of new trips but rather will capture some of the existing trips on the road. There are 24,000 daily trips along the segment of Rt. 250 that passes in front of the site and the ITE trip generation estimates 239 trips for the proposed coffee shop.

**Impacts on Environmental Features:**

The stormwater management plan will comply with all applicable DEQ and Albemarle County WPO regulations.

**Lighting**

All outdoor lighting will comply with Albemarle County regulations. Development on the property will be subject to ARB review and approval and lighting on the site will be further evaluated during ARB review.

**Schools**

There are no residences proposed on the property and therefore as a result of the proposed development, there will be no additional pupils enrolled in Albemarle County Public Schools.

## The Human Bean Water Consumption

Water Consumption per Day for Three Franchisor-Owned Stores in June 2018  
Peak Water Consumption Highlighted in Yellow (Biddle Store on June 21, 2018)

Date	Water Consumed (Gallons/day)		
	Biddle	Rossanley	Stewart
6/1/2018	39	35	40
6/2/2018	27	24	36
6/3/2018	23	23	31
6/4/2018	33	29	35
6/5/2018	36	28	37
6/6/2018	38	35	42
6/7/2018	37	33	37
6/8/2018	38	34	38
6/9/2018	27	28	30
6/10/2018	23	24	29
6/11/2018	30	30	35
6/12/2018	35	34	38
6/13/2018	41	39	38
6/14/2018	36	32	37
6/15/2018	35	33	40
6/16/2018	27	30	36
6/17/2018	25	22	29
6/18/2018	32	30	32
6/19/2018	34	33	36
6/20/2018	37	34	38
6/21/2018	<b>43</b>	38	43
6/22/2018	33	34	38
6/23/2018	30	26	30
6/24/2018	23	21	25
6/25/2018	29	30	31
6/26/2018	32	30	33
6/27/2018	34	34	39
6/28/2018	35	31	35
6/29/2018	36	35	39
6/30/2018	24	25	30
	43	39	43

*Notes:*

Data provided by The Human Bean for three franchisor-owned stores. Peak order day is June 21, 2018 at the Biddle Store - See separate sheet for full water consumption detail. Water consumption determined by The Human Bean franchisor using actual franchise receipt formulas.

### The Human Bean Water Consumption

Peak Sales Date Among 3 Franchisor-Owned Stores in June 2018: June 21, 2018, Biddle Store  
 Water Consumption at Biddle Franchisor-Owned Store on June 21, 2018

Product Type	Product Cup Size (SKU)	Cup Size in Ounces	Drink Base	Percent Water	Oz Water/Cup	Units Sold Biddle Store	Ounces Consumed Biddle Store
Coffee	8oz Coffee	8	Water	100%	8.0	0	0.0
Coffee	12oz Coffee	12	Water	100%	12.0	3	36.0
Coffee	16z Coffee	16	Water	100%	16.0	12	192.0
Coffee	20z Coffee	20	Water	100%	20.0	5	100.0
Coffee	32z Coffee	32	Water	100%	32.0	0	0.0
Granita	8z Granita	8	Milk	23%	1.8	0	0.0
Granita	12z Granita	12	Milk	23%	2.7	45	122.4
Granita	16z Granita	16	Milk	23%	3.6	139	504.0
Granita	20z Granita	20	Milk	23%	4.5	163	738.7
Granita	32z Granita	32	Milk	23%	7.3	4	29.0
Salted Caramel	8z Salted Caramel	8	Milk	31%	2.5	0	0.0
Salted Caramel	12z Salted Caramel	12	Milk	42%	5.0	1	5.0
Salted Caramel	16z Salted Caramel	16	Milk	31%	5.0	0	0.0
Salted Caramel	20z Salted Caramel	20	Milk	50%	10.0	1	10.0
Salted Caramel	32z Salted Caramel	32	Milk	39%	12.5	0	0.0
Iced Tea Lemonade	12z Iced tea Lemonade	12	Water	100%	12.0	0	0.0
Iced Tea Lemonade	16z Iced Tea Lemonade	16	Water	100%	16.0	0	0.0
Iced Tea Lemonade	20z Iced Tea Lemonade	20	Water	100%	20.0	0	0.0
Iced Tea Lemonade	32z Iced Tea Lemonade	30	Water	100%	30.0	0	0.0
Steamer	8z Steamer	8	Milk	31%	2.5	0	0.0
Steamer	12z Steamer	12	Milk	42%	5.0	0	0.0
Steamer	16z Steamer	16	Milk	31%	5.0	0	0.0
Steamer	20z Steamer	20	Milk	50%	10.0	0	0.0
Steamer	32z Steamer	32	Milk	39%	12.5	0	0.0
Mexi Mocha	8z Mexi Mocha	8	Milk	31%	2.5	0	0.0
Mexi Mocha	12z Mexi Mocha	12	Milk	42%	5.0	1	5.0
Mexi Mocha	16z Mexi Mocha	16	Milk	31%	5.0	1	5.0
Mexi Mocha	20z Mexi Mocha	20	Milk	50%	10.0	6	60.0

