



FLOW STEEP SLOPES AMENDMENT

ZMA 202400004
Albemarle County Board of Supervisors Meeting
May 7, 2025

SITE CONTEXT

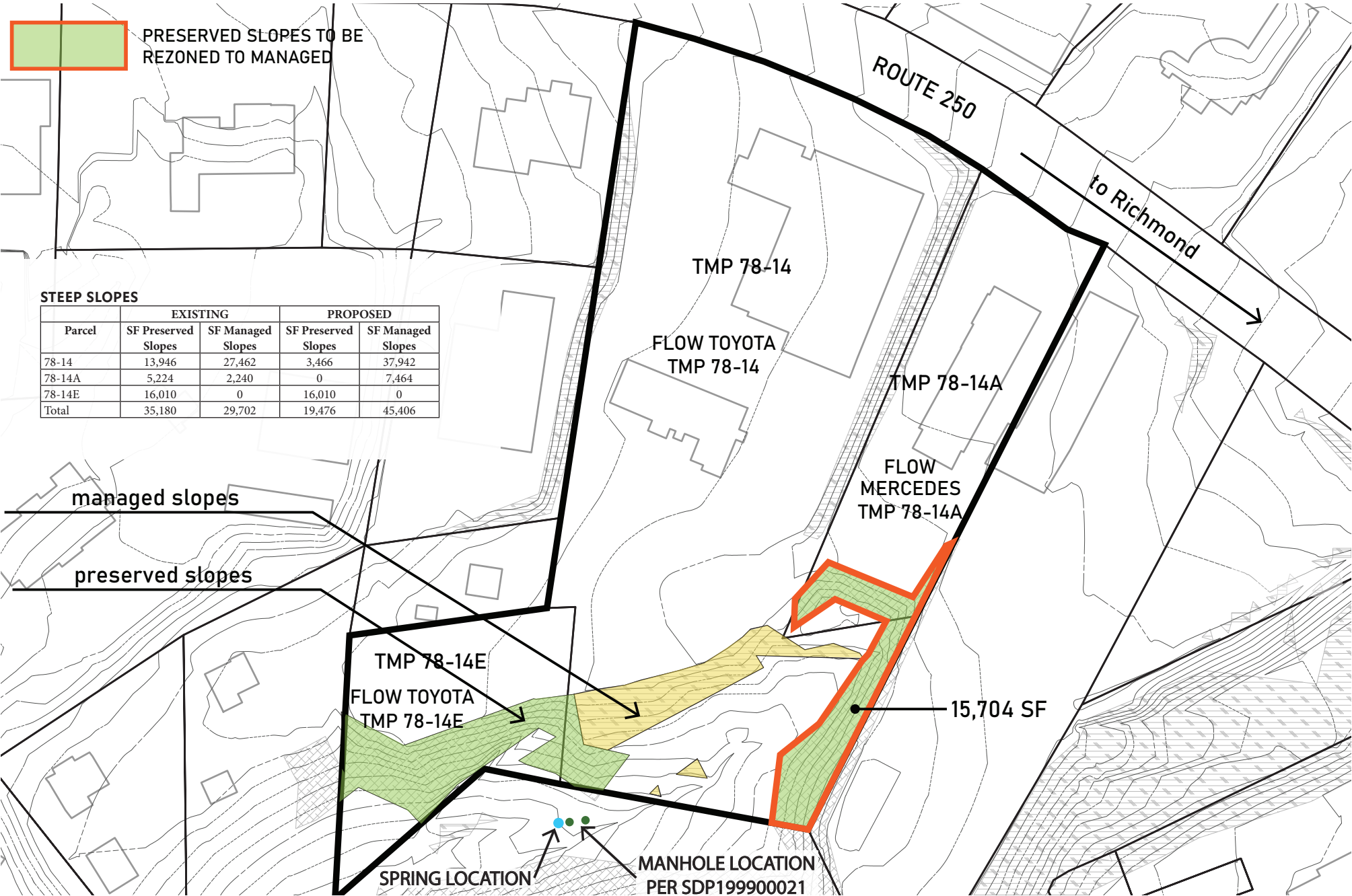


FLOW DEALERSHIPS

- Flow has operated in Albemarle County since 2003.
- 15 franchises in Albemarle County.
- 426 employees in Albemarle County.
- Flow Dealerships in Albemarle serve drivers from Charlottesville, Culpeper, Fredericksburg, Harrisonburg, Richmond, and Waynesboro, Virginia.
- Flow currently has more than \$24 million in investment in Albemarle County, and additional capital improvement will be in excess of \$33 million.

ZMA REQUEST

EXHIBIT 1 - SLOPES TO BE REDESIGNATED, COUNTY GIS MAP



PLANNING COMMISSION DISCUSSION

Mr. Missel said that he would like to note that there was further discussion and detail provided by the applicant at tonight's meeting.

The motion passed unanimously (6-0). (Mr. Clayborne was absent.)

Mr. Moore motioned that the Planning Commission register its support of the revised proposal of ZMA202400004, contingent on keeping the preserved slopes of the western contiguous portion of preserved slopes (Tax Map Parcel 7814E) and clarification of on-site stormwater management practices that will ultimately improve downstream conditions in terms of stormwater quality and quantity. Mr. Bivins seconded the motion.

Ms. Firehock said that she did not feel comfortable with this level of motion; they did not have a formal proposal from the applicant. She said that she also did not want to recommend something that would bind them in the future. She said that the applicant had heard the Commission deliberate before the prior vote, and were therefore well aware of their thoughts on the matter. She said that she did not believe they needed to put those thoughts into a motion.

Mr. Missel said that he tended to agree because he had never heard of this type of motion being used. He said that it was a strong recommendation and a vote of support.

Mr. Moore said that he withdrew his motion. He said that he believed they had all made their points on this item.

