

Albemarle County Planning Commission
March 20, 2018

The Albemarle County Planning Commission held a public hearing on Tuesday, March 20, 2018, at 6:00 p.m., at the County Office Building, Lane Auditorium, Second Floor, 401 McIntire Road, Charlottesville, Virginia.

Members attending were Tim Keller, Chair; Karen Firehock, Jennie More, Julian Bivins, Daphne Spain; Pam Riley, Vice-Chair, Bruce Dotson and Bill Palmer, UVA representative. Commissioners Riley and Firehock arrived at 6:02 p.m.

Other officials present were Cameron Langille, Senior Planner, Elaine Echols, Chief of Community Development; Heather McMahon, Senior Planner; Elaine Echols, Chief of Planning; Sharon Taylor, Clerk to Planning Commission and John Blair, Deputy County Attorney.

Call to Order and Establish Quorum

Mr. Keller, Chair, called the regular meeting to order at 6:00 p.m. and established a quorum.

The meeting moved to the next agenda item.

From the Public: Matters Not Listed for Public Hearing on the Agenda

Mr. Keller invited comment from the public on other matters not listed on the agenda. Hearing none, Mr. Keller said the meeting would move on to the public hearings.

Public Hearing Items

a. SP-2017-00019 1640 Seminole Trail Auto Dealership

PROPOSAL: To establish an auto dealership with outdoor display/storage/sale of vehicles

ZONING: Highway Commercial - commercial and service; residential by special use permit (15 units/acre)

COMPREHENSIVE PLAN: Urban Mixed Use (in areas around Centers) - commercial and retail uses that are not accommodated in Centers in Neighborhood 1 - Places 29.

ENTRANCE CORRIDOR: Yes

AIRPORT IMPACT AREA: Yes

LOCATION: 1640 Seminole Trail

TAX MAP/PARCEL: 061000000120P0

MAGISTERIAL DISTRICT: Rio

(Heather McMahon)

Ms. McMahon summarized the request for SP-2017-00019 1640 Seminole Trail Auto Dealership in a PowerPoint presentation. This is a request for a Special Use Permit for outdoor storage, display and/or sales of vehicles in the Entrance Corridor; a special use permit is required specifically because the site falls within the Entrance Corridor Overlay District.

The vicinity map shows the subject property, TMP 61-120P, which is highlighted. The rectangular, half-acre site holds a one-story building (built circa 1970) that did LoanMax Title Loans occupy most recently and prior to that Pigskinz BBQ and the New Deli & Grill occupied it. The parcel lies on the west side of Seminole Trail (Rt. 29 North), approximately 300 feet southwest of intersection with Rio Road West. Both Rt. 29 and Rio Road are designated Entrance Corridors, but this proposal was reviewed for its impacts on Rt. 29 (it is not expected to have impacts on the Rio Road Entrance Corridor).

Although a special use permit is required for the outdoor storage, display and/or sales of vehicles, this use is accessory to motor vehicle sales and motor vehicle sales is by right within the Highway Commercial zoning district. As you can see on the map this is the zoning district for this parcel so you are not considering the general motor vehicle sales use today. The outdoor display aspect is under consideration.

The purpose of requiring a special use permit requirement for outdoor storage, display and/or sales of vehicles is to allow for review the potential visual impacts of the activity on the Entrance Corridor. Section 30.6 of the Zoning Ordinance states that the intent of the Entrance Corridor Overlay District is to ensure quality development compatible with the County's important scenic, historic, and architectural and cultural resources and Entrance Corridor Design Guidelines have been adopted to help meet that intent. The predominant character of the Rt. 29 North corridor is that of a commercial strip. The commercial corridor also includes the Colonial Auto, Jim Price, and Umansky Dodge Chrysler Jeep auto dealerships farther north and Brown Collision Center south of the subject parcel. These developments include outdoor storage, display and/or sales of vehicles and this request is compatible with these businesses.

