

Patricia "Paty" Saternye

From: CDD Inquiry
Sent: Tuesday, November 4, 2025 6:40 PM
To: webent@ibyfax.com
Subject: TMP 129-5 129-6 129-6A 129-7 CDDINQ-2025-00669 Inquiry concerning agricultural use of parcels on Irish Rd. Re: Reminder: Friday 11 am - Community Development Department (CDD) Inquiry Meeting - Warren Beery

Attachments: DB 1123 PG 163 plat 1990 TMP 129-6 and 129-6A LD199000008952.pdf; DB 4473 PG 434 plat 2014 TMP 129-10D and 129-10A LD201400002640.pdf; DB 4544 PG 287 plat 2014 TMP 129-10A LD201400009883.pdf; DB 2849 PG 151 plat 2004 TMP 130-7Q LD200400018803 markup.pdf; DB 2849 PG 142 plat 2004 TMP 130-7Y being subdivided off of TMP 129-10A LD200400018802.pdf; DB 3014 PG 519 plat 2005 TMP 130-17 LD200500011734.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Green Category, Yellow Category

Warren & Naomi,
Good evening again.
Here is the final/fourth email (of the last two days) that has the plats and deeds attached.

FIRST, please reference the email below in reference to the specific plats that state the Development Rights for each of the six parcels.

SECOND, CDD Inquiry has tried to provide you with what we can, especially since you cannot access the webpages or ordinances yourselves.

However, please keep in mind that County staff members cannot take the place of a consultant.

We suggest that you reach out to a licensed surveyor or engineer who is knowledgeable and experienced in Albemarle County's ordinances, regulations, and requirements.

They likely can suggest what may or may not be able to be approved by the County and can suggest proposed lot layouts that might maximize the divisions.

Some of them will also guide you through the plat creation, submission, review, and approval process.

Thank you for submitting an inquiry with the CDD Inquiry Team. The CDD Inquiry Team will research your questions and either email you our findings, forward your request to the appropriate Staff, or request additional information so that we can better assist you. Due to the research time often involved, we cannot give an exact time of response. Typically, response time is 3-4 weeks.

Be well,
CDD Inquiry Team
Community Development Department
Albemarle County
434 296-5832 ext 3440
cddinquiry@albemarle.org

This email is not intended to be and shall not be deemed an official order, requirement, decision, or determination made on behalf of the Zoning Administrator.

-----Original Message-----

From: CDD Inquiry <cddinquiry@albemarle.org>

Sent: Tuesday, November 4, 2025 6:32 PM

To: webent@ibyfax.com

Subject: TMP 129-5 129-6 129-6A 129-7 CDDINQ-2025-00669 Inquiry concerning agricultural use of parcels on Irish Rd.

Re: Reminder: Friday 11 am - Community Development Department (CDD) Inquiry Meeting - Warren Beery

Warren & Naomi,

Good evening again.

Please note that some of this will be partially redundant to what was sent in the Buildings email I sent last night, but I wanted you to have all the general information in one place.

FIRST, this is the more general/miscellaneous email.

Topics that apply to processes/standards/resources that don't fall into only one category.

SECOND, attached please find a PDF for both the uses permitted by-right (see 10.2.1 attached) and permitted by Special Use Permit (see 10.2.2 attached) in the RA district.

THIRD, attached please find a PDF of the Home Occupations webpage.

As discussed, some uses not listed in the "by-right" list it might be possible (depending on use/scale and other factors) that it might be able to be permitted as a Home Occupation.

Two things specifically mentioned on that webpage are that uses that require a Special Use Permit (see 10.2.2) cannot be permitted by a Home Occupation clearance and also there is a list of uses that are prohibited from being a Home Occupation.

Please note that when making the PDF of that webpage I didn't expand the section on "Residential Districts" since it does not apply to the Rural Areas district.

FOURTH, please see the attached setbacks information :

1) Setbacks for PRIMARY Structures (dwelling), or additions to the primary structure, in the RA district are found in 18-10.4 (see attached).

2) Setbacks for ACCESSORY structures then you refer to 18-4.11 Uses and structures in permitted and required yards (see attached).

3) Setbacks for covered porches, balconies, chimneys and like features (including decks) you should refer to 18-4.11.1 (see attached).

FIFTH, I chatted with an Application Services team member (applicationservices@albemarle.org).

They said that because you cannot use the internet the way you would submit your applications, and associated required Materials, would be IN-PERSON.

However, it would be really important for you to communicate with them ahead of time to ensure you have everything needed on the day you do so

They also suggested that you schedule a day/time with them just so they will know you are coming and be ready to help you.

You can use that email address to reach out to them initially.

SIXTH, driveway requirements can be found in 4.6.6 Lot Access Requirements, under subsection "b.".

However, this is for serving one lot/parcel.

See below for "private street standards" for when an access serves more than one lot/parcel.

SEVENTH, attached find the following in reference to street standards:

- * When private streets in the rural areas may be authorized
- * Standards for Private Streets Only
- * Standards for all streets and alleys

As mentioned, for streets that serve 5 or more parcels it is the default that it is a "Public" rather than a "Private" street.

EIGHTH, please see the attached Special Use Permit (SP) webpage.

Some things of note in reference to SPs:

- * An SP is required both for a Private School and for a Church for more than 200 People.
- * One of the early steps for an SP is to have a "Pre-Application Meeting". I chatted with my supervisor about whether you should have a Pre-Application Meeting now to discuss future SPs and he said that no, you would not schedule one until you are closer to actually applying one, which from our discussion I understand to be years in the future.
- * It is not abnormal for the SP process to take 1 1/2 to 2 years.
- * With an SP there is no way to know if the Board of Supervisors (BOS) will approve it or now until they take their final action.