Adjournment

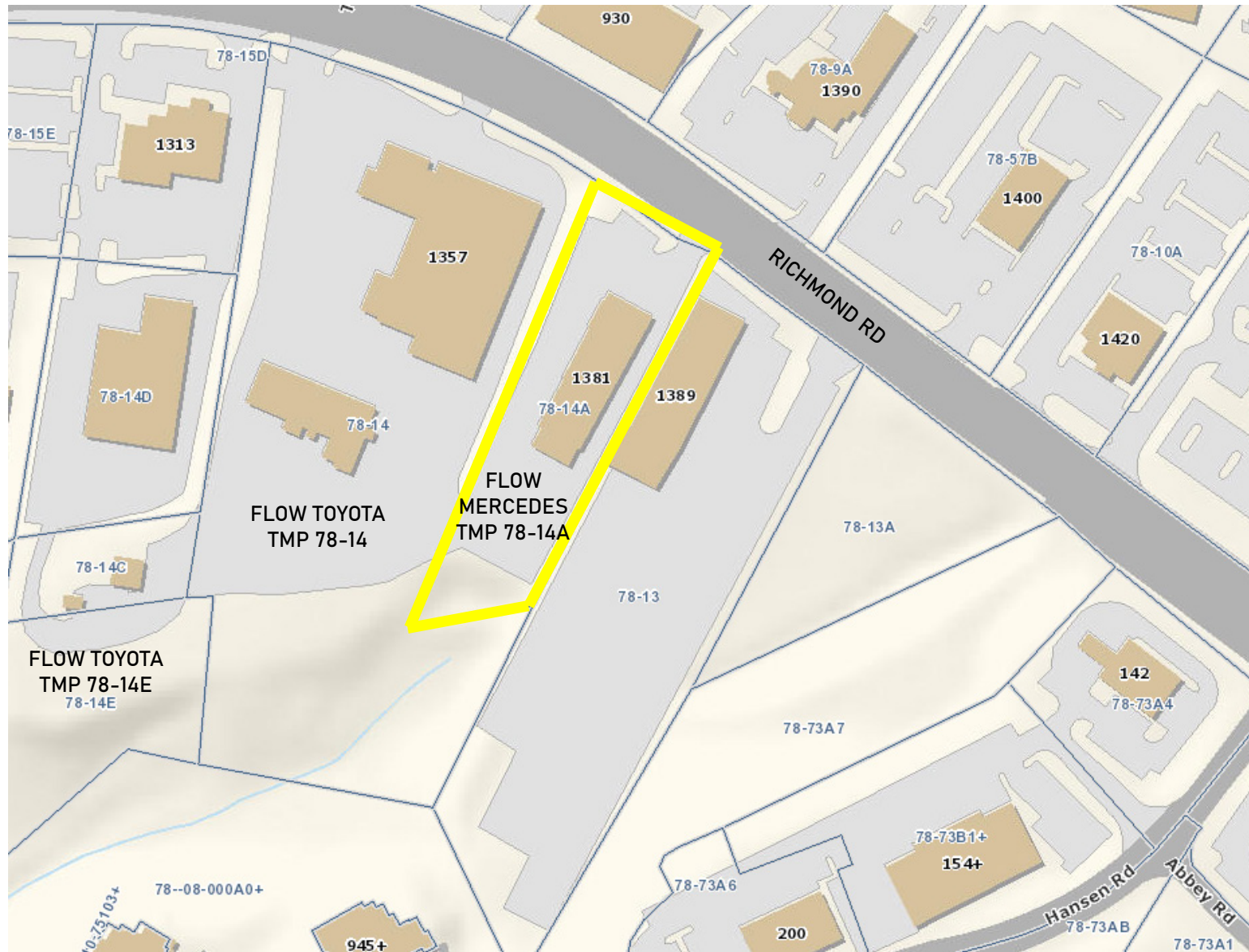
At 8:37 p.m., the Commission adjourned to March 11, 2025, at 4:00 p.m., Albemarle County Planning Commission meeting.

RESPONSE: PROFFERED CONDITIONS AND REVISED REQUEST

Revised rezoning request to be specific to 15,704 sf of preserved slopes surrounding existing stormwater management pond

Proffered on-site swm treatment to provide 2x phosphorus reduction than would be provided by 2.47 acres of open space

CONTEXT MAP - MERCEDES SITE



GRADING PLAN MERCEDES SITE

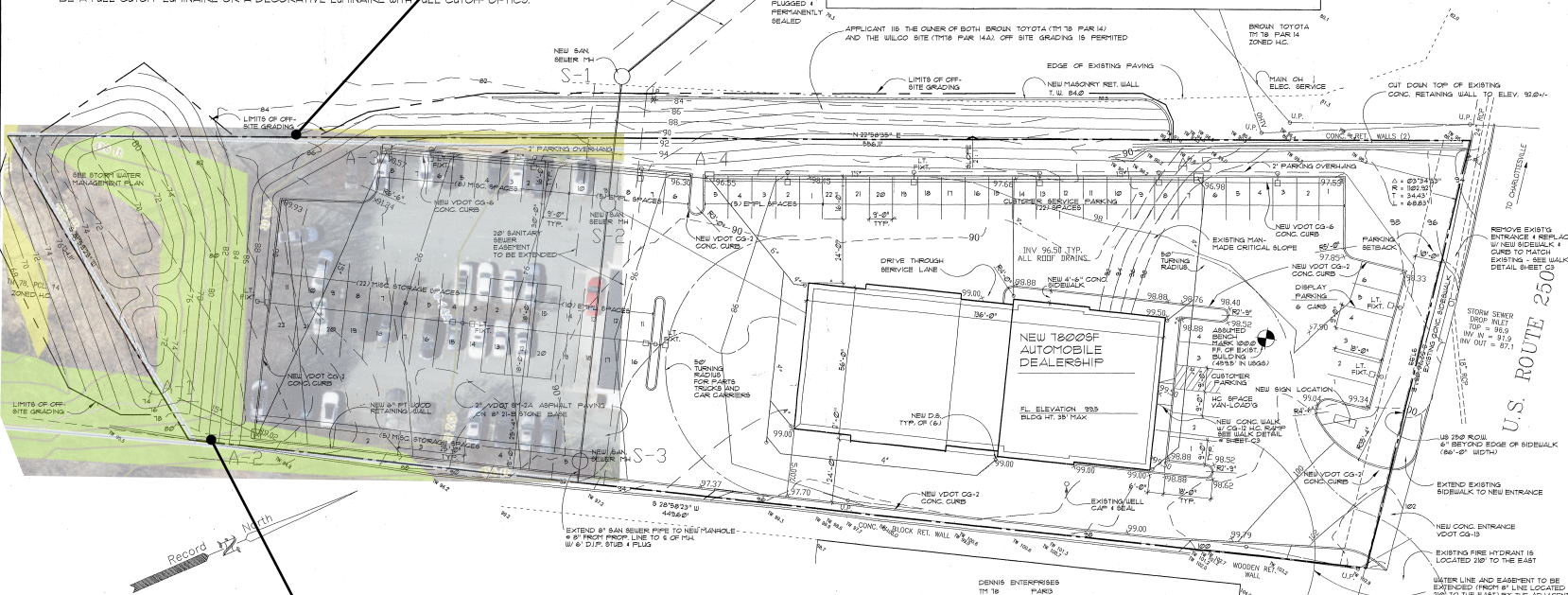
LIGHTING AND SIGNAGE NOTES :

