



County of Albemarle
Community Development Department - Planning

Khris Taggart, Sr. Planner I
ktaggart@albemarle.org
Telephone: (434) 296-5832 ext. 3278

January 28, 2025

Valerie Long, Esquire
Williams Mullen
323 Second Street, SE Suite 900
Charlottesville, VA 22902
vlong@williamsmullen.com

RE: **ARB2024-71: 400 Rio Road West** (TMP: 045000000025C0)

Dear Ms. Long,

The Albemarle County Architectural Review Board, at its meeting on Tuesday, January 21, 2025, completed a conceptual review of the above-noted request. The Board offered the following comments for the benefit of the applicant's preliminary submission. Please note that the following comments are those that have been identified at this time. Additional comments may be added or eliminated based on further review and changes to the plan.

Recommended revisions to the Concept Plan to be reviewed by the ARB prior to Planning Commission review:

1. Revise the concept plan to show the area suitable for storage of materials and equipment taller than 8'.
2. Revise the concept plan to show that vegetation near the parcel's eastern and western boundaries will remain.
3. Consider eliminating the Rio Road entrance to the storage area.

Draft Conditions on the Special Use Permit:

1. Materials and equipment must be stored only in areas indicated for storage on the Concept Plan, with materials and equipment taller than 8' located only in the area designated as such on the Concept Plan.
2. Site plan approval is subject to ARB approval of the landscape plan (submitted with the site plan). Landscaping shown on the plan may be required to be in excess of the minimum requirements of the ARB guidelines and/or the Zoning Ordinance to mitigate the visual impacts of the proposed use.
3. Any new lighting is subject to ARB approval. Maximum light levels must not exceed 20 footcandles. The maximum height of pole lights must not exceed 20'. All fixtures must have lamps whose color temperature is between 2000 and 3000 Kelvin. All site- and building-mounted fixtures must be full cutoff.

Recommendations for the Site Plan

1. Include the standard mechanical equipment note on the site plan: Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.
2. Provide the proposed locations of loading, service, and refuse areas with the site plan. Show how these locations will be screened from the EC.
3. New or relocated chain link fence must not be visible from the Entrance Corridor. Note the locations of any new or moved fence and provide details for all fence types visible from the EC.
4. Provide a lighting plan with the site plan or add a note to the plan stating that no new ground- or building-mounted lighting is proposed.

5. Provide a complete landscaping plan with the site plan. Ensure that the proposed species are on the approved plant list.
6. Consider adding one interior parking lot tree for every ten parking spaces in the employee parking lot.
7. Include the standard plant health note on the landscape plan: All site plantings of trees and shrubs shall be allowed to reach, and be maintained at, mature height; the topping of trees is prohibited. Shrubs and trees shall be pruned minimally and only to support the overall health of the plant.

You may submit your application for preliminary ARB review at your earliest convenience. Application may be made online at <https://www.albemarle.org/government/community-development/apply-for/planning-site-development/architectural-review-board-arb>.

Revised drawings addressing the comments listed above are required. Include updated ARB revision dates on each drawing. Please provide a memo including detailed responses indicating how each comment has been addressed. If changes other than those requested have been made, identify those changes in the memo also. Highlighting the changes in the drawing with "clouding" or by other means will facilitate review and approval. If you have any questions concerning any of the above, please feel free to contact me.

Sincerely,



Khris Taggart, Sr. Planner I

cc: Virginia Telephone & Telegraph Co
W 3rd Street
Farmville, VA 23901
anewman@slnusbaum.com

File