



September 15, 2016

Mr. Chris Perez
Community Development

RE: Tommy Shull's Wrecker and Repair Narrative

The attached shall serve as the proposal for Tommy Shull's Wrecker and Repair narrative to serve alongside the Application Plan and Application that has also been submitted. The Special Use Permit request is to bring the existing use into conformance within the Light Industrial Zoning.

PROJECT PROPOSAL

The Special Use Permit that is being applied for is intended to bring the use of the existing business occupying TMP 90-35Q, Tommy Shull's Wrecker and Repair into conformance with the zoning ordinance. The following uses are being applied for Per Section 26 of the Albemarle County Zoning Ordinance: automotive repair, body shop, and heavy equipment and heavy vehicle parking and storage yard. These uses are permitted through the Special Use Permit application process.

Tommy Shull's Wrecker and Repair has operated at TMP 90-35Q since 2013, and has provided exceptional service and employment opportunities in the community. In addition to the Wrecker Service, Shull's would like to fill additional needs of its customers by providing minor automotive repair, and auto body services which naturally complement the existing Wrecker Service. By making available the services associated with the requested uses, Tommy Shull's Wrecker and Repair would benefit the community by:

- Providing additional employment opportunities.
- Continuing to fulfill the towing contract, awarded by The City of Charlottesville, for all police ordered tows, benefiting the City of Charlottesville and the Charlottesville Police Department.
- Providing 24 hour emergency auto repair service to all area police departments.
- Providing auto repair service to its customers already in need of the service, creating a "one stop" shop.

An approved site plan, SDP 66, exists for TMP 90-35Q. The site in its current state is generally in line with the approved site plan. The building and gravel parking area are in place per the approved site plan. Variations from the approved site plan include the addition of a concrete dumpster pad, perimeter chain link fencing, as well as a gate with screening slats, creating a secure parking lot area for the temporary storage of towed vehicles. Evergreen screening trees as specified as a condition of approval for the site plan are in place along Avon Street Ext. Dense vegetation is also in place along the northeast, and southeast property lines.

CONSISTENCY WITH ZONING ORDINANCE SECTION 26.3

The requested use "Auto Repair" is considered a general commercial use per the Albemarle County Zoning Ordinance. As such, section 26.3, items a.-f. Have been considered:

- a. The requested use will meet the purpose of the industrial district by supporting existing industrial uses. The requested use of Auto Repair will ensure that Tommy Shull's Wrecker and Repair can continue to be competitive in the marketplace by providing a service which supplements the industrial uses of towing, and body shop. Doing so will strengthen the local economic base and will ensure that Tommy Shull's Wrecker and Repair can continue to provide employment opportunities to members of the community in the future.
- b. The existing building size is consistent with the intent of the light industrial district. The building, as approved in SDP 66, is sized appropriately for its intended industrial use, and supporting uses.
- c. The requested Auto Repair use will not displace, or be detrimental to the existing industrial uses. As a wrecker service, the services are mobile by nature and do not require large amounts of building square footages to operate. The building area used for auto repair will only serve to strengthen the primary wrecker and towing service.
- d. The gross floor area of the existing building is approximately 2,550 SF.
- e. The activities of auto repair will utilize an area which is 25% or less of the gross floor area.
- f. The building on site is existing. All applicable permits have been obtained related to building construction standards.

CONSISTENCY WITH COMPREHENSIVE PLAN

The proposed uses are in concert with the Comprehensive Plan which encourage "economic drivers, which are business, industry, the University and other governmental agencies." The requested uses are in line with the Southern Urban Neighborhood Future Use Plan, as depicted in the Albemarle County Master Plan.

The character of the existing Light Industrial zoning district will remain intact. Similar uses exist within close proximity. The use of the adjoining parcel to the east, TMP 90-35C, also zoned Light Industrial, is "Service Repair Garage." The parcel to the west is also zoned Light Industrial. Adjoining parcel TMP 90-35F is currently zoned RI, but is designated Light Industrial per the Comprehensive Plan.

IMPACTS ON PUBLIC FACILITIES & PUBLIC INFRASTRUCTURE

Shull's Wrecker and Repair is served by a well and septic system as depicted in the approved site plan, SDP-66. The existing building would continue to be served by the well and septic system.

The existing entrance, off of Avon Street Ext., will continue to be used.

IMPACTS ON ENVIRONMENTAL FEATURES

The existing site does not impact a Water Protection Ordinance buffer or any other conservation area.

Stormwater management facilities are not being proposed as the existing land cover conditions do not vary from the approved site plan.