## The Human Bean Water Consumption

Peak Sales Date Among 3 Franchisor-Owned Stores in June 2018: June 21, 2018, Biddle Store  
 Water Consumption at Biddle Franchisor-Owned Store on June 21, 2018

Product Type	Product Cup Size (SKU)	Cup Size in Ounces	Drink Base	Percent Water	Oz Water/Cup	Units Sold Biddle Store	Ounces Consumed Biddle Store
Mexi Mocha	32z Mexi Mocha	32	Milk	39%	12.5	0	0.0
Choc Mac Breve	8z Choc Mac Breve	8	Milk	31%	2.5	0	0.0
Choc Mac Breve	12z Choc Mac Breve	12	Milk	42%	5.0	0	0.0
Choc Mac Breve	16z Choc Mac Breve	16	Milk	31%	5.0	0	0.0
Choc Mac Breve	20z Choc Mac Breve	20	Milk	50%	10.0	0	0.0
Choc Mac Breve	32z Choc Mac Breve	32	Milk	39%	12.5	0	0.0
Acai Smoothie	8z Acai Smoothie	8	Mix with Ice	50%	4.0	0	0.0
Acai Smoothie	12z Acai Smoothie	12	Mix with Ice	50%	6.0	1	6.0
Acai Smoothie	16z Acai Smoothie	16	Mix with Ice	50%	8.0	0	0.0
Acai Smoothie	20z Acai Smoothie	20	Mix with Ice	50%	10.0	0	0.0
Acai Smoothie	32z Acai Smoothie	32	Mix with Ice	50%	16.0	0	0.0
Rockstar Smoothie	20z Rockstar Smoothie	20	Mix with Ice	50%	10.0	3	30.0
Rockstar Smoothie	32z Rockstar Smoothie	32	Mix with Ice	50%	16.0	0	0.0
Espresso	Shot of Espresso	2.5	Water	100%	2.5	0	0.0
Espresso	Dbl Shot Espresso	5	Water	100%	5.0	0	0.0
Espresso	Triple Shot Espresso	7.5	Water	100%	7.5	1	7.5
Espresso	Quad Shot Espresso	10	Water	100%	10.0	2	20.0
Espresso	Six Shots Espresso	15	Water	100%	15.0	0	0.0
Mocha	8z Cafe Mocha	8	Milk	31%	2.5	1	2.5
Mocha	12z Cafe Mocha	12	Milk	42%	5.0	5	25.0
Mocha	16z Cafe Mocha	16	Milk	31%	5.0	18	90.0
Mocha	20z Cafe Mocha	20	Milk	50%	10.0	16	160.0
Mocha	32z Cafe Mocha	32	Milk	39%	12.5	1	12.5
Snowy Mocha	8z Snowy Mocha	8	Milk	31%	2.5	0	0.0
Snowy Mocha	12z Snowy Mocha	12	Milk	42%	5.0	2	10.0
Snowy Mocha	16z Snowy Mocha	16	Milk	31%	5.0	15	75.0
Snowy Mocha	20z Snowy Mocha	20	Milk	50%	10.0	25	250.0
Snowy Mocha	32z Snowy Mocha	32	Milk	39%	12.5	0	0.0

## The Human Bean Water Consumption

Peak Sales Date Among 3 Franchisor-Owned Stores in June 2018: June 21, 2018, Biddle Store  
 Water Consumption at Biddle Franchisor-Owned Store on June 21, 2018