1. EXTERIOR LIGHTING SHALL BE MOUNTED AND DIRECTED AS SHOWN. ALL PARKING AREA LIGHTING SHALL BE DIRECTED AWAY FROM STREETS AND ADJACENT RESIDENTIAL ZONES. POLE LIGHTS- HID HPS CUTOFF AREA LIGHTING. POLE HTS. & FIXT. STYLE T.B.D. BLDG. MNTD FIXTS WILL LIGHT AREAS BETWEEN BLDGS. THE SPILLOVER OF LIGHTING FROM PARKING AREA LUMINAIRES ONTO PUBLIC ROADS AND PROPERTY IN RESIDENTIAL OR RURAL AREAS ZONING DISTRICTS SHALL NOT EXCEED
2. SIGNAGE FOR THE PROPERTY WILL BE DEVELOPED DURING THE FINAL SITE SUBMISSION. APPLICATION FOR SIGN PERMITS WILL BE COMPLETED UNDER SEPARATE PROCESS THROUGH THE COUNTY OF ALBEMARLE.
3. EACH OUTDOOR LUMINAIRE WITH A LAMP EMITTING 3000 OR MORE INITIAL LUMENS SHALL BE A FULL CUTOFF LUMINAIRE OR A DECORATIVE LUMINAIRE WITH FULL CUTOFF OPTICS.

STEEP SLOPES OVERLAY FROM ALBEMARLE GIS

GENERAL WATER & SEWER NOTES :

1. WORK SHALL BE SUBJECT TO INSPECTION BY ALBEMARLE CO. SERVICE AUTHORITY INSPECTORS. THE CONTRACTOR WILL BE RESPONSIBLE FOR NOTIFYING THE PROPER SERVICE AUTHORITY OFFICIALS AT THE START OF THE WORK.
2. THE LOCATION OF EXISTG UTILITIES ACROSS THE LINE OF THE PROPOSED WORK ARE NOT NECESSARILY SHOWN ON THE PLAN AND WHERE SHOWN ARE ONLY APPROXIMATELY CORRECT. THE CONTRACTOR SHALL ON HIS OWN INITIATIVE LOCATE ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY
3. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH GENERAL WATER AND SEWER CONSTRUCTION SPECIFICATIONS AS ADOPTED BY THE ALBEMARLE COUNTY SERVICE AUTHORITY ON JANUARY 19, 1998.
4. DATUM FOR ALL ELEVATIONS SHOWN IN NATIONAL GEODETIC SURVEY.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE UTILITY (800-993-7801)
6. ALL WATER AND SEWER PIPES SHALL HAVE A MIN. OF 3' OF COVER MEASURED FROM THE TOP OF PIPE, OVER THE CENTERLINE OF PIPE. THIS INCLUDES ALL FIRE HYDRANT LINES, SERVICE LATERALS AND WATER LINES, ETC.
7. ALL WATER AND SEWER APPURTENANCES ARE TO BE LOCATED OUTSIDE OF ROADSIDE DITCHES.
8. VALVES ON DEADEND LINES SHALL BE RODDED TO PROVIDE ADEQUATE RESTRAINT FOR THE VALVE DURING A FUTURE EXTENSION OF THE LINE.



SITE DATA:

OWNER	BROWN AUTO GRP 1199 SEMINOLE TRAIL CHARLOTTESVILLE
SITE	TAX MAP 18, PARCEL 14A / RIVANNA DISTRICT
SITE AREA	63241 SF. / (1.53 ACRES)
ZONING	H C (ENTRANCE CORRIDOR OVERLAY DISTRICT)
SETBACKS	FRONT 30' BLDG / 10' PARKING SIDES 0' BLDG / 0' PARKING
DATUM	ASSUMED
PROPOSED USE	A NEW RETAIL AUTO DEALERSHIP WITH A (4) CAR SHOWROOM AND (8) SERVICE BAYS
LAND USE	BUILDING 78,000 SF. 12% PAVING 53,100 SF. 76.6% OPEN 8,341 SF. 12.2%
EMPLOYEES	20 MAX.

