



County of Albemarle
Community Development Department - Planning

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April 23, 2025

Ms. Valerie Long, Esquire
Williams Mullen
323 2nd St. SE, Suite 900
Charlottesville, VA 22902
vlong@williamsmullen.com

Re: SP202400025 400 Rio Road W – Outdoor Storage Display

Dear Ms. Long,

At its meeting on April 8, 2025, the Albemarle County Planning Commission recommended approval of SP202400025 by a vote of 5:0 (Commissioners Missel and Firehock absent), for the reasons stated in the staff report with the following conditions listed below:

1. Use of this site must be in general accord with the 400 Rio Rd. W Conceptual Layout Plan by Timmons Group dated March 07, 2025. To be in general accord:
 - a. Materials and equipment must be stored only in areas indicated for storage on the Concept Plan; and
 - b. The security fence must be a metal picket style and is subject to ARB approval with the final site plan.
2. Materials and equipment taller than the fence height must be stored outside of the cross-hatched area as shown on the Concept Plan.
3. 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 exceed the minimum requirements of the ARB guidelines and/or the Zoning Ordinance to mitigate the visual impacts of the proposed use.
4. 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.

Should you have any questions regarding the action, please contact me.

Sincerely,
Khris Taggart
Sr. Planner
Planning Division

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