NINTH, attached please find the Development Rights webpage.

In reference to Development Rights please remember (from our discussion) that:

- * Development Rights (DR) are "theoretical" in nature and can only be utilized if all other ordinances, regulations and requirements can also be met.
- * What CDD Inquiry provides is only an INFORMAL Development Rights Assessment. If you wish to receive an official Letter of Determination (LOD) of Development Rights that requires an application and fee.
- * Development Rights (DR) are required for any subdivisions of less than 21 acres in size.
- * Sufficient Development Rights (DR) are also required in order to have more than one dwelling on any parcel in the Rural Areas (RA) district (in addition to all other ordinances and requirements).
- * A parcel having at least two DR is required to have two dwelling on a parcel (without subdividing) no matter how large the parcel is.

TENTH, as we discussed in our meeting, with any subdivision, improvements and/or grading to the parcel the Critical Resources within the parcel must be protected based upon the regulations for them.

You can see these in the COUNTY's GIS Web Viewer when the three Critical Resource layers are turned on.

Please see the nine PDFs I sent to you on 10/30, for the parcels you requested.

- * Water Protection Ordinance (WPO) buffer (shown in purple)
- * Critical Slopes (shown in orange).
- * 100 year Floodplain (Flood Hazard Overlay district) (shown in blue hatched/stripe)

I've attached the WPO buffer, Flood Hazard overlay, and Critical Slopes portions of the ordinance for your reference.

ELEVENTH, as I mentioned in our meeting, the INFORMAL Development Rights Assessment for the six parcels we discussed were:

* TMP 129-6 - 4 DR (DB 1123 PG 166 - 1990) However, all 4 of these are already being utilized. Also, as we discussed, this is the parcel that does not show the same parcel size on the GIS as it does on the plat. So further research to ensure another portion of the parcel was not subdivided off (and possibly using a Development Right) would be good to have a licensed surveyor or engineer do prior to purchasing it. I did not find any signs of another division, but CDD Inquiry just does a quick check, and our research is NOT exhaustive or definitive.

* TMP 129-10D - 1 DR (DB 4473 PG 434 - 2014) It is already being utilized for the parcel to exist, since it is under 21 acres in size.

- * TMP 129-10A - 0 DR (DB 4544 PG 287 - 2014)
- * TMP 130-7Q - 0 DR (DB 2849 PG 151 - 2004)
- * TMP 130-7Y - 1 DR (DB 2849 PG 142 - 2004)
- * TMP 130-17 - 4 DR (DB 3014 PG 519 - 2005)

Because of their size, and so many PDFs already attached to this email, I will send the plats and deeds attached to a 4th email.

TWELFTH, please note that CDD Inquiry looks for red flags but it is not a "review".
The County cannot state if something can be approved or not until it is officially submitted and reviewed.
Once it is officially submitted and reviewed other issues may become apparent.

Thank you for submitting an inquiry with the CDD Inquiry Team. The CDD Inquiry Team will research your questions and either email you our findings, forward your request to the appropriate Staff, or request additional information so that we can better assist you. Due to the research time often involved, we cannot give an exact time of response. Typically, response time is 3-4 weeks.

Be well,
CDD Inquiry Team
Community Development Department
Albemarle County
434 296-5832 ext 3440
cddinquiry@albemarle.org

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-----Original Message-----

From: CDD Inquiry <cddinquiry@albemarle.org>

Sent: Monday, November 3, 2025 6:14 PM

To: webent@ibyfax.com

Subject: TMP 129-5 129-6 129-6A 129-7 CDDINQ-2025-00669 Inquiry concerning agricultural use of parcels on Irish Rd.

Re: Reminder: Friday 11 am - Community Development Department (CDD) Inquiry Meeting - Warren Beery

Warren & Naomi,
Good evening again.

FIRST, this is the Building Code and Building Permit related email.

SECOND, the Building Inspections related staff member who could be a resource for you would be:

Dave Duffy (dduffy@albemarle.org)

(434) 872-4528 ext. 3238

Dave is the "Commercial Plan Reviewer"

THIRD, topics Dave could be a resource for are:

- 1) Poultry houses
- 2) Green houses
- 3) Farm Building Exemptions (and when they may not apply)

FOURTH, please see the attached resources (ex. like the "Exemption of Farm Buildings or Structures Form").

FIFTH, please see the attached setbacks information :

- 1) Setbacks for PRIMARY Structures (dwelling), or additions to the primary structure, in the RA district are found in 18-10.4 (see attached).
- 2) Setbacks for ACCESSORY structures then you refer to 18-4.11 Uses and structures in permitted and required yards (see attached).
- 3) Setbacks for covered porches, balconies, chimneys and like features (including decks) you should refer to 18-4.11.1 (see attached).

4) Special setback requirements when farm buildings are above a specified height can be found in 18-4.10.3.1 Exceptions under "Height of building and other structures".

SIXTH, pay special attention to subsections (a.) & (b.) of 18-4.10.3.1, which talks about the maximum height (18-10.4) not applying to certain types of farm buildings but also how any structure allowed to be over that height needs to be further from the property lines than normally required with standard setbacks (see attached).

SEVENTH, both a dwelling and a farm building can be the first structure built in the RA district.

Both a dwelling and an agricultural use are permitted by-right in the RA district (see 10.2.1 attached).

Whichever is built first would be considered the primary use.

This can change which setbacks a farm building might be required to meet.

