

C & F BANK  
AT STONEFIELD

SPECIAL EXCEPTION FOR DRIVE-THROUGH

PRESENTED BY



**DESIGN**  
DEVELOP

04 | 29 | 2019





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**A. Introduction** We are seeking a Special Exception to the Stonefield Code of Development to allow for a drive-through at a bank being designed in Stonefield Block G. Currently, the Code allows financial institutions by right, however associated drive-through windows require a Special Use Permit. We would like to amend Stonefield's Code of Development to allow drive-through windows to be allowed by right in Block G in accordance with the Neighborhood Model District (NMD), which has allowed drive-through windows by right since 2016.

**B. Consistency with the Goals and Objectives of the Comprehensive Plan** Allowing a Drive-Through window by right in the Stonefield Code of Development is consistent with the Neighborhood Model District's goal of providing "compact, mixed-use development with ... an infrastructure configuration that integrates diversified uses within close proximity to each other," by allowing the bank to develop a financial center that can satisfy customer needs through multiple means of service. This drive-through would also be in accordance with providing NMD characteristics including "interconnected streets and transportation networks," and "relegated parking" by creating a means of service that does not rely on additional parking but integrates into the existing street system in the area of development. It also meets the characteristics of contributing to "neighborhood centers," and a "mixture of uses and use types" by developing the first financial center in the Stonefield Development area.

**C. Does not increase the Approved Development Density or Intensity of Development** The addition of a Drive-Through Window will not increase the intensity of development, but decrease the amount of parking congestion by providing customers with multiple means of utilizing the bank's services.

**D. Does not Adversely affect the Timing and Phasing of Development of any other Development in the Zoning District** As the last plot of land to be developed in Block G of Stonefield, the request will not adversely affect any additional development in the zoning district.

**E. Does not Require a Special Use Permit** Per a Zoning Text Amendment approved 03-02-2016, Drive-Through Windows are permitted By Right in Neighborhood Model Districts (18-20A.6 section a.12). This Special Exception requests that Stonefield's Code of Development, which currently only allows drive-through windows through a Special Use Permit, be amended to meet NMD's by right uses for drive-throughs, specifically within Block G of Stonefield.

**F. Is in General Accord with the Purpose and Intent of the Approved Application** The proposed modification to Stonefield's Code of Development is consistent with the purpose and intent of by right uses in Neighborhood Model Districts to create a diverse mixture of uses and use types and create consistency between the NMD comprehensive plan and Stonefield's Code of Development.





