



COUNTY OF ALBEMARLE
Department of Community Development
401 McIntire Road, North Wing
Charlottesville, Virginia 22902-4596

Phone (434) 296-5832

Fax (434) 972-4126

May 6, 2019

Jeff Carter P.E.
Carter Engineering Consultants
3651 Mars Hill Road Suite 2000
Watkinsville, GA 30677

RE: LOD201900015 - Parcel ID 04500-00-00-093C0 (1.05 Acres), 2100 Rio Hill Center, Charlottesville, VA 22901 (the "Property"), Owner – ALLEN & ALLEN PROPERTIES-CHARLOTTESVILLE LLC, 1809 STAPLES MILL RD RICHMOND VA, 23230

Mr. Carter:

In response to your request for an Official Letter of Determination of use for the above referenced Property, please be advised of the following:

- The Property is zoned PD-SC, Planned Development Shopping Center. The permitted uses of the Property are provided in Section 25 of Chapter 18 of the Albemarle County Code ("Zoning Ordinance"). The Property is subject to the Airport Impact Area, Entrance Corridor, and Steep Slopes Overlay Districts as described in Section 30 of the Zoning Ordinance.
- A car wash is a permitted by-right use in the PD-SC zoning district.
- The Zoning Ordinance defines car wash as "An establishment for cleaning motor vehicles where the cleaning is performed using equipment, supplies and water provided by the establishment. The use identified in this chapter as "automobile laundry" is a car wash."
- The Property is subject to ZMA1987-00007 Jefferson Square Shopping Center approved 09/02/1987, with conditions and to SDP1988-00001 - Rio Hill Shopping Center Final.
- Site plan development of the Property is subject to Chapters 17 and 18 of the Albemarle County Code, Water Protection Ordinance and Zoning Ordinance respectively.
- Rezoning of the Property is subject to Section 33 of Chapter 18 of the Albemarle County Code.
- Further details regarding specific proposals for development must be discussed with staff at a scheduled Pre-Application Meeting.

If you are aggrieved by this determination, you have a right to appeal it within thirty (30) days of this notice, in accordance with *Virginia Code* § 15.2-2311. If you do not file a timely appeal, this determination shall be final and unappealable.

An appeal may be taken only by filing an appeal application with the Zoning Administrator and the Board of Zoning Appeals, in accordance with *Albemarle County Code* § 18-34.3, along with a fee of \$258. Additionally, a separate fee is required for the cost of providing notice and advertising of the appeal for a public hearing.

Applications for Appeal of the Zoning Administrator's Determination are available at the Department of Community Development located at 401 McIntire Road, Charlottesville, Virginia 22902 or online at www.albemarle.org/cdapps. This form applies to the appeal of a decision of the zoning administrator or any other administrative officer pertaining to the Zoning Ordinance.

Regulations pertaining to the filing of an appeal to the Board of Zoning Appeals are located in Chapter 18, Section 34.3 of the Zoning Ordinance. They may be reviewed online at www.albemarle.org/countycodebza.

(Please note that our online documents are in Adobe Acrobat PDF format and must be viewed with the Adobe Acrobat Reader or an equivalent. A link to download the free plug-in is available at the bottom of www.albemarle.org/cdapps.)

Please contact me if you have questions or require additional information.

Sincerely,



Francis H. MacCall
Principal Planner
Authorized Designee of the Zoning Administrator

Attachments:

Links shown can be copied and pasted into web browser

Zoning Map -

http://gisweb.albemarle.org/GPV_51/Viewer.aspx?state=767174066870

ZMA1987-00007 approval -

<https://fweb.albemarle.org/weblink/search.aspx?dbid=3&searchcommand=%7b%5bCDD-Planning%5d:%5bApplicationNumber%5d=%22ZMA198700007%22%7d>

SDP1988-00001 Rio Hill Shopping Center Final

<https://fweb.albemarle.org/weblink/search.aspx?dbid=3&searchcommand=%7b%5bCDD-Planning%5d:%5bApplicationNumber%5d=%22SDP198800001%22%7d>

County Code Website -

<http://www.albemarle.org/department.asp?department=ctyatty&relpage=2127#zoning>

Pre-Application Meetings -

<http://www.albemarle.org/department.asp?department=cdd&relpage=22448>