If the farm building is the first structure built, and therefore considered the "primary use", then it must meet primary setbacks (unless it meets the criteria mentioned above when further distance from a property line is required).

EIGHTH, please note that even if you would be using the Farm Exception for a building you still have to submit things to the County.

Those will be the forms themselves as well as anything needed in order for Zoning to review that the proposed building meets setbacks.

NINTH, I chatted with an Application Services team member (applicationservices@albemarle.org).

They said that because you cannot use the internet the way you would submit your applications, and associated required Materials, would be IN-PERSON.

However, it would be really important for you to communicate with them ahead of time to ensure you have everything needed on the day you do so

They also suggested that you schedule a day/time with them just so they will know you are coming and be ready to help you.

You can use that email address to reach out to them initially.

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Thank you for submitting an inquiry with the CDD Inquiry Team. The CDD Inquiry Team will research your questions and either email you our findings, forward your request to the appropriate Staff, or request additional information so that we can better assist you. Due to the research time often involved, we cannot give an exact time of response. Typically, response time is 3-4 weeks.

Be well,

CDD Inquiry Team

Community Development Department

Albemarle County

434 296-5832 ext 3440

cddinquiry@albemarle.org

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-----Original Message-----

From: CDD Inquiry <cddinquiry@albemarle.org>

Sent: Monday, November 3, 2025 4:55 PM

To: webent@ibyfax.com

Subject: TMP 129-5 129-6 129-6A 129-7 CDDINQ-2025-00669 Inquiry concerning agricultural use of parcels on Irish Rd.

Re: Reminder: Friday 11 am - Community Development Department (CDD) Inquiry Meeting - Warren Beery

Warren & Naomi,

Good evening and thank you for your patience.

FIRST, I will be sending you multiple emails, because during our meeting we found a number of topics you could use more information on.

One will be related to engineering.

One will be related to Building Code and Building Permit

Then a third will be in reference to everything else.

These will not include PDFs of the individual parcels showing the Critical Resources since those were sent to you on Thursday.

SECOND, this is the Engineering related email.

The County Engineer is:

Frank Pohl (fpohl@albemarle.org)

(434) 296-5832 ext. 7914

THIRD, topics that Frank would be an appropriate source for are:

- 1) Floodplain regulations (Flood Hazard Overlay District)
- 2) Water Protection Ordinance (WPO) Buffer
- 3) Permitting for disturbance/VESMP (Virginia Erosion and Stormwater Management Program)

FOURTH, each of those have their own ordinances and regulations.

So, please do not assume that exceptions that Farming might have for WPO buffers would be the same for Floodplain. It is best to look at the ordinances, and get all information from Frank, and be perfectly clear which one(s) he is providing any answers for.

FIFTH, attached please find some PDFs I've made for you, from webpages and sections of the ordinances, in reference to these topics.

SIXTH, please note that CDD Inquiry looks for red flags but it is not a "review".

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Once it is officially submitted and reviewed other issues may become apparent.

Thank you for submitting an inquiry with the CDD Inquiry Team. The CDD Inquiry Team will research your questions and either email you our findings, forward your request to the appropriate Staff, or request additional information so that we can better assist you. Due to the research time often involved, we cannot give an exact time of response. Typically, response time is 3-4 weeks.

Be well,

CDD Inquiry Team

Community Development Department

Albemarle County

434 296-5832 ext 3440

cddinquiry@albemarle.org

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-----Original Message-----

From: Warren Beery <webent@ibifax.com>

Sent: Thursday, October 30, 2025 5:22 PM

To: CDD Inquiry <cddinquiry@albemarle.org>

Subject: TMP 129-5 129-6 129-6A 129-7 CDDINQ-2025-00669 Inquiry concerning agricultural use of parcels on Irish Rd.

Re: Reminder: Friday 11 am - Community Development Department (CDD) Inquiry Meeting - Warren Beery

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Thank you!

--Warren Beery

Web Enterprises

-- On Thu, 30 Oct 2025 21:17:51 +0000, CDD Inquiry wrote:

> Naomi & Warren,

> Great :).

> Attached please find a PDF of the remaining three parcels TMP 134-20, 134-21A & 135-2.

>

> As mentioned previously, once I am able to pull together all the PDF for you (of resources and webpages that we discussed in our meeting) I will send you those and the contact information for Buildings and Engineering.

>

> Be well,

> Paty Saternye

> Senior Planner

> Albemarle County

>

> psaternye@albemarle.org

> 434-296-5832 x3250

> 401 McIntire Road, Suite 228, Charlottesville, VA 22902 This email is

> not intended to be and shall not be deemed an official order, requirement, decision, or determination made on behalf of the Zoning Administrator.

>

> -----Original Message-----

> From: Warren Beery <webent@ibifax.com>

> Sent: Thursday, October 30, 2025 4:57 PM

> To: CDD Inquiry <cddinquiry@albemarle.org>

> Subject: TMP 129-5 129-6 129-6A 129-7 CDDINQ-2025-00669 Inquiry

> concerning agricultural use of parcels on Irish Rd. Re: Reminder:

> Friday 11 am - Community Development Department (CDD) Inquiry Meeting

> - Warren Beery

>

> CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

>

> Patty,

> Yes, we did receive the email and attachments. I am responding for dad, he was confused and did not read the contents correctly. We do have the parcels 129-10D, 129-10A, 130-7Y, 130-7Q, 130-17 & 129-6. If you can supply the remaining three, that would be very helpful.

> Thanks again for your time and patience!