Product Type	Product Cup Size (SKU)	Cup Size in Ounces	Drink Base	Percent Water	Oz Water/Cup	Units Sold Biddle Store	Ounces Consumed Biddle Store
Irish Cream Breve	8z Irish Breve	8	Milk	31%	2.5	0	0.0
Irish Cream Breve	12z Irish Breve	12	Milk	42%	5.0	0	0.0
Irish Cream Breve	16z Irish Breve	16	Milk	31%	5.0	2	10.0
Irish Cream Breve	20z Irish Breve	20	Milk	50%	10.0	4	40.0
Irish Cream Breve	32z Irish Breve	32	Milk	39%	12.5	0	0.0
Green Tea Smoothie	8z Green Tea Smoothie	8	Mix with Ice	50%	4.0	0	0.0
Green Tea Smoothie	12z Green Tea Smoothie	12	Mix with Ice	50%	6.0	5	30.0
Green Tea Smoothie	16z Green Tea Smoothie	16	Mix with Ice	50%	8.0	4	32.0
Green Tea Smoothie	20z Green Tea Smoothie	20	Mix with Ice	50%	10.0	6	60.0
Green Tea Smoothie	32z Green Tea Smoothie	32	Mix with Ice	50%	16.0	0	0.0
Vanilla Mocha	8z Vanilla Mocha	8	Milk	31%	2.5	0	0.0
Vanilla Mocha	12z Vanilla Mocha	12	Milk	42%	5.0	2	10.0
Vanilla Mocha	16z Vanilla Mocha	16	Milk	31%	5.0	1	5.0
Vanilla Mocha	20z Vanilla Mocha	20	Milk	50%	10.0	0	0.0
Vanilla Mocha	32z Vanilla Mocha	32	Milk	39%	12.5	0	0.0
Capp/ Latte	8z Capp/ Latte	8	Milk	31%	2.5	4	10.0
Capp/ Latte	12z Capp/ Latte	12	Milk	42%	5.0	9	45.0
Capp/ Latte	16z Capp/ Latte	16	Milk	31%	5.0	14	70.0
Capp/ Latte	20z Capp/ Latte	20	Milk	50%	10.0	8	80.0
Capp/ Latte	32z Capp/ Latte	32	Milk	39%	12.5	0	0.0
Breve'	8z Breve	8	Milk	31%	2.5	0	0.0
Breve'	12z Breve	12	Milk	42%	5.0	2	10.0
Breve'	16z Breve	16	Milk	31%	5.0	4	20.0
Breve'	20z Breve	20	Milk	50%	10.0	4	40.0
Breve'	32z Breve	32	Milk	39%	12.5	1	12.5
Fruit Smoothie	8z Fruit Smoothie	8	Mix with Ice	50%	4.0	17	68.0
Fruit Smoothie	12z Fruit Smoothie	12	Mix with Ice	50%	6.0	10	60.0
Fruit Smoothie	16z Fruit Smoothie	16	Mix with Ice	50%	8.0	20	160.0

## The Human Bean Water Consumption

Peak Sales Date Among 3 Franchisor-Owned Stores in June 2018: June 21, 2018, Biddle Store  
 Water Consumption at Biddle Franchisor-Owned Store on June 21, 2018

