

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

<p><b>AGENDA TITLE:</b> SP202400006 Piedmont Grounds Management Landscape Contractor</p> <p><b>SUBJECT/PROPOSAL/REQUEST:</b> A special use permit for a Landscape Contractor in the Rural Areas Zoning District. A landscape contractor business to include a new building, associated parking, and an outside materials storage area.</p> <p><b>SCHOOL DISTRICT:</b> Stone Robinson Elementary, Burley Middle, Monticello High</p>	<p><b>AGENDA DATE:</b> September 18, 2024</p> <p><b>STAFF CONTACT(S):</b> Filardo, Herrick, Barnes, McDermott, Ragsdale, McCollum</p> <p><b>PRESENTER(S):</b> Kevin McCollum, Senior Planner II</p>
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**BACKGROUND:**

At its meeting on July 9, 2024, the Planning Commission (PC) voted 5:0 to recommend approval of SP202400006 Piedmont Grounds Management Landscape Contractor, for the reasons enumerated in the staff report and with the conditions recommended by staff.

The PC asked a few clarifying questions and had minimal comments. No members of the public spoke.

Attachments A, B, and C are the PC staff report, meeting minutes, and action letter.

**DISCUSSION:**

Since the PC public hearing, the Concept Plan was revised (Attachment D) to remove one note to avoid redundancy with the proposed conditions. No other changes to the application were made.

Based on these changes, staff has revised the proposed conditions to reflect the revision date of the Concept Plan in condition #1 below.

1. Development of the use must be in general accord with the conceptual plan titled "Piedmont Grounds Management" prepared by Shimp Engineering, P.C., last revised August 22, 2024. To be in general accord with the Conceptual Plan, development must reflect the following major elements essential to the design of the development:
  - a. Location of buildings;
  - b. Location of parking areas; and
  - c. Location of storage areas.Minor modifications to the plan that do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance.
2. Development of the property must comply with the Industrial setbacks and buffer/screening requirements set forth in *County Code* § 18-26.5. In consultation with the County Engineer and the Zoning Administrator, the Planning Director may permit slight modifications to the use buffer requirements to permit necessary grading for the proposed entrance, screening, or drainfields within the buffer, provided screening requirements are met.
3. Prior to establishing the landscape contractor use on the property, a mitigation plan in accordance with *County Code* § 17-406 must be approved and a vegetated buffer established within the Water Protection Ordinance Buffer.

**RECOMMENDATIONS:**

Staff recommends that the Board adopt the attached Resolution (Attachment E) to approve SP202400006 Piedmont Grounds Management Landscape Contractor with the revised conditions.

**PROPOSED MOTION:**

*To approve Special Use Permit SP202400006 Piedmont Grounds Management Landscape Contractor:  
I move to adopt the resolution attached to the staff report as Attachment E.*

**ATTACHMENTS:**

A – July 9, 2024 Planning Commission Staff Report

A1: Location Map

A2: Project Narrative

A3: Concept Plan

B – July 9, 2024 Planning Commission Minutes

C – July 9, 2024 Planning Commission Action Letter

D – Concept Plan Revised August 22, 2024

E – Resolution to Approve SP202400006 Piedmont Grounds Management Landscape Contractor