> Regards,

> Naomi J. Beery

>

> --Warren Beery

> Web Enterprises

>

>

> -- On Thu, 30 Oct 2025 20:27:08 +0000, CDD Inquiry wrote:

>> Warren,

>> Most of those were included in the PDF I attached to the email I sent to you @ 12:28 today.

>> QUESTIONS:

>> 1) Did you not receive that email?

>> 2) Or did you receive the email but there was no PDF attached?

>>

>> I will send a separate email with 134-21A, 135-2 & 134-20 attached.

>>

>> Be well,

>> CDD Inquiry Team

>> Community Development Department

>> Albemarle County

>> 434 296-5832 ext 3440

>> cddinquiry@albemarle.org

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>>

>> -----Original Message-----

>> From: Warren Beery <webent@ibyfax.com>

>> Sent: Thursday, October 30, 2025 2:45 PM

>> To: CDD Inquiry <cddinquiry@albemarle.org>

>> Subject: RE: TMP 129-5 129-6 129-6A 129-7 CDDINQ-2025-00669 Inquiry

>> concerning agricultural use of parcels on Irish Rd. Re: Reminder:

>> Friday 11 am - Community Development Department (CDD) Inquiry

>> Meeting

>> - Warren Beery

>>

>> CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

>>

>> Patty

>> I am sorry, I should have sent the TMP's first.

>> In order for whatever time allows

>> 129-10D

>> 129-10A

>> 130-7Y

>> 130-7Q

>> 134-21A

>> 135-2

>> 134-20

>> 130-17
>> Thank you for your patience!!!
>> Warren
>>
>> --Warren Beery
>> Web Enterprises
>>
>>
>> -- On Thu, 30 Oct 2025 18:26:20 +0000, CDD Inquiry wrote:
>>> I don't know which of the other 21 parcels from the original list you are referring to.
>>> The ones I sent were the 6 we discussed in last Friday's meeting.
>>>
>>> If you have maybe up to 6 additional parcels you want to provide TMPs for, I'm not positive if it will be today but I could try.
>>> Without the specific TMPs I don't know what you need.
>>>
>>> Be well,
>>> CDD Inquiry Team
>>> Community Development Department
>>> Albemarle County
>>> 434 296-5832 ext 3440
>>> cddinquiry@albemarle.org
>>> This email is not intended to be and shall not be deemed an official order, requirement, decision, or determination made on behalf of the Zoning Administrator.
>>>
>>> -----Original Message-----
>>> From: Warren Beery <webent@ibyfax.com>
>>> Sent: Thursday, October 30, 2025 1:31 PM
>>> To: CDD Inquiry <cddinquiry@albemarle.org>
>>> Subject: TMP 129-5 129-6 129-6A 129-7 CDDINQ-2025-00669 Inquiry
>>> concerning agricultural use of parcels on Irish Rd. Re: Reminder:
>>> Friday 11 am - Community Development Department (CDD) Inquiry
>>> Meeting
>>> - Warren Beery
>>>
>>> CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.
>>>
>>> Patty
>>> Thank you for your efforts
>>> Some are doing a walk over on the Scottsville farm tomorrow also. Would it be possible to get the maps associated with those parcels some time yet today.
>>> Thanks again
>>> --Warren Beery
>>> Web Enterprises
>>>
>>>
>>> -- On Thu, 30 Oct 2025 16:27:33 +0000, CDD Inquiry wrote:
>>>> Warren Beery,
>>>> Good afternoon and thank you for your patience.
>>>>
>>>> First, attached please find a PDF with 6 pages, one for each parcel.

>>>> This is showing the Critical Resources, as requested.

>>>>

>>>> Second, in looking at them the following information might be helpful

>>>> O Water Protection Ordinance (WPO) buffer (shown in purple)

>>>> O Critical Slopes (shown in orange).

>>>> O 100 year Floodplain (Flood Hazard Overlay district) (shown in blue hatched/stripe)

>>>> Please just keep in mind the parcel is highlighted in light blue which changes the colors for each of the resources a little bit.

>>>>

>>>> Third, more information will be forwarded to you in a separate email, as I create the many other PDFs that will be needed for the information we discussed in the meeting.

>>>>

>>>>

>>>> Thank you for submitting an inquiry with the CDD Inquiry Team. The CDD Inquiry Team will research your questions and either email you our findings, forward your request to the appropriate Staff, or request additional information so that we can better assist you. Due to the research time often involved, we cannot give an exact time of response. Typically, response time is 3-4 weeks.

>>>>

>>>> Be well,

>>>> CDD Inquiry Team

>>>> Community Development Department Albemarle County

>>>> 434 296-5832 ext 3440

>>>> cddinquiry@albemarle.org

>>>> This email is not intended to be and shall not be deemed an official order, requirement, decision, or determination made on behalf of the Zoning Administrator.

>>>>

>>>> -----Original Message-----

>>>> From: Warren Beery <webent@ibifax.com>

>>>> Sent: Wednesday, October 29, 2025 11:14 AM

>>>> To: CDD Inquiry Meetings: Please pick 1) the day and time you

>>>> want to meet directly below, 2) the meetings day of the month in

>>>> the calendar,

>>>> 3) the meetings time to the right of the calendar, and also 4)

>>>> fill in the fields below the calendar.

>>>> <InquiryPlannerMeetingsAlbemarleCounty@albemarle.org>

>>>> Subject: TMP 129-5 129-6 129-6A 129-7 CDDINQ-2025-00669 Inquiry

>>>> concerning agricultural use of parcels on Irish Rd. Re: Reminder:

>>>> Friday 11 am - Community Development Department (CDD) Inquiry

>>>> Meeting

>>>> - Warren Beery

>>>>

>>>> CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

>>>>

>>>> Good day, Patty

>>>> First, I want to thank you for your time last week. We are still working through information overload.