Product Type	Product Cup Size (SKU)	Cup Size in Ounces	Drink Base	Percent Water	Oz Water/Cup	Units Sold Biddle Store	Ounces Consumed Biddle Store
Fruit Smoothie	20z Fruit Smoothie	20	Mix with Ice	50%	10.0	16	160.0
Fruit Smoothie	32z Fruit Smoothie	32	Mix with Ice	50%	16.0	3	48.0
Pumpkin Pie	8z Pumpkin Pie	8	Milk	31%	2.5	0	0.0
Pumpkin Pie	12z Pumpkin Pie	12	Milk	42%	5.0	0	0.0
Pumpkin Pie	16z Pumpkin Pie	16	Milk	31%	5.0	0	0.0
Pumpkin Pie	20z Pumpkin Pie	20	Milk	50%	10.0	0	0.0
Pumpkin Pie	32z Pumpkin Pie	32	Milk	39%	12.5	0	0.0
Americano	8z Americano	8	Water	100%	8.0	0	0.0
Americano	12z Americano	12	Water	100%	12.0	3	36.0
Americano	16z Americano	16	Water	100%	16.0	7	112.0
Americano	20z Americano	20	Water	100%	20.0	5	100.0
Americano	32z Americano	32	Water	100%	32.0	1	32.0
Caramel Mocha	8z Caramel Mocha	8	Milk	31%	2.5	0	0.0
Caramel Mocha	12z Caramel Mocha	12	Milk	42%	5.0	1	5.0
Caramel Mocha	16z Caramel Mocha	16	Milk	31%	5.0	3	15.0
Caramel Mocha	20z Caramel Mocha	20	Milk	50%	10.0	4	40.0
Caramel Mocha	32z Caramel Mocha	32	Milk	39%	12.5	0	0.0
Daily Special	8z Daily Special	8	Milk	31%	2.5	2	5.0
Daily Special	12z Daily Special	12	Milk	42%	5.0	7	35.0
Daily Special	16z Daily Special	16	Milk	31%	5.0	18	90.0
Daily Special	20z Daily Special	20	Milk	50%	10.0	28	280.0
Daily Special	32z Daily Special	32	Milk	39%	12.5	2	25.0
Chai/ Mate Smoothie	8z Chai/ Mate Smoothie	8	Mix with Ice	50%	4.0	0	0.0
Chai/ Mate Smoothie	12z Chai/ Mate Smoothie	12	Mix with Ice	50%	6.0	0	0.0
Chai/ Mate Smoothie	16z Chai/ Mate Smoothie	16	Mix with Ice	50%	8.0	1	8.0
Chai/ Mate Smoothie	20z Chai/ Mate Smoothie	20	Mix with Ice	50%	10.0	1	10.0
Chai/ Mate Smoothie	32z Chai/ Mate Smoothie	32	Mix with Ice	50%	16.0	0	0.0
Peppermint	8z Peppermint	8	Milk	31%	2.5	0	0.0



## The Human Bean Water Consumption

Peak Sales Date Among 3 Franchisor-Owned Stores in June 2018: June 21, 2018, Biddle Store  
 Water Consumption at Biddle Franchisor-Owned Store on June 21, 2018

Product Type	Product Cup Size (SKU)	Cup Size in Ounces	Drink Base	Percent Water	Oz Water/Cup	Units Sold Biddle Store	Ounces Consumed Biddle Store
Peppermint	12z Peppermint	12	Milk	42%	5.0	0	0.0
Peppermint	16z Peppermint	16	Milk	31%	5.0	0	0.0
Peppermint	20z Peppermint	20	Milk	50%	10.0	0	0.0
Peppermint	32z Peppermint	32	Milk	39%	12.5	0	0.0
Tea	8z Tea	8	Water	100%	8.0	0	0.0
Tea	12z Tea	12	Water	100%	12.0	1	12.0
Tea	16z Tea	16	Water	100%	16.0	6	96.0
Tea	20z Tea	20	Water	100%	20.0	2	40.0
Tea	32z Tea	32	Water	100%	32.0	11	352.0
Caramel Hazel Mocha	8z Caramel Hazel Mocha	8	Milk	31%	2.5	0	0.0
Caramel Hazel Mocha	12z Caramel Hazel Mocha	12	Milk	42%	5.0	0	0.0
Caramel Hazel Mocha	16z Caramel Hazel Mocha	16	Milk	31%	5.0	2	10.0
Caramel Hazel Mocha	20z Caramel Hazel Mocha	20	Milk	50%	10.0	0	0.0
Caramel Hazel Mocha	32z Caramel Hazel Mocha	32	Milk	39%	12.5	0	0.0
Low Carb Granita	12z Low Carb Granita	12	Milk	23%	2.7	3	8.2
Low Carb Granita	16z Low Carb Granita	16	Milk	23%	3.6	4	14.5
Low Carb Granita	20z Low Carb Granita	20	Milk	23%	4.5	3	13.6
Low Carb Granita	32z Low Carb Granita	32	Milk	23%	7.3	3	21.8
Java Chip	8z Java Chip	8	Milk	31%	2.5	0	0.0
Java Chip	12z Java Chip	12	Milk	42%	5.0	6	30.0
Java Chip	16z Java Chip	16	Milk	31%	5.0	14	70.0
Java Chip	20z Java Chip	20	Milk	50%	10.0	22	220.0
Java Chip	32z Java Chip	32	Milk	39%	12.5	0	0.0
Cafe Au Lait	12z Cafe Au Lait	12	Milk	42%	5.0	0	0.0
Cafe Au Lait	16z Cafe Au Lait	16	Milk	31%	5.0	0	0.0
Cafe Au Lait	20z Cafe Au Lait	20	Milk	50%	10.0	1	10.0
Cafe Au Lait	32z Cafe Au Lait	32	Milk	39%	12.5	0	0.0
Egg Nog/Chai Nog	8z Egg Nog	8	Milk	31%	2.5	0	0.0

