



COUNTY OF ALBEMARLE
Department of Community Development
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Charlottesville, Virginia 22902

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September 8, 2020

Scott Collins
Collins Engineering
200 Garrett St, Ste K
Charlottesville, VA 22902

RE: ARB-2020-87: 1680 Seminole Trail Outdoor Sales, Storage and Display (TMP 06100-00-00-120T0)

Dear Mr. Collins,

The Albemarle County Architectural Review Board, at its meeting on Tuesday, September 8, 2020, completed an advisory review of the above-noted request to establish outdoor sales, storage and display parking and took the following actions.

Regarding the request for the Special Use Permit: The Board by a vote of 5:0, forwarded the following recommendation to the Planning Commission:

The ARB expresses no objection to the special use permit/rezoning, subject to the following conditions:

1. Vehicles must be displayed or stored only in areas indicated for display or storage on the Concept Plan.
2. Vehicles must be parked in striped parking spaces.
3. Vehicles must not be elevated anywhere outside of a building on site.
4. Final 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 visual impacts of the proposed use.
5. Final site plan approval is subject to ARB approval of the lighting plan (submitted with the site plan). Maximum height of new pole lights shall not exceed 20'. Maximum light levels shall not exceed 30 footcandles in the display lot and 20 footcandles in all other locations. Nonconforming poles and fixtures shall be removed. All fixtures must have lamps whose color temperature is between 2000 and 3000 Kelvin.
6. Eliminate the existing freestanding sign. If a new freestanding sign is proposed, it must meet zoning ordinance and Entrance Corridor requirements.

Regarding the Concept Plan: The Board by a vote of 5:0, voted to require the following changes to the concept plan prior to Planning Commission review. (The ARB did not require that the revised plan return to the ARB for review.)

1. Coordinate the color used to designate proposed display parking in the legend and the plan.
2. Revise the existing conditions plan to show both sheds at the southwest corner of the property.
3. Revise the notes on the plan to indicate that trash receptacles will only be located within the dumpster enclosure shown at the west corner of the property.
4. Revise the plan to bring the landscaping closer to meeting the guidelines for trees along the EC street frontages. The addition of a planting island and the shifting of some proposed trees may facilitate this.
5. Revise the plan to show landscaping in the planting island on the south side of the building.

Regarding the future site plan amendment submittal: The ARB offered the following comments on the proposal for the benefit of the applicant's next submittal:

1. Indicate on the plans how the building will be treated to achieve an appropriate appearance in the areas where building elements are being removed.
2. Indicate if any rooftop equipment can and/or will be removed. Note that if replacement equipment will be proposed, the new equipment must not be visible from the EC streets.
3. Note that a Site Plan Amendment will be needed for this proposal (if the SP is approved). A complete landscape plan should be provided with the first submittal of that amendment.
4. Include the standard plant health note on the landscape plan in the first site plan submittal.
5. Provide more detail on the removal of portions of the retaining wall. Indicate the extent of retaining wall removal and provide detail about the treatment of the remaining wall.
6. Provide a lighting plan for review. Revise exterior lighting to meet ordinance and guidelines requirements, including but not limited to:
 - a. All fixtures must have lamps whose color temperature is between 2000 and 3000 Kelvin.
 - b. Maximum height of pole lights (including bases and fixtures) must not exceed 20' in height.
 - c. Illumination at the ground must not exceed 30 footcandles in the display areas and 20 footcandles in all other locations.

You may submit your application for preliminary ARB review at your earliest convenience. Application forms, checklists and schedules are available on-line at www.albemarle.org in the Community Development Forms Library under "View". If you have any questions concerning any of the above, please feel free to contact me.

Sincerely,



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