>>>> Second, The one question that I am not clear on is how this sub-dividing and development rights works If a parcel has no development rights, can it be sub-divided to gain a development right Third, Not sure how you are getting along with the info we are after. There is a group headed there this Friday. Wondering if possible to get maps for the larger portions of the Greenfield farms showing the restrictions associated with that.

>>>>

>>>> Also is there a phone number for someone without email to talk

>>>> to about a specific tax map number for whatever restrictions may
>>>> apply
>>>>
>>>> Again thanks for your help
>>>> Warren Beery
>>>> Web Enterprises
>>>> 7517 Rushville Road
>>>> Dayton VA 22821
>>>> 540-879-7038
>>>>
>>>>
>>>> -- On Thu, 23 Oct 2025 15:00:04 +0000, CDD Inquiry Meetings: Please pick 1) the day and time you
want to meet directly below 2) the meetings day of the month in the calendar 3) the meetings time to the right of the
calendar and also 4) fill in the fields below the calendar. wrote:
>>>>> CDD Inquiry Meetings: Please pick 1) the day and time you want to meet
>>>>> directly below, 2) the meetings day of the month in the calendar, 3)
>>>>> the meetings time to the right of the calendar, and also 4) fill in the
>>>>> fields below the calendar.
>>>>> 434-296-5832
>>>>> [1][https://www.albemarle.org/government/community-development/request/p](https://www.albemarle.org/government/community-development/request/property-inquiry)
>>>>> roperty-inquiry
>>>>>
>>>>> Hi Warren Beery,
>>>>> You have an upcoming booking.
>>>>>
>>>>> Appointment reminder
>>>>> Just a quick reminder that your service is coming up soon.
>>>>>
>>>>> Booking details
>>>>>
>>>>> Service Name
>>>>>
>>>>> Friday 11 am - Community Development Department (CDD) Inquiry Meeting -
>>>>> Warren Beery
>>>>>
>>>>> When
>>>>>
>>>>> Friday, October 24, 2025
>>>>> 11:00 AM - 12:00 PM
>>>>> (UTC-05:00) Eastern Time (US & Canada)
>>>>>
>>>>> Location
>>>>>
>>>>> Albemarle County (401 McIntire Rd, Charlottesville, VA,
>>>>> United
>>>>> States)
>>>>>
>>>>>
>>>>>
>>>>> CDD Inquiry Meetings: Please pick 1) the day and time you want to meet
>>>>> directly below, 2) the meetings day of the month in the calendar, 3)
>>>>> the meetings time to the right of the calendar, and also 4) fill in the

>>>> fields below the calendar.

>>>> The Policies and Practices of CDD Inquiry Meetings: Please pick 1) the

>>>> day and time you want to meet directly below, 2) the meetings day of

>>>> the month in the calendar, 3) the meetings time to the right of the

>>>> calendar, and also 4) fill in the fields below the calendar. apply to

>>>> the use of your data

>>>>

>>>> Powered by Microsoft Bookings

>>>> A simpler way to organize schedules and manage appointments.

>>>>

>>>> References

>>>>

>>>> 1.

>>>> <https://www.albemarle.org/government/community-development/req>

>>>> ue

>>>> st

>>>> /p

>>>> ro

>>>> perty-inquiry

>>>>

>>>>

>>>> -----Original Message-----

>>>> From: CDD Inquiry <cddinquiry@albemarle.org>

>>>> Sent: Friday, October 17, 2025 10:24 AM

>>>> To: webent@ibyfax.com

>>>> Subject: TMP 129-6 129-10A 129-10D 130-7Q 130-7Y & 130-17

>>>> CDDINQ-2025-00669 Inquiry concerning agricultural use of parcels

>>>> on Irish Rd

>>>>

>>>> Warren Beery,

>>>> Good morning.

>>>>

>>>> FIRST, I have now booked an In-Person CDD Inquiry meeting for you on Friday 10/24 @ 11AM.

>>>>

>>>> SECOND, Albemarle County's McIntire building is located at 401 McIntire Road Charlottesville, VA 22902.

>>>>

>>>> THIRD, when parking in the visitors parking area you will be on the north side of the building.

>>>> When walking towards the building you will see an entrance with "VISITORS ENTRANCE" sign above the door.

>>>> That is NOT where you want to go in.

>>>> While walking towards that entrance if you look to your right, you will see another entrance with "COMMUNITY DEVELOPMENT" above the door.

>>>> That is where you want to go in.

>>>> Then you go up to the front desk, sign in, and let them know you are attending a Inquiry meeting.

>>>>

>>>> FOURTH, thank you for reducing the number of parcels down to six (TMP 129-6, 129-10D, 129-10A, 130-7Y, 130-7Q & 130-17).

>>>> That helps a lot.

>>>>

>>>> FIFTH, if you need to change or cancel the meeting, or if you need to change the number of attendees, please use this email address to reach out us to let us know.