## The Human Bean Water Consumption

Peak Sales Date Among 3 Franchisor-Owned Stores in June 2018: June 21, 2018, Biddle Store  
Water Consumption at Biddle Franchisor-Owned Store on June 21, 2018

Product Type	Product Cup Size (SKU)	Cup Size in Ounces	Drink Base	Percent Water	Oz Water/Cup	Units Sold Biddle Store	Ounces Consumed Biddle Store
Egg Nog/Chai Nog	12z Egg Nog	12	Milk	42%	5.0	0	0.0
Egg Nog/Chai Nog	16z Egg Nog	16	Milk	31%	5.0	0	0.0
Egg Nog/Chai Nog	20z Egg Nog	20	Milk	50%	10.0	0	0.0
Egg Nog/Chai Nog	32z Egg Nog	32	Milk	39%	12.5	0	0.0
Cold Brew Coffee	8oz Cold Brew	8	Water	100%	8.0	0	0.0
Cold Brew Coffee	12oz Cold Brew	12	Water	100%	12.0	3	36.0
Cold Brew Coffee	16oz Cold Brew	16	Water	100%	16.0	4	64.0
Cold Brew Coffee	20oz Cold Brew	20	Water	100%	20.0	7	140.0
Cold Brew Coffee	32oz Cold Brew	32	Water	100%	32.0	1	32.0
Choc Chip Mint Smoothie	8z Choc Chip Mint Smoothie	8	Mix with Ice	50%	4.0	0	0.0
Choc Chip Mint Smoothie	12z Choc Chip Mint Smoothie	12	Mix with Ice	50%	6.0	1	6.0
Choc Chip Mint Smoothie	16z Choc Chip Mint Smoothie	16	Mix with Ice	50%	8.0	0	0.0
Choc Chip Mint Smoothie	20z Choc Chip Mint Smoothie	20	Mix with Ice	50%	10.0	1	10.0
Choc Chip Mint Smoothie	32z Choc Chip Mint Smoothie	32	Mix with Ice	50%	16.0	0	0.0

