

**RESOLUTION TO APPROVE
SP 2015-31 SALAM LLC - MOTOR VEHICLE SALES
AND SP 2015-34 SALAM LLC - BODY SHOP**

WHEREAS, RMD Properties, LLC (the “Owner”) is the record owner of Tax Map and Parcel Number 061W0-02-0A-00200 and the three buildings located thereon (collectively, the “Property”); and

WHEREAS, Salam Altallal (the “Applicant”) leases one of the buildings at the back of the Property in which he runs the C’ville 29 Auto Repair shop; and

WHEREAS, the Applicant submitted applications for Special Use Permits to permit the sale of motor vehicles and a body shop in conjunction with the auto repair shop, and the applications are identified, respectively, as Special Use Permit 2015-00031 Salam LLC – Motor Vehicle Sales (“SP 2015-31”) and Special Use Permit 2015-00034 Salam LLC – Body Shop (“SP 2015-34”); and

WHEREAS, on May 3, 2016, after a duly noticed public hearing, the Albemarle County Planning Commission recommended approval of SP 2015-31 and SP 2015-34 with conditions; and

WHEREAS, on July 13, 2016, the Albemarle County Board of Supervisors held a duly noticed public hearing on SP 2015-31 and SP 2015-34.

NOW, THEREFORE, BE IT RESOLVED that, upon consideration of the foregoing, the staff report prepared for SP 2015-31 and SP 2015-34 and all of its attachments, the information presented at the public hearing, and the factors relevant to a special use permit in Albemarle County Code §§ 18-22.2.2(8), 18-22.2.2(12), and 18-33.8, the Albemarle County Board of Supervisors hereby approves SP 2015-31 and SP 2015-34, subject to the applicable performance standards for the body shop use in Albemarle County Code § 18-5.1.31, and the conditions attached hereto.

* * *

I, Travis O. Morris, do hereby certify that the foregoing writing is a true, correct copy of a Resolution duly adopted by the Board of Supervisors of Albemarle County, Virginia, by a vote of _____ to _____, as recorded below, at a regular meeting held on _____.

Acting Clerk, Board of County Supervisors

	<u>Aye</u>	<u>Nay</u>
Mr. Dill	_____	_____
Ms. Mallek	_____	_____
Ms. McKeel	_____	_____
Ms. Palmer	_____	_____
Mr. Randolph	_____	_____
Mr. Sheffield	_____	_____

**SP-2015-31 Salam LLC – Motor Vehicle Sales
and SP 2015-34 Salam LLC – Body Shop
Special Use Permit Conditions**

1. Use of the site shall be in general accord with the concept plan “Concept Plan for Salam, LLC” dated May 3, 2016, 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 reflect the general size, arrangement and location of the sales area, parking area for sales vehicles and parking area for body shop vehicles. Minor modifications to the plan which do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance.
2. Not more than five (5) vehicles may be made available for sale at any time.
3. Not more than five (5) vehicles may be stored for body shop work at any time.