EVIDENCE OF GRADING ON SITE PLAN

LANDSCAPE NOTES

1. LANDSCAPE MATERIALS SHALL BE MAINTAINED IN HEALTHY CONDITION. ANY MATERIALS THAT SHOULD DIE SHALL BE REPLACED. ALL DISTURBED AREAS THAT DO NOT RECEIVE PAVEMENT SHALL BE SEEDED OR OTHERWISE STABILIZED IN ACCORDANCE WITH ALBEMARLE COUNTY SOIL EROSION CONTROL ORDINANCE.
2. SUBSTITUTES FOR PLANT MATERIALS SHOWN MAY BE MADE FROM THE LIST OF RECOMMENDED SPECIES AS PER THE ALBEMARLE COUNTY ZONING ORDINANCE.
3. TREE CANOPY: TBD
4. ALL AREAS DISTURBED BY CONSTRUCTION, NOT SHOWN TO RECEIVE OTHER TREATMENT, TO RECEIVE PERMANENT SEEDING.
5. INSTALL 12" OF TOPSOIL IN ALL PLANTING BEDS.

PARKING NOTES

1. 1620 SF DISPLAY PARKING-11500 + (2) CUSTOMER SPACES REG. 4 (4) SPACES PROVIDED
2. 320 SF OFFICE AREA+1000 + (2) SPACES REG. 4 PROVIDED
3. (20) EMPLOYEES + (20) SPACES REG. 4 PROVIDED
4. (8) SERVICE STALLS X 2 + (18) SPACES REG. 4 PROVIDED
5. (44) TOTAL SPACES REG. 4 (89) PROVIDED

GENERAL NOTES :

1. THE SITE IS NOT IN A DRINKING WATER RESERVOIR WATERSHED
2. THE SITE IS NOT LOCATED IN A DERIVED 100 YEAR FLOOD RAIN
3. THE SITE IS SERVED WITH PUBLIC WATER AND SEWER
4. VEHICLES SHALL BE DISPLAYED ONLY WHERE SHOWN ON THIS PLAN 4 SHALL NOT BE ELEVATED SPECIAL USE PERMIT NO. 98-98-19

UTILITY NOTES :

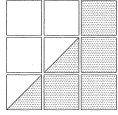
1. LOCATIONS OF EXISTING UTILITIES ARE TAKEN FROM A SITE SURVEY BY S.L. KEY INC.
2. NEW WATER SERVICE WILL BE EXTENDED FROM EXIST'G 8" LINE APPROX. 210' TO THE EAST

SITE DEVELOPMENT PLAN WILCO PROPERTY BROWN AUTO GROUP

SITE FEATURES AND TOPOGRAPHY BASED ON FIELD WORK PERFORMED BY S. L. KEY INC. ON FEB. 12, 1998

NOTE: WORK ON THIS SITE RESULTS IN AN AMENDMENT TO THE SITE PLAN FOR PARCEL 14 LAST REVISED ON FEB. 3, 1998 REF. SDP 98-003

SCALE: 1" = 20'-0"