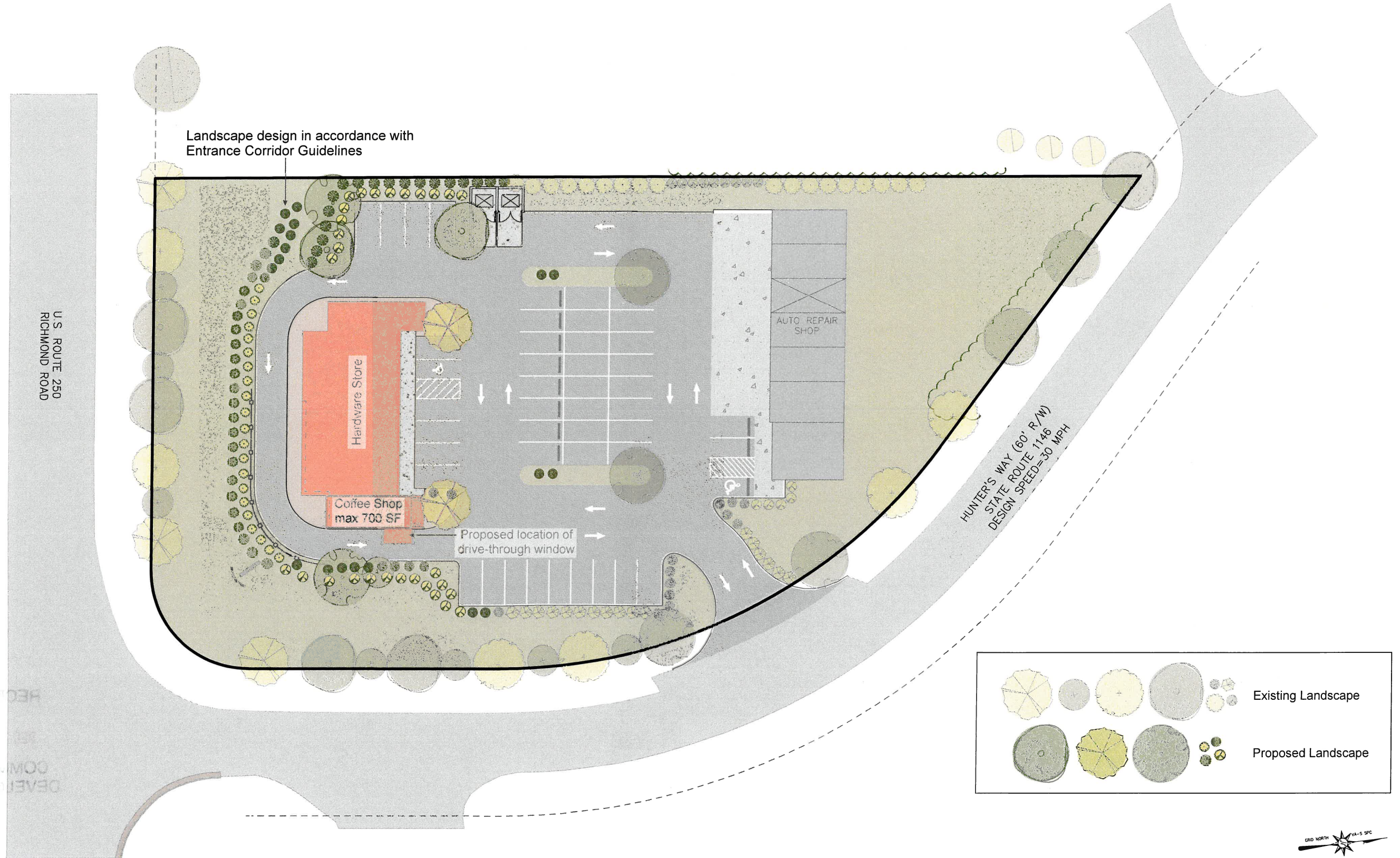
Total Ounces 5445.1  
Total Gallons 42.5

**Peak Gallons Consumed 42.5**

**Notes:**

Percent water determined by The Human Bean franchisor using actual franchise recipe formulas  
Product SKU list excludes cans/cartons purchased and sold as purchased (i.e. Rockstar canned drinks)  
Used peak store sales data for the highest order day in the month of June, 2018 from 3 franchisor-owned stores

2300 HUNTER'S WAY  
FOR ILLUSTRATIVE PURPOSES ONLY



# Albemarle County Comprehensive Plan

## Chapter 3.1 – Growth Management

Goal: Albemarle County’s Development Areas will be attractive, vibrant areas for residents and businesses, supported by services, facilities, and infrastructure. Growth will be directed to the Development Areas and the County’s Rural Area with its agricultural, forestal, historic, cultural, scenic, and natural resources will be preserved for future generations.

Strategy 1a: Continue to encourage approval of new development proposals in the Development Areas as the designated location for new residential, commercial, industrial, and mixed-use development. Only approve new development proposals in the Rural Area that are supported by Rural Area goals, objectives, and strategies.

## Chapter 4.1 Natural Resources

Goal: Albemarle’s ecosystems and natural resources will be thoughtfully protected and managed in both the Rural and Development Areas to safeguard the quality of life of present and future generations.

Objective 1: Ensure clean and abundant water resources for public health, business, healthy ecosystems, and personal enjoyment by preventing shortages and contamination.

...”Investment in public utilities in the Development Areas occurs to help prevent sprawl and contamination of groundwater supplies. Retaining groundwater resources is one of the reasons why new residential development in the Rural Area is not encouraged.” ...

## Chapter 6.1 Economic Development

Goal: Albemarle’s economy will be diverse, strong, and sustainable, and retain and benefit County citizens, existing businesses, and new local ventures.

