



County of Albemarle
Community Development Department - Planning

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October 21, 2024

Conor O'Donnell
Gentry Locke Attorneys
919 E. Main St., Suite 1130
Richmond, VA 23219

RE: SP-2024-20: Carter Machinery Outdoor Storage (06100000012000)

Dear Applicant,

The Albemarle County Architectural Review Board (ARB), at its meeting on October 21, 2024, completed an advisory review of the above-noted request to establish outdoor storage in the Entrance Corridor. The Board by a vote of 5:0 voted to recommend no objection to the request for the Special Use Permit, with the recommended revisions to the concept plan and the conditions of approval, and to provide the comments for the final site plan submittal, all as listed in the staff report, amended as follows:

Recommended revisions to the Concept Plan prior to Planning Commission review:

1. Revise the concept plan to show the current landscape conditions within the I-shaped planting island along the western parcel boundary.
2. Revise the concept plan to provide evergreen trees in the I-shaped planting island and along the parcel's eastern boundary.
3. Revise the concept plan to provide additional evergreens or opaque fence at the 11-space parking row.
4. Revise the concept plan to show the full extent of the proposed storage area.
5. Revise the concept plan to significantly reduce paving and parking adjacent to Rio Rd., increase the depth of the planting area, and show landscaping that better satisfies the EC frontage landscaping requirements.
6. Revise the concept plan to show that vegetation near the parcel's southern boundary will remain.
7. Explore reductions in pavement and further definition of the drive aisle and increased landscaping at the western property boundary shared with the library.
8. Explore increased planting in front of the building to remain, including a planting strip or substitution of trees for parking spaces.

Recommendation on the Special Use Permit:

With the revisions to the concept plan listed above, the ARB staff recommends no objection to the proposed outdoor storage, display, and sales with the following conditions:

1. Equipment must be stored only in areas indicated for storage on the Concept Plan.
2. Equipment must be kept in the retracted/stowed position.
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 be in excess of the minimum requirements of the ARB guidelines and/or the Zoning Ordinance to mitigate the visual impacts of the proposed use.
4. Site plan approval is subject to ARB approval of the lighting plan (submitted with the site plan). 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.

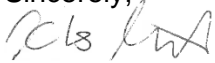
Recommendations for the Site Plan

1. Provide the proposed locations of mechanical equipment with the site plan. Show how the equipment will be screened from the EC.
2. Include the standard mechanical equipment note on the site plan: Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.
3. Provide the proposed locations of loading, service, and refuse areas with the site plan. Show how these locations will be screened from the EC.
4. Provide a lighting plan with the site plan. Limit all fixtures to full cutoff styles to minimize visual impacts of the development on the EC street.
5. The finish for freestanding poles must be either dark brown, dark bronze, or black.
6. Include the standard lighting note on the lighting plan: Each outdoor luminaire equipped with a lamp that emits 3,000 or more initial lumens shall be a full cutoff luminaire and shall be arranged or shielded to reflect light away from adjoining residential districts and away from adjacent roads. The spillover of lighting from luminaires onto public roads and property in residential or rural areas zoning districts shall not exceed one-half footcandle.
7. Provide a lighting plan with the site plan.
8. Coordinate all landscaping with utilities and easements.
9. Provide a complete landscaping plan with the site plan.
10. Include the standard plant health note on the landscape plan: All site plantings of trees and shrubs shall be allowed to reach, and be maintained at, mature height; the topping of trees is prohibited. Shrubs and trees shall be pruned minimally and only to support the overall health of the plant.
11. Show all proposed changes to the building to remain.

Note that the ARB will review the revised concept plan prior to Planning Commission review. If your revised plan is received by close of business on October 29, 2024, the ARB will consider that plan at the November 4 ARB meeting. Please email me that revised plan.

If you have any questions concerning any of the above, please feel free to contact me.

Sincerely,



Khris Taggart, Sr. Planner I

cc: Mount Sinai Properties – Charlottesville, LLC, 1330 Lynchburg Turnpike, Salem, VA 24153
File