DAGGETT & GRIGG
ARCHITECTS

1001 E. MARKET ST., SUITE 300
CHARLOTTESVILLE, VA.
804/971-8848 FAX: 978-3840

BROWN
AUTO
GROUP

ALBEMARLE
COUNTY
VIRGINIA

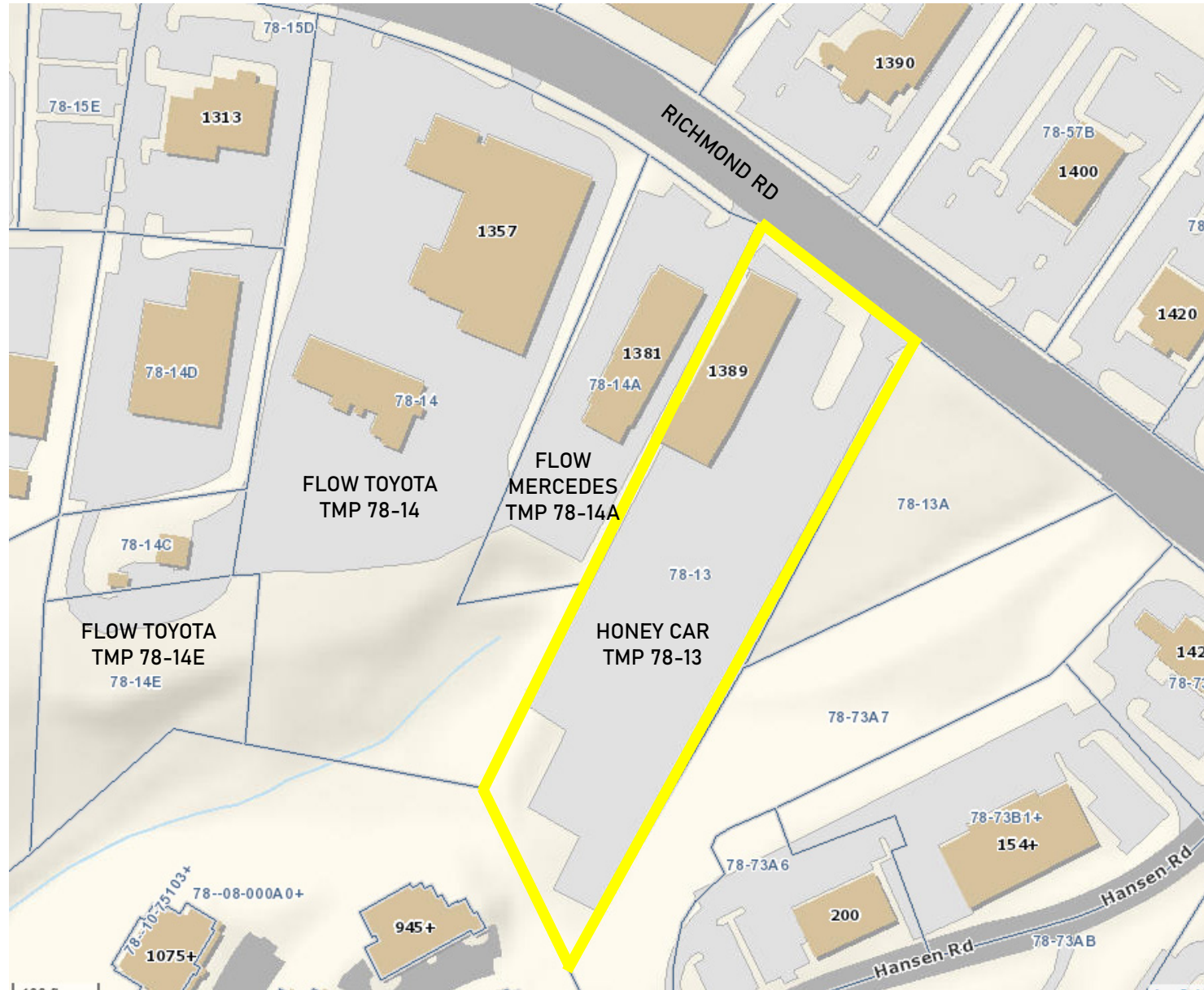
SITE
DEVELOPMENT
PLAN

REV. 1/22/98
REV. 11/29/98
REV. 10/25/98
REV. 8/22/98

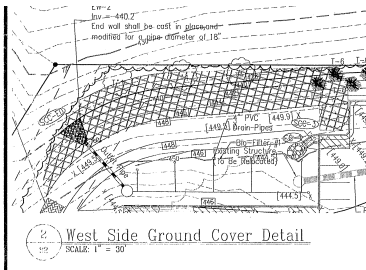
C2

SHEET 2 OF 9
JULY 9, 1998

CONTEXT MAP - HONEY CAR SITE



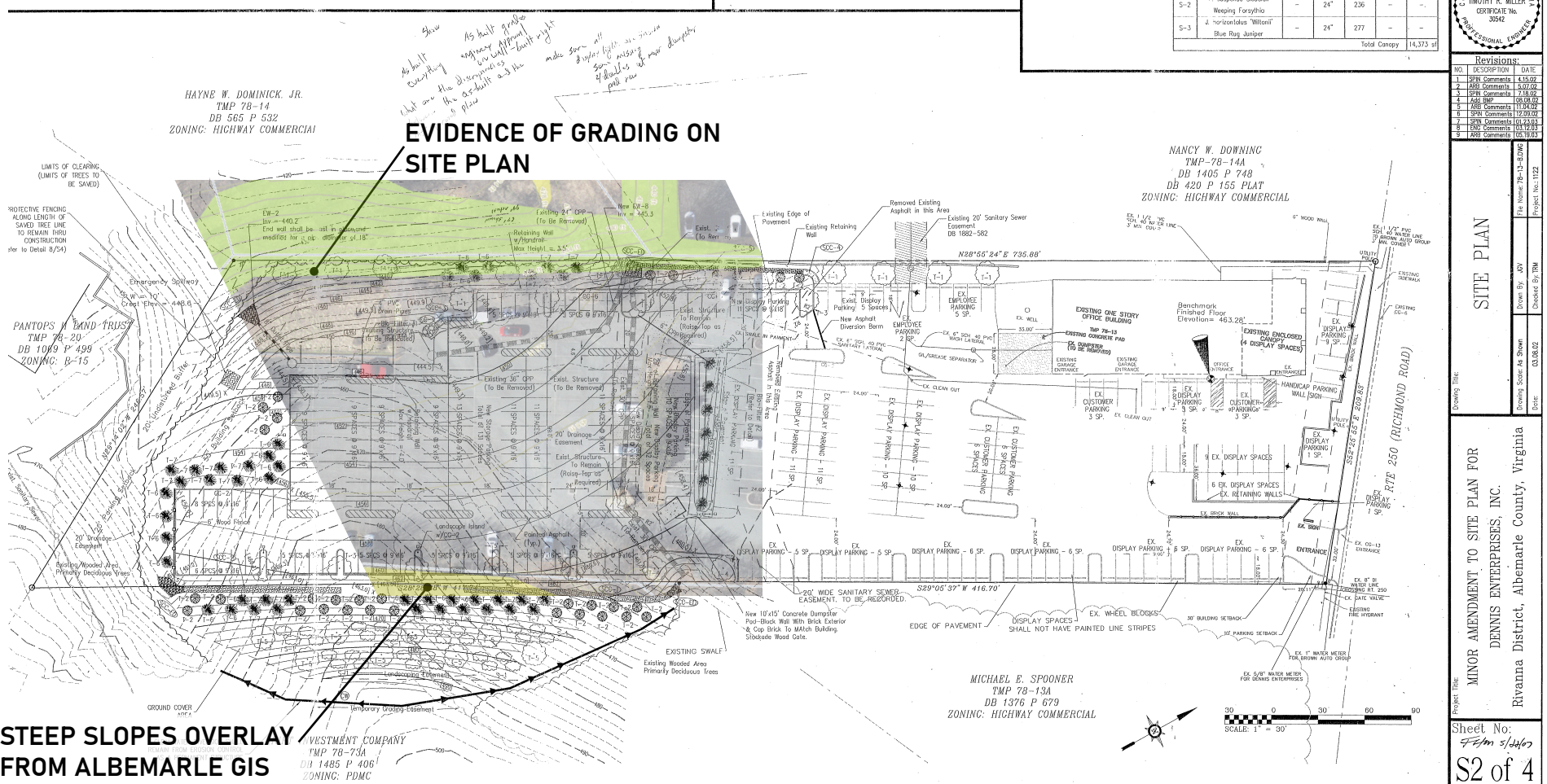
SHIMP ENGINEERING, P.C.