Objective 4: Ensure that there is sufficient land to accommodate future business and industrial growth, and plan for infrastructure to serve employment areas where these businesses are located.

Strategy 4b: Encourage development of business and industrial uses in the Development Areas on appropriately zoned land and consider proactively rezoning land to allow for light industrial uses that have been identified on master plans.

## Chapter 7.1 Rural Area

Goal: Albemarle’s Rural Area will have thriving farms and forests, traditional crossroads communities, protected scenic areas, historic sites, and preserved natural resources.

Relationship to the Vision: The Rural Area provides places for agriculture, forestry, protection and preservation of natural resources, and tourism. These places are home to residents who find a sense of community in the Rural Area's crossroad villages. Retaining the important parts of Albemarle's rural heritage is essential to the County, which relies on its scenic beauty and natural resources to support its quality of life.

Features expected in the Rural Area include:

1. A strong agricultural and forestal economy with large unfragmented parcels of land on which owners can produce their goods, have opportunities to gain value from processing their own produce, and have access to local markets;
2. Protected natural resources, which include mountains, hills, and valleys, healthy streams and sustainable supplies of clean groundwater, and diverse, interconnected areas of viable habitat for native wildlife;
3. Protected historic structures, archaeological sites, and other cultural resources;
4. Rural and historic landscapes that enhance the visitor's experience;
5. Crossroads communities that provide support services and opportunities to engage in community life;
6. Distinct boundaries between the Development Areas and buildings and sites that are clearly rural; and
7. Well-informed citizens who understand the cultural, economic, and ecological aspects of the Rural Area.

Land Use Plan for the Rural Area

..."Policy and Zoning Ordinance changes are recommended to promote the County's preferred uses for the Rural Area, including supportive uses for agriculture, historic preservation, tourism, crossroads communities, and strengthening land conservation initiatives. The strategies discussed in this Chapter all share the goal of helping to keep the Rural Area rural."...

Consideration of New Uses in the Rural Area

This Chapter recommends consideration of a few new land uses in the Rural Area, including supportive uses for agriculture, tourism, and crossroads communities. The County recognizes that a delicate balance exists between providing more opportunities for supporting rural uses and allowing so many of them that the Rural Area features are lost. Frequent tour buses along County roads can cause rapid deterioration of narrow gravel roads. Excessive noise can interfere with a horse or cattle operation. It is important that any change take place slowly with enough time to evaluate potential impacts. Analysis of the impacts of the recent Zoning Ordinance changes should be conducted before adopting new zoning regulations. Policies, programs and regulations that address only one aspect of the Rural Area to the detriment of others should be avoided or, where already in place, revised. Only by prudent and thoughtful decision making will the Rural Area resources be preserved while encouraging uses that benefit the economy.

Criteria for Review of New Uses As new uses are proposed in the Rural Area, it is essential that they be able to meet the following standards. New uses should:

- relate directly to the Rural Area and need a Rural Area location in order to be successful, (e.g., a farm winery has to be located in the Rural Area and would be unlikely to succeed in the Development Areas);
- be compatible with, and have a negligible impact, on natural, cultural, and historic resources;
- not conflict with nearby agricultural and forestal uses;
- reflect a size and scale that complements the character of the area in which they will be located;
- be reversible so that the land can easily return to farming, forestry, conservation, or other preferred rural uses;
- be suitable for existing rural roads and result in little discernible difference in traffic patterns;
- generate little demand for fire and rescue and police service;
- be able to operate without the need for public water and sewer;
- be sustainable with available groundwater; and
- be consistent with other Rural Area policies.

Most importantly, the success of the use should be related to its rural location. For example, a farm winery where most of the grapes are grown onsite is a Rural Area use. A standalone wine store that sells wines from all over the world is a commercial use that belongs in the Development Areas. A department store distribution center located near an interstate interchange should be in the Development Areas, but a storage and distribution facility for locally produced agricultural products could be located in the Rural Area. Performance standards will be needed for any new uses to ensure that the size, scale, and location of the new commercial uses recommended for the Rural Area are appropriate. It is of prime importance that the appearance and function of new uses blend and not detract from the key features of the Rural Area. New uses should not overwhelm an area in terms of their function or visibility.