C&F BANK AT STONEFIELD  
ALBEMARLE COUNTY, VA

VICINITY MAP

SPECIAL EXCEPTION APPLICATION  
APRIL 29, 2019



CODE OF DEVELOPMENT APPENDIX A – Permitted/Prohibited Uses by Block*								
October 15, 2003 (as revised on July 8, 2010 and approved by Board of Supervisors on August 4, 2010, and as further revised on June 3, 2013)								
*P-Permitted uses by block; SP-Uses that may be applied for via Special Use Permit; Blank – Uses prohibited within block. The square footages for all uses shaded in this table shall count towards the retail portion of the non-residential square footage maximum established in the Code of Development in Table I: “Uses Table”								
Block Group		1				2	3	
Block		A	B	C	D	E	F	G
RESIDENTIAL	Detached single family							
	Semi-detached and attached single-family dwellings such as duplexes, triplexes, quadraplexes, townhouses, atrium houses and patio houses, and accessory apartments.	P	P	P	P	P		
	Multiple-family dwellings	P	P	P	P	P		
	Rental of permitted residential uses	P	P	P	P	P		
	Homes for developmentally disabled persons (reference 5.1.07)	P	P	P	P	P		
	Boarding houses	P	P	P	P	P		
	Tourist lodgings (reference 5.1.17)	P	P	P	P	P		
	Home occupation, Class A (reference 5.2)	P	P	P	P	P		
	Home occupation, Class B (reference 5.2)	SP	SP	SP	SP	SP		
	Accessory uses and buildings, including storage buildings	P	P	P	P	P	P	P
	Assisted living	P	P	P	P	P	P	P
	Rest home, nursing homes, or convalescent homes	P	P	P	P	P	P	P
	Administrative, business and professional offices	P	P	P	P	P	P	P
NONRESIDENTIAL								
	Antique, gift, jewelry, notion and craft shops	P	P	P	P	P	P	P
	Auction houses	P	P	P	P		P	P
	Automobile laundries	P	P	P	P		P	P
	Automobile, truck repair shop excluding body shop						P	
	Automobile service stations (reference 5.1.20)						P	
	Barber, beauty shops	P	P	P	P	P	P	P
	Body Shop	SP	SP	SP	SP		SP	SP
	Building materials sales	P	P	P	P		P	P
	Tier I personal wireless service facilities (reference. 5.1.40)	P	P	P	P	P	P	P
	Tier II personal wireless service facilities (reference 5.1.40)	P	P	P	P	P	P	P
	Tier III personal wireless service facilities (reference 5.1.40)	SP	SP	SP	SP	SP	SP	SP
	Cemeteries							
	Churches	P	P	P	P	P	P	P
	Clothing, apparel and shoe shops	P	P	P	P	P	P	P
	Clubs, lodges, civic, fraternal, patriotic (reference 5.1.2)	P	P	P	P	P	P	P
	Commercial kennels – indoor only (reference 5.1.11)	P	P	P	P		P	P
	Commercial recreation establishments including but not limited to amusement centers, bowling alleys, pool halls and dance halls	P	P	P	P	P	P	P
	Community center	P	P	P	P	P	P	P
	Contractors’ office and equipment storage yard	P	P	P	P	P	P	P
	Convenience stores	P	P	P	P	P	P	P
	Day care, child care, or nursery facility (reference 5.1.06)	P	P	P	P	P	P	P
	Department store	P	P	P	P	P	P	P
	Drive-in theaters							
	Drive-in windows serving or associated with permitted uses	SP	SP	SP	SP	SP	SP	SP
	Drug store, pharmacy	P	P	P	P	P	P	P
	Eating establishment (not including fast food restaurant)	P	P	P	P	P	P	P

20A.6 PERMITTED USES

The following uses shall be permitted in an NMD, subject to the regulations in this section and section 8, the approved application plan and code of development, and the accepted proffers:

- a. *By right uses.* The following uses are permitted by right if the use is expressly identified as a by right use in the code of development or if the use is permitted in a determination by the zoning administrator pursuant to subsection 8.5.5.2(c)(1):
- Each use allowed by right or by special use permit in any other zoning district, except for those uses allowed only by special use permit delineated in subsections 20A.6(b)(2) and (b)(3); provided that the use is identified in the approved code of development.
  - Water, sewer, energy and communications distribution facilities.
  - Accessory uses and buildings including storage buildings.
- 18-20A-3
- Zoning Supplement #104, 10-11-17
- Home occupation, Class A, where the district includes residential uses.
  - Temporary construction headquarters and temporary construction storage yards (reference 5.1.18).
  - Public uses (reference 5.1.12).
  - Tourist lodgings, where the district includes residential uses.
  - Group homes, where the district includes residential uses.
  - Tier I and Tier II personal wireless service facilities (reference 5.1.40).
  - Farmers’ markets (reference 5.1.47).
  - Family day homes (reference 5.1.56). (Added 9-11-13)
  - Drive-through windows (reference 5.1.60). (Added 3-2-16)
- b. *By special use permit.* The following uses are permitted by special use permit if the use is expressly identified as use permitted by special use permit in the code of development:
- Each use allowed by right or by special use permit in any other zoning district.
  - (Repealed 3-2-16)
  - Outdoor storage, display and/or sales serving or associated with a by right permitted use, if any portion of the use would be visible from a travelway.

(Ord. 03-18(2), 3-19-03; Ord 04-18(2), 10-13-04; Ord. 09-18(9), 10-14-09; Ord. 10-18(4), 5-5-10; Ord. 13-18(2), 4-3-13; Ord. 13-18(5), 9-11-13; Ord. 16-18(2), 3-2-16)