Shull's Wrecker and Repair has been, and will continue to follow all guidelines with respect to disposal of automotive fluids, batteries, tires and scrap metal.

Sincerely,

A handwritten signature in blue ink, appearing to read "C. Shifflett".

Clint Shifflett, PE
Project Engineer

TOMMY SHULL'S WRECKER AND REPAIR, INC.

Prepared For:
COUNTY OF ALBEMARLE
COMMUNITY DEVELOPMENT DEPARTMENT

Prepared By:
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Submitted on
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COMPANY BACKGROUND

Founded in October 1980, by Donna and Tommy Shull, this business began at 1333 Long St., Charlottesville, as a service station **BY PASS GULF, providing gas, automotive repair, state inspections, propane gas and auto body work.** Several years later relocated at 500 Monticello Road, under the name of **TOMMY SHULL'S WRECKER AND REPAIR, later changed the name to SHULLS AUTOMOTIVE,** offering automotive repair, snow plowing, 24HR wrecker service, auto body service. Ten years later expanded to 1021 Linden Avenue, Charlottesville. Our wrecker service began to be extremely successful and well known. At this time **SHULLS AUTOMOTIVE** became the primary contractor of the entire city of Charlottesville and Albemarle County area for AAA of VA ROAD SERVICE as well as many other towing contracts. In 2010, following in his fathers footsteps, Thomas Shull started working as **TOMMY SHULL'S WRECKER AND REPAIR** out of his home in Fluvanna County as a wrecker service. Later in 2013 having many more contracts, he expanded to 1833 Avon St., Ext. Charlottesville and rented this location from Bob Snow. Tracy R. Shull and Thomas F. Shull then became a Corporation. We are happy to announce along with many contracts the company enlarged its fleet and then applied for and was awarded the City Towing Contract (Charlottesville) for the Charlottesville Police Ordered Tows which is an eight year contract.

In February 2015, **TOMMY SHULL'S WRECKER & REPAIR, INC.** moved to 1815 Avon St., Ext. Charlottesville, and began doing auto body and wrecker service. We have been quite successful in this business at this location and being that AUTOMOTIVE REPAIR goes hand in hand with the services we already provide find adding this service would be of great need not only to the police departments we work for but also for the public. For instance, should a person wreck their vehicle in our area, we could not only tow them in but also do their auto repair (if approved) and auto body needed making this kind of like "one stop shopping" . This making the headache of a vehicle being down which is always an inconvenience, to get back quicker to being road ready not only convenient but making sure our customers car is safe for our customer needs.

TOMMY SHULL'S WRECKER & REPAIR, INC. currently serves our city of Charlottesville as well as Albemarle County and surrounding counties. The company employs six to eight people in the greater Charlottesville/Albemarle area. We not only provide GREAT wrecker service but strive to have safe good looking wreckers and rollbacks to make our area look more appealing to residents and people considering moving to our area. Thomas Shull has won numerous awards for "Best Appearing" in the local Scottsville Parades. Each driver not only has a drivers license but also a "Driver Authorization Document" called a DAD license which is their towing license and some of our drivers also have their CDL license to drive our heavy duty wreckers. Our dispatcher is not only dispatching but also a Repossession Specialist as well as we have a wrecker driver who is also a Repossession Specialist.

MISSION STATEMENT:

"WE STRIVE FOR SERVICE EXCELLENCE!"

TOMMY SHULL'S WRECKER AND REPAIR, INC. is pleased to present The County of Albemarle with this business proposal project. We are requesting approval of a SPECIAL USE PERMIT to be able to add the AUTOMOTIVE REPAIR to our existing business at 1815 Avon St., Ext., Charlottesville. Our existing business consists of Wrecker Service, and Auto Body Repair.

SHULL'S WRECKER recognizes the unique opportunity of providing affordable quality automotive repair to the public domain of Albemarle County. We believe the automotive market is in an exceptional growth stage at this time due to the fact that many families are holding onto cars much longer. Therefore repairing vehicles would be beneficial to our community. Also after having duly examined our situation, we feel we are uniquely positioned to successfully provide this service. Our goal is to fill this public need by also being located conveniently, having experienced mechanics and all at an affordable price. By availing itself of our services, Shull's Wrecker will benefit the public by:

- Providing more jobs
- Providing needed auto repair service from 8:00-5:00 Monday thru Friday
- Providing 24HR emergency auto repair service to all police departments such as: tire repair/replacement, bulb replacement, etc.
- Providing a reputable long term business background and convenient location as well
- Providing auto repair as well as auto body and wrecker service being that these business' compliment one another and are very similar
- Currently we have been awarded the City Towing Contract for all police ordered tows so this would be of benefit to the Charlottesville Police Department and the City Owned Vehicle Contract as well. We have met a substantially large number of requirements to be able to tow for the City of Charlottesville as well as all surrounding police departments
- Providing complimentary service (moving sheds, lock-outs, jumpstarts and tire repairs to Albemarle County School teachers and administration personnel located in close proximity to our Avon St. address (This being requested by the owner, Thomas F. Shull to be his way of giving back to his community because he went to Albemarle County Schools.)