>>>>

>>>>

>>>> Be well,
>>>> CDD Inquiry Team
>>>> Community Development Department Albemarle County
>>>> 434 296-5832 ext 3440
>>>> cddinquiry@albemarle.org
>>>> This email is not intended to be and shall not be deemed an official order, requirement, decision, or determination made on behalf of the Zoning Administrator.
>>>>
>>>> -----Original Message-----
>>>> From: Warren Beery <webent@ibyfax.com>
>>>> Sent: Friday, October 17, 2025 8:49 AM
>>>> To: CDD Inquiry <cddinquiry@albemarle.org>
>>>> Subject: TMP 129-5 129-6 129-6A 129-7 CDDINQ-2025-00669 Inquiry
>>>> concerning agricultural use of parcels on Irish Rd
>>>>
>>>> CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.
>>>>
>>>> Paty
>>>> Good morning
>>>>
>>>> 1 Tax map parcels with the most interest for now are 129-6 *
>>>> 129-10D
>>>> * 129-10A * 130-7Y * 130-7Q * 130-17 *
>>>> 2 We will keep our group size to a max 6
>>>> 3 If Friday 10/24 works for you we will plan that way
>>>> Could you please include the address to your office Thank you
>>>> for your help Warren
>>>>
>>>> Warren Beery
>>>> Web Enterprises
>>>> 7517 Rushville Road
>>>> Dayton VA 22821
>>>> 540-879-7038
>>>>
>>>>
>>>> -- On Thu, 16 Oct 2025 15:16:38 +0000, CDD Inquiry wrote:
>>>>> Warren Beery,
>>>>> Good morning.
>>>>> This is the email I said I would send to you when we chatted late yesterday.
>>>>>
>>>>> FIRST, it is my understanding that you want:
>>>>> * to set up an In-Person meeting for about 8 attendees,
>>>>> * for that meeting to be In-Person, and
>>>>> * you will try to narrow down the number of parcels from the 27 you initially sent to Jered Tate.
>>>>>
>>>>> SECOND, below I will list the currently available meeting days and times.
>>>>> However, please remember that:
>>>>> * It is on a first come first serve basis so there is some chance a meeting might be booked by someone else prior to you letting me know you want it.
>>>>> * Please do not book one of the two closest meeting dates unless you significantly reduce the number of parcels you want to talk about in this first inquiry.

>>>>

>>>> THIRD, the currently available meeting days and times are:

>>>> *Friday 10/24 @ 11AM

>>>> *Monday 10/27 @ 1:30PM

>>>> *Friday 10/31 @ 10AM

>>>> *Friday 10/31 @ 11AM

>>>> *Monday 11/3 @ 1:30PM

>>>> *Monday 11/3 @ 2:30PM

>>>>

>>>> FOURTH, these meeting days and times are somewhat limited because of the size of your group of attendees.

>>>> If your number drops down to only four or five attendees there might be additional times available.

>>>> So, please let me know if your number of attendees changes (in either direction).

>>>>

>>>> FIFTH, attached is the Frequently Asked Questions (FAQ) sheet for Albemarle County Agricultural Operations.

>>>> This is the FAQ I mentioned that outlines what is by-right (no permit required) in a farm (when the Zoning District allows farming) and what requires Clearances or Special Use Permits.

>>>>

>>>> SIXTH, from the spreadsheet you provided it appears that the parcels you have listed are all in the Rural Areas (RA) district.

>>>> Agriculture (in general) is a by-right use in the RA district, but please look over the FAQ to see if anything you would be proposing would fall under needing other approvals or might not be permitted.

>>>>

>>>> SEVENTH, as discussed, if you want information on what may and may not be permitted, we would need to know all "cottage industries" that would be proposed so that we could determine if they would be considered a normal part of a "farm" or if they would be considered a commercial use.

>>>> We would also need to know the scale and the details so that we could see if it could fall under a "farm" or if it could be considered what we refer to as "Home Occupations".

>>>>

>>>> EIGHTH, once you let me know what days and times (listed above) that might work for you then I will see what is still available.

>>>>

>>>>

>>>>

>>>> Thank you for submitting an inquiry with the CDD Inquiry Team. The CDD Inquiry Team will research your questions and either email you our findings, forward your request to the appropriate Staff, or request additional information so that we can better assist you. Due to the research time often involved, we cannot give an exact time of response. Typically, response time is 3-4 weeks.

>>>>

>>>> Be well,

>>>> CDD Inquiry Team

>>>> Community Development Department Albemarle County

>>>> 434 296-5832 ext 3440

>>>> cddinquiry@albemarle.org

>>>> This email is not intended to be and shall not be deemed an official order, requirement, decision, or determination made on behalf of the Zoning Administrator.

>>>>

>>>> -----Original Message-----

>>>> From: Warren Beery <webent@ibifax.com>

>>>> Sent: Tuesday, October 14, 2025 4:19 PM

>>>> To: CDD Inquiry <cddinquiry@albemarle.org>

>>>> Subject: TMP 129-5 129-6 129-6A 129-7 CDDINQ-2025-00669

>>>> Inquiry concerning agricultural use of parcels on Irish Rd

>>>>>

>>>>> CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

>>>>>

>>>>> Good day

>>>>> Sorry the email you just received from me was not complete. I wanted to add that I would like to have a direct extension to talk to someone on this matter or please call me @ 540-879-7038 as a short conversation would help us both clarify a few things. P.S. My email is not internet based, therefore I cannot open links which limits my ability to communicate online. Thanks for your understanding.

>>>>> --Regards

>>>>> Warren

>>>>> Warren Beery

>>>>> Web Enterprises

>>>>> 7517 Rushville Road

>>>>> Dayton VA 22821

>>>>> 540-879-7038

>>>>>

>>>>>

>>>>> -- On Tue, 14 Oct 2025 19:45:44 +0000, CDD Inquiry wrote:

>>>>>> Warren Beery,

>>>>>>

>>>>>> Good afternoon and thank you for your inquiry.