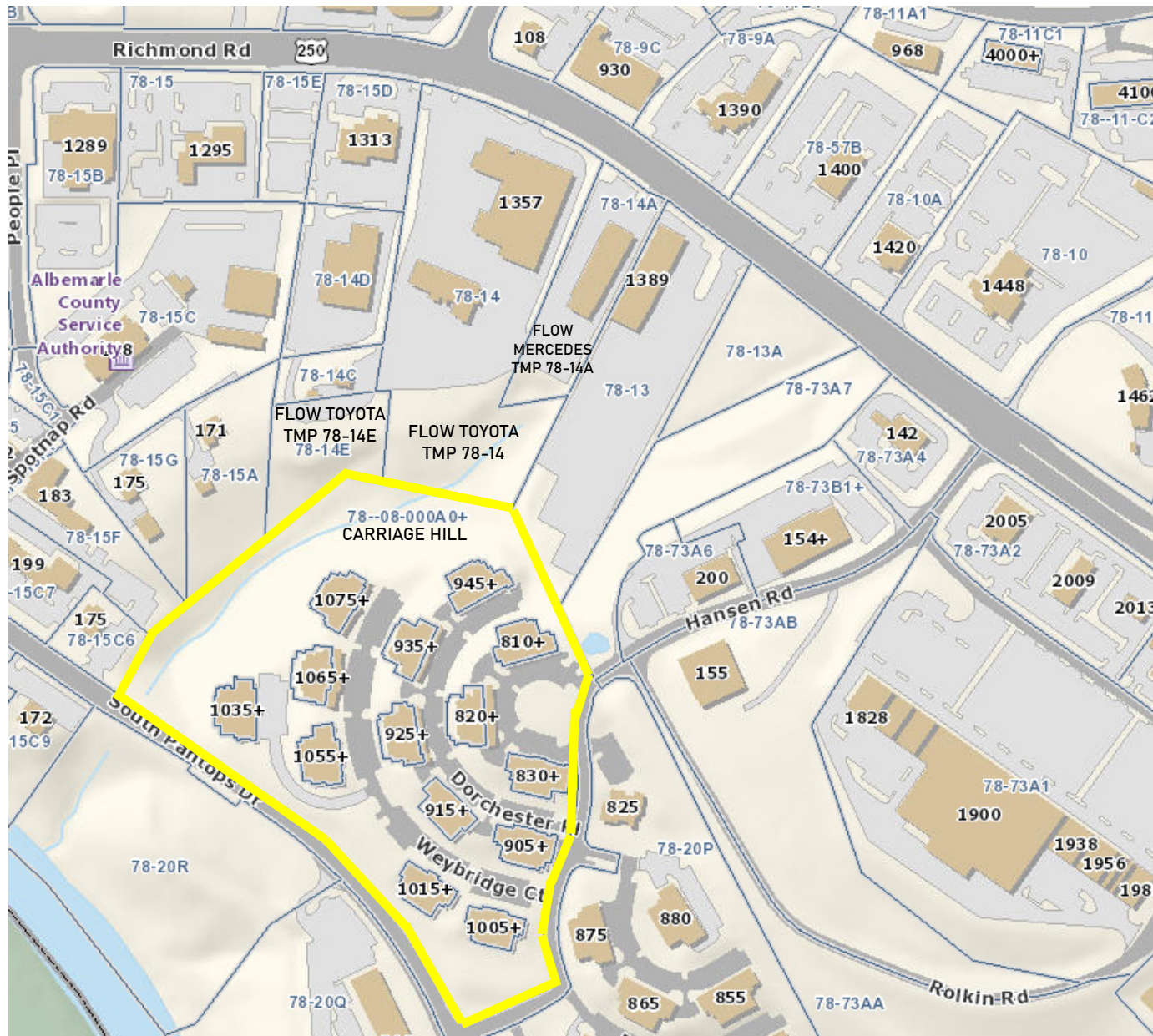
	TREE KEY	BOTANICAL & COMMON NAME	MINIMUM CALIPER	PLANTING IN PLACE	QUANTITY PLANTED	CANOPY 10 YEARS	TOTAL CANOPY AREA
INTERIOR LANDSCAPING: CANOPY REQUIRED: 0.094,002 SF = 4.345 SF QUANTITY REQUIRED: 1 TREE PER 10 PARKING SPACES	T-1	Uplinker Symplocis Raulandii Raulandii Sweetgum	2 1/2"	-	12	424 sf	5,098 sf
330/10 = 33 TREES 14,373 SF	T-2	Pinus Strobus Eastern White Pine	-	6'-7"	31	119 sf	3,699 sf
CANOPY PROVIDED: 14,373 SF QUANTITY PROVIDED: 109 TREES	T-3	Quercus robur Red Oak	2 1/2"	-	8	335 sf	2,680 sf
TOTAL CANOPY: REQUIRED: 0.10* 183,263 SF = 18,326 SF	T-4 (FAA)	Fraxinus Americana American Purple Ash	2 1/2"	-	2	513 sf	826 sf
CANOPY PROVIDED BY SDP--02-34: 14,373 SF CANOPY PROVIDED BY SDP--00-115: 2,861 SF TOTAL: 23,233 SF	T-5	Magnolia Grandiflora Southern Magnolia	2 1/2"	-	8	434 sf	432 sf
GROUND COVER: Refer to Details 1/52 on 2/52.	T-6	Amorpha Canadensis American Holly	-	6'-7"	22	55 sf	1,210 sf
	T-7	Juniperus Virginiana Eastern Red Cedar	-	6'-7"	28	16 sf	448 sf
	S-1	Thuodendron x "Coral Bella" Araucaria, Evergreen	-	24"	28	-	-
	S-2	F. suspensa Sieboldii Weeping Sieboldii	-	24"	236	-	-
	S-3	F. japonica "Wilsonii" Blue Ring Juniper	-	24"	277	-	-
					Total Canopy	14,373 sf	

PHONE: (804) 684-4100
 FAX: (804) 684-4100
 EMAIL: RICH@RICHCO.COM
 P.O. BOX 7603
 Charlottesville, VA 22906