The next slide shows the applicant's concept plan. The majority of the site is dedicated to parking, including:

- 3 display spaces adjacent to Rt. 29,
- 4 customer spaces in front of the building (including one handicapped parking space),
- 3 employee spaces at the rear of the lot,
- 2 vehicular storage areas, which include:
 - 3 inventory spaces to the north of the building, and
 - 3,440 square feet of inventory in rear (western portion) of lot.

The Architectural Review Board has applied the County's Entrance Corridor Design Guidelines to the review of this request. The ARB had no objection to the request for the Special Use Permit with conditions, which are related primarily to the location of parking and the method of screening. In particular, the ARB requested additional landscaping on the southern and eastern (Rt. 29 frontage) property lines to meet EC Design Guidelines, which the applicant has met in the proposed concept plan.

In summation, the ARB has reviewed the proposal and has recommended approval with the following conditions.

1. Use of the site shall be in general accord with the concept plan "SP2017-19: 1640 Seminole Trail Auto Dealership (TMP 06100-00-00-120P0) – Application Plan," last revised January 29, 2018, as determined by the Director of Planning and the Zoning Administrator. To be in general accord with this plan, development and use of the site shall:

- a. Reflect the general size, arrangement, and location of the vehicle display and storage areas, which shall be striped/marked in the site;
 - b. Preclude any vehicle display and storage areas from being located on any existing grass or landscape areas;
 - c. Reflect the landscape plan with the final selection of plant species subject to approval of the Director of Planning or his designee;
 - d. Permitted modifications may include those required by the ARB, those necessary to satisfy the conditions of this special use permit, and additional landscaping/screening approved by the Site Plan Agent.
2. Vehicles shall not be elevated anywhere on site.

With these conditions of approval, the visual integrity of the corridor will be maintained.

Factors Favorable:

1. The request is consistent with the Comprehensive Plan.
2. The Architectural Review Board has reviewed the request and has recommended no objection, with the recommended conditions.

No unfavorable factors were found.

Staff is recommending approval with the conditions listed in the staff report and on the screen.

Ms. McMahon asked if there were any questions.

Mr. Keller invited questions for staff.

Mr. Dotson asked because this is in the Entrance Corridor would signs have to go before the Architectural Review Board in addition to their normal staff clearance.

Ms. McMahon replied yes, there would be a separate sign application that ARB staff will likely review that administratively.

Mr. Keller opened the public hearing and invited the applicant to come forward.

Tim Carson, with Real Estate III said he was present with Scott Collins, the engineer.

Scott Collins, engineer, said we are here tonight just to answer any questions the Commission might have on the application since Heather did a great job of summarizing the staff report. He said Heather and Margaret have been great to work with on this project and agree with all comments for ARB approval. He said they are ready to talk about the project and answer questions.

Mr. Keller invited questions for the applicant.

Mr. Dotson said the use as described is a dealership and asked the auto make or if it will be used cars, and Mr. Collins replied it would be used cars.

Mr. Bivins questioned since it says you will do no auto repair on the property if there are guarantee issues or things that happen to a car which is sold there where will that be done.

Mr. Shokhzada Ismailova, business owner, said he had another business across town on Bellevue Avenue that specializes in auto repair that will be our repair facility for preparation or warranty work.

Mr. Bivins asked if this was just a show site; and Mr. Ismailova replied yes, this site is for sales.

There being no further questions, Mr. Keller invited public comment. Hearing none, Mr. Keller invited questions for the applicant. Hearing none, Mr. Keller closed the public hearing to bring the matter before the Commission for discussion and action.

Mr. Dotson said he was prepared to make a motion if there was no discussion.

Mr. Dotson moved to recommend approval of SP-2017-00019 1640 Seminole Trail Auto Dealership Outdoor Storage and Display with conditions outlined in the staff report.

Ms. More seconded the motion.

The motion was approved by a vote of 7:0 with the conditions recommended by staff in the staff report as shown in the slide.

Mr. Keller noted that the recommendation would be forwarded to the Board of Supervisors to be heard on a date to be determined. Mr. Keller complimented staff on the staff report and presentation.