>>>>>>

>>>>>>

>>>>>> First, could you please respond to this email so that I know you have received it?

>>>>>>

>>>>>> Sometimes our emails go to JUNK/SPAM/OTHER folders and people don't see them.

>>>>>>

>>>>>>

>>>>>> Second, could you provide more details on what it is that you are asking about?

>>>>>>

>>>>>> Jered mentioned the following:

>>>>>> 1. Using the parcels for agricultural uses such as cattle, poultry, and crop production.

>>>>>>

>>>>>> a. Other than crop production and livestock husbandry are there other uses you would want to use the farm(s) for? (ex. pick your own produce)

>>>>>>

>>>>>> Adjacent uses such as farm stands and cottage industries:

>>>>>> a. What do you mean by "cottage industries"?

>>>>>> b. How big would the Farm Stand be? Would it be within one of the parcels that is being farmed?

>>>>>>

>>>>>> Questions concerning residential use of certain properties.

>>>>>> a. Are you referring to only one detached single-family dwelling per parcel?

>>>>>> b. Are you referring to subdivision?

>>>>>> c. Which parcels do you want to know this about?

>>>>>

>>>>> The more information you can provide the better we will be able to
>>>>> help you.

>>>>>

>>>>>

>>>>> Third, with so many parcels (27) being asked about we will likely be
>>>>> splitting this inquiry into multiple ones.

>>>>>

>>>>> However, I want to find out more about what you are asking prior to
>>>>> making that decision and figuring out which parcels would be best to
>>>>> group together.

>>>>>

>>>>> I've only listed the first four TMPs in the subject line of this
>>>>> email.

>>>>>

>>>>> If we create other inquiries for the other TMPs will send separate
>>>>> emails.

>>>>>

>>>>>

>>>>> Fourth, please see the purple (and italic) text below for the
>>>>> possible timeframe for a response.

>>>>>

>>>>>

>>>>> Fifth, if this timeframe does not meet your needs you have the option
>>>>> of setting up a meeting with CDD Inquiry.

>>>>>

>>>>> Meetings can be by ZOOM, Microsoft TEAMS, In-Person or by phone.

>>>>>

>>>>> Scheduling a meeting can sometimes take as little as few days, to a
>>>>> week, depending on availability.

>>>>>

>>>>>

>>>>> Sixth, if you wish to change your inquiry to be a meeting:

>>>>> * Just let me know and I will change the inquiry type in CivicAcces
>>>>> for you to be a "meeting".

>>>>> * Please let me know the meeting format you wish to have.

>>>>> * Then, once the inquiry format is changed an automated email will be
>>>>> sent to you with a link to book the meeting day and time from what
>>>>> is currently available.

>>>>>

>>>>>

>>>>> Seventh, please note that if we end up having a meeting, because the
>>>>> number of parcels you are asking about is 27, we will need a
>>>>> significant number of workdays between scheduling the appointment and
>>>>> having it, so that we will have more time for any research that may be
>>>>> needed.

>>>>>

>>>>>

>>>>> Eighth, please note that CDD Inquiry looks for red flags but it is
>>>>> not a "review".

>>>>>

>>>>> The County cannot state if something can be approved or not until it

>>>>> is officially submitted and reviewed.

>>>>>

>>>>> Once it is officially submitted and reviewed other issues may become
>>>>> apparent.

>>>>>

>>>>>

>>>>> Thank you for submitting an inquiry with the CDD Inquiry Team. The CDD
>>>>> Inquiry Team will research your questions and either email you our
>>>>> findings, forward your request to the appropriate Staff, or request
>>>>> additional information so that we can better assist you. Due to the
>>>>> research time often involved, we cannot give an exact time of response.
>>>>> Typically, response time is 3-4 weeks.

>>>>>

>>>>> Be well,

>>>>>

>>>>> CDD Inquiry Team

>>>>>

>>>>> Community Development Department

>>>>>

>>>>> Albemarle County

>>>>>

>>>>> 434 296-5832 ext 3440

>>>>>

>>>>> [1]cddinquiry@albemarle.org

>>>>>

>>>>> This email is not intended to be and shall not be deemed an official
>>>>> order, requirement, decision, or determination made on behalf of the
>>>>> Zoning Administrator.

>>>>>

>>>>>

>>>>> From: Jered Tate <jtate@albemarle.org>
>>>>> Sent: Tuesday, October 14, 2025 1:06 PM
>>>>> To: CDD Inquiry <cddinquiry@albemarle.org>
>>>>> Cc: Rebecca Ragsdale <rragsdale@albemarle.org>; Francis MacCall
>>>>> <FMACCALL@albemarle.org>
>>>>> Subject: TMP 129-5 129-6 129-6A 129-7 CDDINQ-2025-00 Inquiry concerning
>>>>> agricultural use of parcels on Irish Rd

>>>>>

>>>>>

>>>>> Hi Paty,

>>>>>

>>>>>

>>>>> Thanks for coordinating on this request. Mr. Beery's phone number is
>>>>> (540)879-7038. His email is [2]webent@ibyfax.com. Please let me know if
>>>>> you have any other questions on this one.