RIVANNA ENGINEERING & SURVEYING, P.C.
 COMMUNITY OF RICHMOND
 CERTIFICATE No. 3042
 PROFESSIONAL SEAL

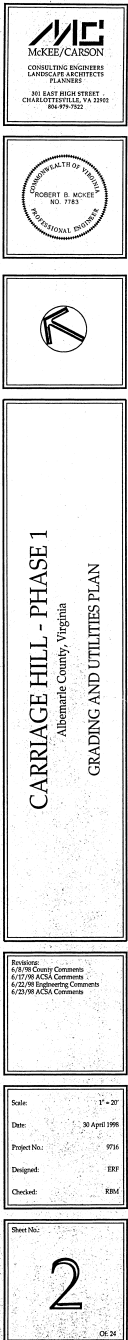


CONTEXT MAP - CARRIAGE HILL



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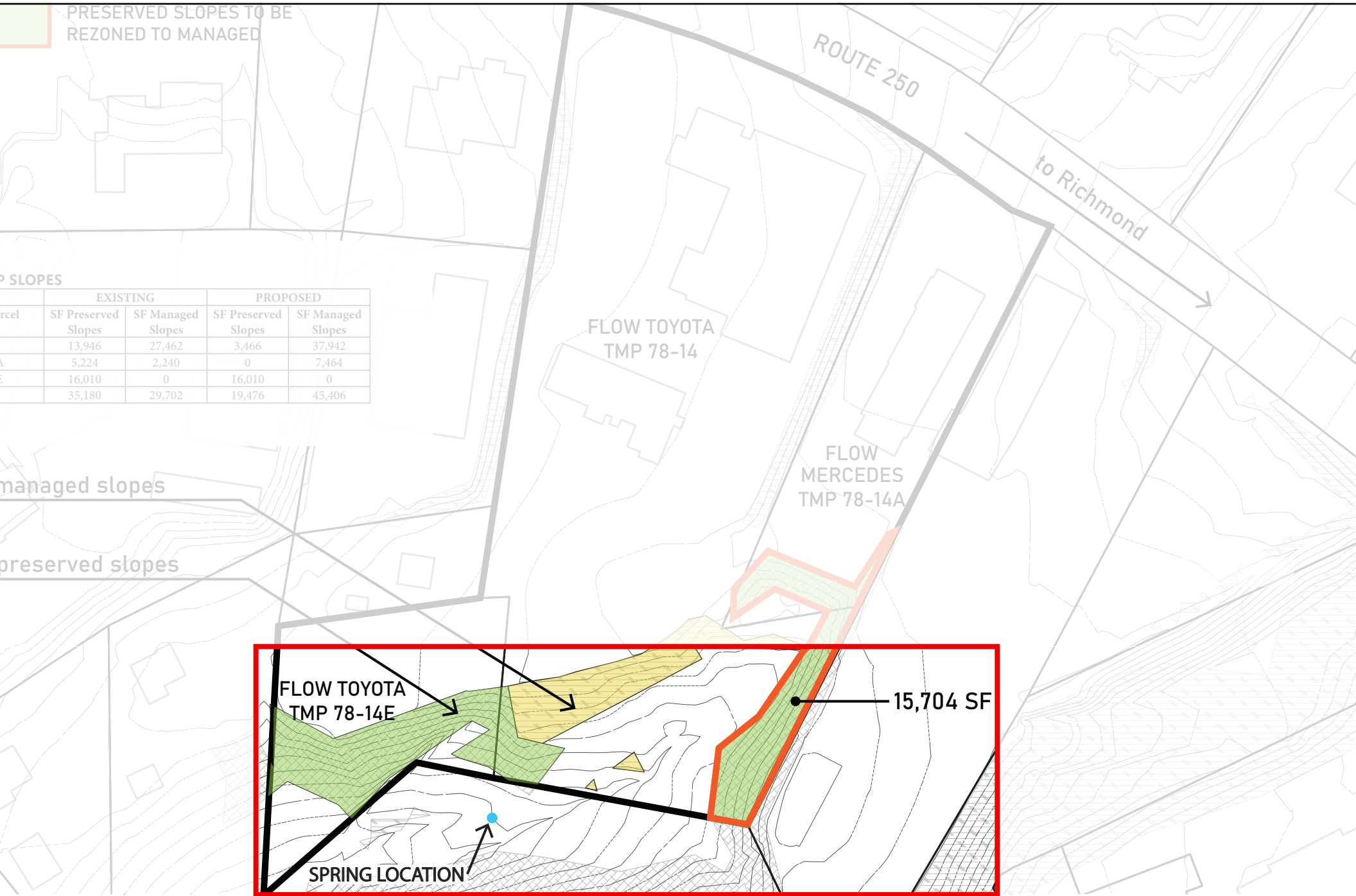
CARRIAGE HILL - PHASE 1

