

COUNTY OF ALBEMARLE
TRANSMITTAL TO THE BOARD OF SUPERVISORS
SUMMARY OF PLANNING COMMISSION ACTION

AGENDA TITLE: SP201800007 – “1895 Avon Street Extended (Albemarle Limousine)” and SP201800008 – “1895 Avon Street Extended (Virginia Automotive Detailing)” SUBJECT/PROPOSAL/REQUEST: Operate a motor vehicle rental service, as well as an automotive detailing service, on a previously-developed 1.5-acre parcel. Proposals include a Special Exception request to modify the side yard setback and disturbance buffer requirements on a portion of the property. SCHOOL DISTRICTS: Cale – Elementary; Walton – Middle; and Monticello – High	AGENDA DATE: November 14, 2018 STAFF CONTACT(S): Gast-Bray, Nedostup, Padalino PRESENTER(S): Tim Padalino
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BACKGROUND:

At its meeting on September 25, 2018 the Planning Commission (PC) conducted a public hearing and voted for the applications noted above, as follows:

- Recommend approval, by a vote of 6:0 (Firehock absent), of SP-2018-00007 with the conditions outlined in the staff report and with amendments as recommended by the Commission; and
- Recommend approval, by a vote of 6:0 (Firehock absent), of SP-2018-00008 with the conditions outlined in the staff report and with amendments as recommended by the Commission; and
- Recommend approval, by a vote of 6:0 (Firehock absent), of the Special Exception with the conditions as outlined in the staff report with the note to staff about the interest in preserving the trees in the buffer area.

Attachments A, B, and C are the staff report, action memo, and minutes from the September 25 PC meeting.

DISCUSSION:

The PC proposed amendments to the recommended conditions of approval relate to condition #2 of each SP. The PC wanted to ensure the sidewalk on the subject property would be designed and constructed to be consistent with other (future) sidewalk on this side of Avon Street Extended, and to provide interparcel connection. See Attachment D.

Special Exception Request (Side Yard Setback and Disturbance Buffer):

The applicant has also requested a Special Exception to modify the side yard setback requirements and disturbance buffer requirements, both of which would prohibit the proposed off-street parking within thirty (30) feet of the southern property boundary (adjoining the NMD District / Spring Hill Village). The applicant's explanation and justification for the request were included with the staff report (Attachment A), and analysis of the request was provided in the body of that report (pages 9 and 10). As noted above, the PC voted 6:0 to recommend approval of this Special Exception request with the conditions recommended by staff.

RECOMMENDATIONS:

Staff recommends that the Board adopt the attached Resolutions (Attachments E and F) to approve SP201800007 and SP201800008, respectively, with updated conditions (dated October 30, 2018 and as provided in Attachment D); and staff also recommends that the Board adopt the attached Resolution (Attachment G) to approve the Special Exception request with conditions as contained therein.

ATTACHMENTS:

Attach.A – Staff Report for 9/25/2018 PC Public Hearing

Attach.B – Action Letter for 9/25/2018 PC Public Hearing

Attach.C – Meeting Minutes from 9/25/2018 PC Public Hearing

Attach.D – Updated Recommended Conditions of Approval (dated 10/30/2018)

Attach.E – Resolution to Approve SP201800007 with Conditions

Attach.F – Resolution to Approve SP201800008 with Conditions

Attach.G – Resolution to Approve Special Exception for Side Yard Setback and Disturbance Buffer