We find this special use will not be a substantial detriment to any adjacent lots because it is not very different from auto body work we already currently provide. The land is fenced in and we have not had one complaint from any adjoining neighbor. If one arose, however we would work hard to resolve the issue immediately. Being on good terms with our neighbors is important to us as well. Also we do not feel the character of the zoning district would be changed by the proposed special use because the zoning ordinance is still light industrial, the use is permitted in this zoning district. The number of employees being between six and eight on premises during the day and drivers take trucks home with them on weekends and at night only coming to the lot very seldomly to tow impounded vehicles.

Our unique ability to provide quality auto body repair and our successful track record in wrecker service makes us an invaluable partner in the automotive repair market. Our goal in the automotive repair service is not to have a customer just one time. We want to make our customers so happy they want to always remember our number and become lifetime customers. We look forward to forming a mutually rewarding relationship with the County of Albemarle as well.

As far as the growth of our business we do lease another location as well to handle any "overflow" parking should the need arise. The other business' in close proximity seem to mainly be Disposal Services with trucks coming in and out daily. We do not have any complaints regarding their companies and have not heard one complaint from nearby neighbors either-residential and commercial. We are in a light industrial zone which is what the type of business we have requires. Also the majority of the time our wreckers are on the road working so rarely are the trucks at this location. We intend to leave the building the same as it is. We have a removable storage area that is not for our business but for the Charlottesville Police Department to have as a secured area for investigational work and is a requirement for us to have for that contract. Inside our repair shop we have two lifts one for each mechanic and all cars awaiting repair (wrecked) are placed behind the shop to the right as so not to be visible from the main road-Avon St., Ext. in order to make our appearance more pleasurable. We also have parking available for handicap at the entrance to our building as well as customers. We intend to offer pick up and delivery of our automotive repair service customers to eliminate possible congestion of the area as well.

Actually our main business is our wrecker service and that is what we concentrate on. When thinking about the future and what changes we may make to our existing site is only one: and that is to pave the entire lot other than grassy areas and trees that are landscaped on the property. So other than paving the now gravel lot we would be leaving the property and use it as is.

After talking with Albemarle County Service Authority (we have attached a map) we realized we would not have to connect across the street to them. We have a septic system which is pointed out on our site plan and our own well. Unfortunately when I went to the health department to obtain a document showing where it is, I was informed it was so far back they did not have any records on this property at 1815 Avon St., Ext. The well is shown on our site plan as well.

The facility has a nice bathroom which of course we allow for public use but is rarely used. We feel the turning lane on Avon St., makes a safe entry for customers coming into town from the Scottsville area. We feel that safety is of vital concern and therefore try hard to keep customers only in the front office/bathroom area. At no time are they allowed in the repair shop. Also all shop equipment is kept inside the facility and at no time are mechanics allowed to work on vehicles in the lot-all repair work would be done in the repair shop.

As far as protecting our environment we follow all government restrictions. Our used motor oil (leftover from oil changes) would be picked up by a company named Crystal Kleen. The batteries would also be disposed of. Batteries are given back to the parts company to avoid a core charge. Also very few tires are ever left on premises. Any tires, used broken car parts from auto body repair are taken weekly to the salvage yard.

This area is clearly demonstrated to be suitable for automotive repair considering the physical characteristics of the land and the intended uses and their relationship to surrounding development.

A NARRATIVE OF THE PROFFERS PROPOSED TO ADDRESS IMPACTS FROM THE PROPOSED PAGE 5
PROJECTS

We feel our proposed project to add AUTOMOTIVE REPAIR to our existing business location on 1815 Avon St., Ext. will remain as is and not have any impact on the existing business but possibly need more parking. That is why we have leased another located to provide additional parking should it be needed in the future.

Only on the day we (sometime in the future) pave our facility would their mainly be traffic concerns and on that day we would have someone on avon directing traffic to eliminate any safety concerns.