>>>>>

>>>>>

>>>>> Best,

>>>>>

>>>>>

>>>>> Jered Tate

>>>>>
>>>>> Senior Planner I – Planning Division
>>>>>
>>>>> [3]Albemarle County
>>>>>
>>>>>
>>>>> [4]jtate@albemarle.org
>>>>>
>>>>> office - 434-296-5832 ext.3261
>>>>>
>>>>> 401 McIntire Rd, Charlottesville, VA 22902
>>>>>
>>>>>
>>>>>
>>>>> From: CDD Inquiry <[5]cddinquiry@albemarle.org>
>>>>> Sent: Tuesday, October 14, 2025 12:10 PM
>>>>> To: Jered Tate <[6]jtate@albemarle.org>
>>>>> Cc: Rebecca Ragsdale <[7]rragsdale@albemarle.org>; Francis MacCall
>>>>> <[8]FMACCALL@albemarle.org>
>>>>> Subject: Inquiry concerning agricultural use of parcels
>>>>> on Irish Rd
>>>>>
>>>>>
>>>>> Jered,
>>>>>
>>>>> Thanks for clarifying some things through chat.
>>>>>
>>>>> Please provide me with Warren Beery’s contact information, so that I
>>>>> can reach out to them.
>>>>>
>>>>>
>>>>> Just for future reference, although we really try to get people to do
>>>>> the Inquiry submission, and meeting setup, themselves I do on occasion
>>>>> do it for people who find it challenging 😊 .
>>>>>
>>>>>
>>>>> Be well,
>>>>>
>>>>> CDD Inquiry Team
>>>>>
>>>>> Community Development Department
>>>>>
>>>>> Albemarle County
>>>>>
>>>>> 434 296-5832 ext 3440
>>>>>
>>>>> [9]cddinquiry@albemarle.org
>>>>>
>>>>> This email is not intended to be and shall not be deemed an official
>>>>> order, requirement, decision, or determination made on behalf of the
>>>>> Zoning Administrator.

>>>>>
>>>>>
>>>>> From: Jered Tate <[10]jtate@albemarle.org>
>>>>> Sent: Tuesday, October 14, 2025 10:20 AM
>>>>> To: Patricia "Paty" Saternye <[11]psaternye@albemarle.org>
>>>>> Cc: Rebecca Ragsdale <[12]rragsdale@albemarle.org>; Francis Hilbig
>>>>> <[13]fhilbig@albemarle.org>
>>>>> Subject: Inquiry concerning agricultural use of parcels
>>>>> on Irish Rd
>>>>>
>>>>>
>>>>> Good morning, Paty,
>>>>>
>>>>>
>>>>> I've been speaking with Warren Beery concerning his interest in a
>>>>> rather extensive list of parcels along Irish Rd. Mr. Beery was put in
>>>>> touch with me by Michael Barnes, who believed a preapp meeting would
>>>>> suit Mr. Beery's needs. In gathering some info from Mr. Beery and
>>>>> speaking with Francis concerning the potential for a preapp, Francis
>>>>> suggested that an Inquiry meeting might better serve Mr. Beery at this
>>>>> time.
>>>>>
>>>>>
>>>>> I've attached the original pdf list of parcels that Mr. Beery sent me,
>>>>> as well as an excel sheet of those same parcels pulled from County GIS,
>>>>> for your reference. Through several phone conversations, Mr. Beery has
>>>>> indicated that he is mostly interested in using the parcels for
>>>>> agricultural uses such as cattle, poultry, and crop production, but
>>>>> also has questions concerning adjacent uses such as farm stands and
>>>>> cottage industries. He also may have some questions concerning
>>>>> residential use of certain properties. At this time, he has not
>>>>> indicated if he intends to purchase all of the parcels on the included
>>>>> list.
>>>>>
>>>>>
>>>>> I haven't yet asked Mr. Beery to put in a CDD-Inquiries request as I
>>>>> wanted to speak with you first. The final eccentricity with this
>>>>> request is that I'm not certain as to Mr. Beery's ability to interface
>>>>> with our current systems. All interactions I've had thus far have been
>>>>> phone calls, and I am under the impression that Mr. Beery is part of
>>>>> the Mennonite community. I intend to send the standard inquiry request
>>>>> language to Mr. Beery shortly, but if he is unable to request the
>>>>> meeting digitally, is there another way I could have him get in touch
>>>>> with you? I understand if there is not, but want to do my due diligence
>>>>> up front.
>>>>>
>>>>>
>>>>> I recognize that this is a lot of information, so please let me know if
>>>>> you have any additional questions. I'll do my best to answer them.
>>>>>
>>>>>
>>>>> Best,

```
>>>>>
>>>>>
>>>>> Jered Tate
>>>>>
>>>>> Senior Planner I – Planning Division
>>>>>
>>>>> [14]Albemarle County
>>>>>
>>>>>
>>>>> [15]jtate@albemarle.org
>>>>>
>>>>> office - 434-296-5832 ext.3261
>>>>>
>>>>> 401 McIntire Rd, Charlottesville, VA 22902
>>>>>
>>>>> References
>>>>>
>>>>> 1. mailto:cddinquiry@albemarle.org
>>>>> 2. mailto:webent@ibyfax.com
>>>>> 3. http://www.albemarle.org/
>>>>> 4. mailto:jtate@albemarle.org
>>>>> 5. mailto:cddinquiry@albemarle.org
>>>>> 6. mailto:jtate@albemarle.org
>>>>> 7. mailto:ragsdale@albemarle.org
>>>>> 8. mailto:FMACCALL@albemarle.org
>>>>> 9. mailto:cddinquiry@albemarle.org
>>>>> 10. mailto:jtate@albemarle.org
>>>>> 11. mailto:psaternye@albemarle.org
>>>>> 12. mailto:ragsdale@albemarle.org
>>>>> 13. mailto:fphilbig@albemarle.org
>>>>> 14. http://www.albemarle.org/
>>>>> 15. mailto:jtate@albemarle.org
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