GRADING AND UTILITIES PLAN

2

04:24

GEOLOCATED IMAGES

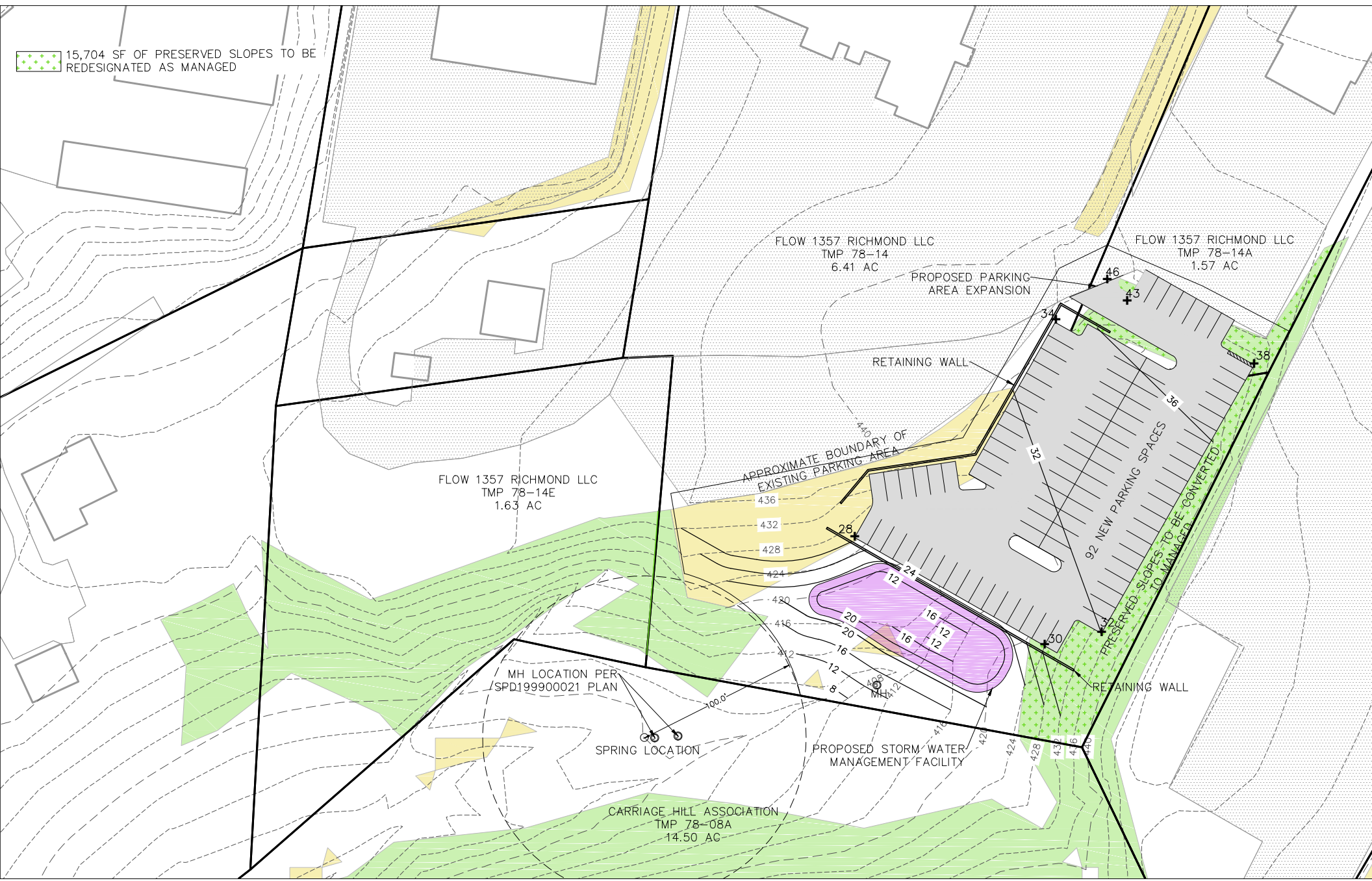


GEOLOCATED IMAGES

5. Start of Stream



ADDITIONAL PARKING POTENTIAL





FLOW STEEP SLOPES AMENDMENT

ZMA 202400004

Albemarle County Board of Supervisors Meeting

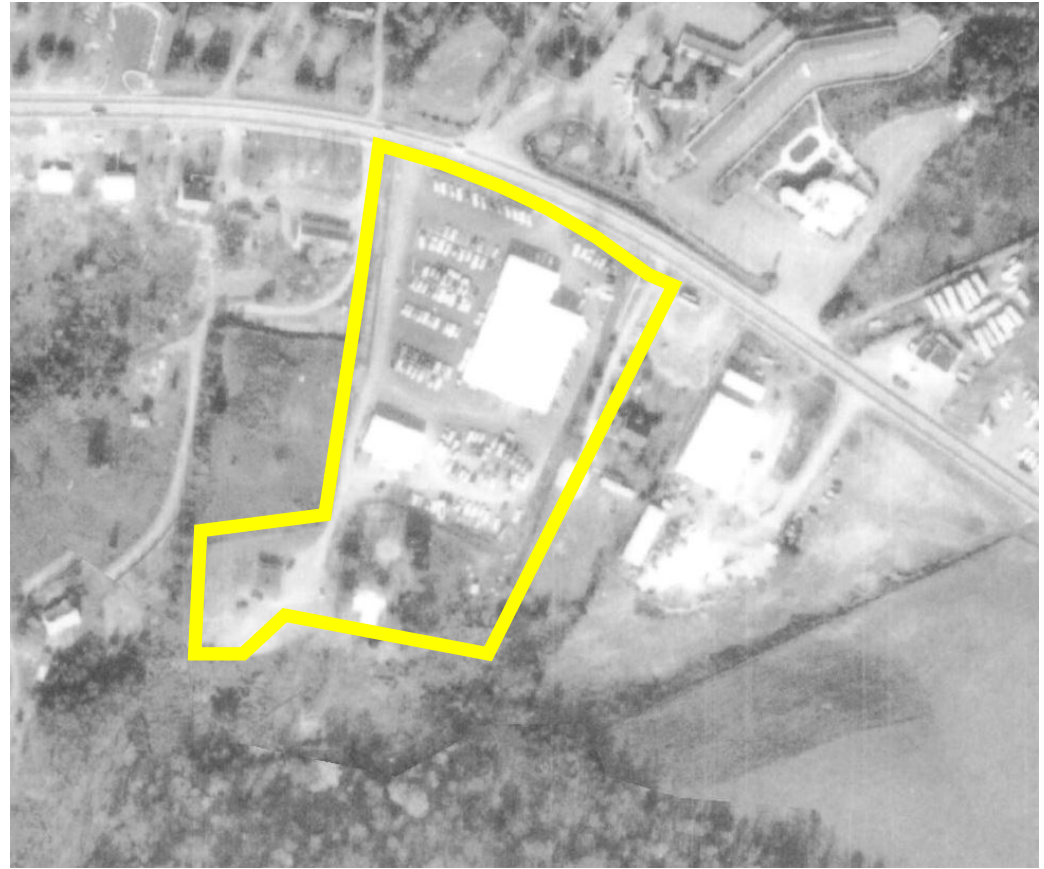
May 7, 2025

HISTORIC IMAGES

IMAGE 1: 1957 Historic Aerial, Lot boundary is approximate

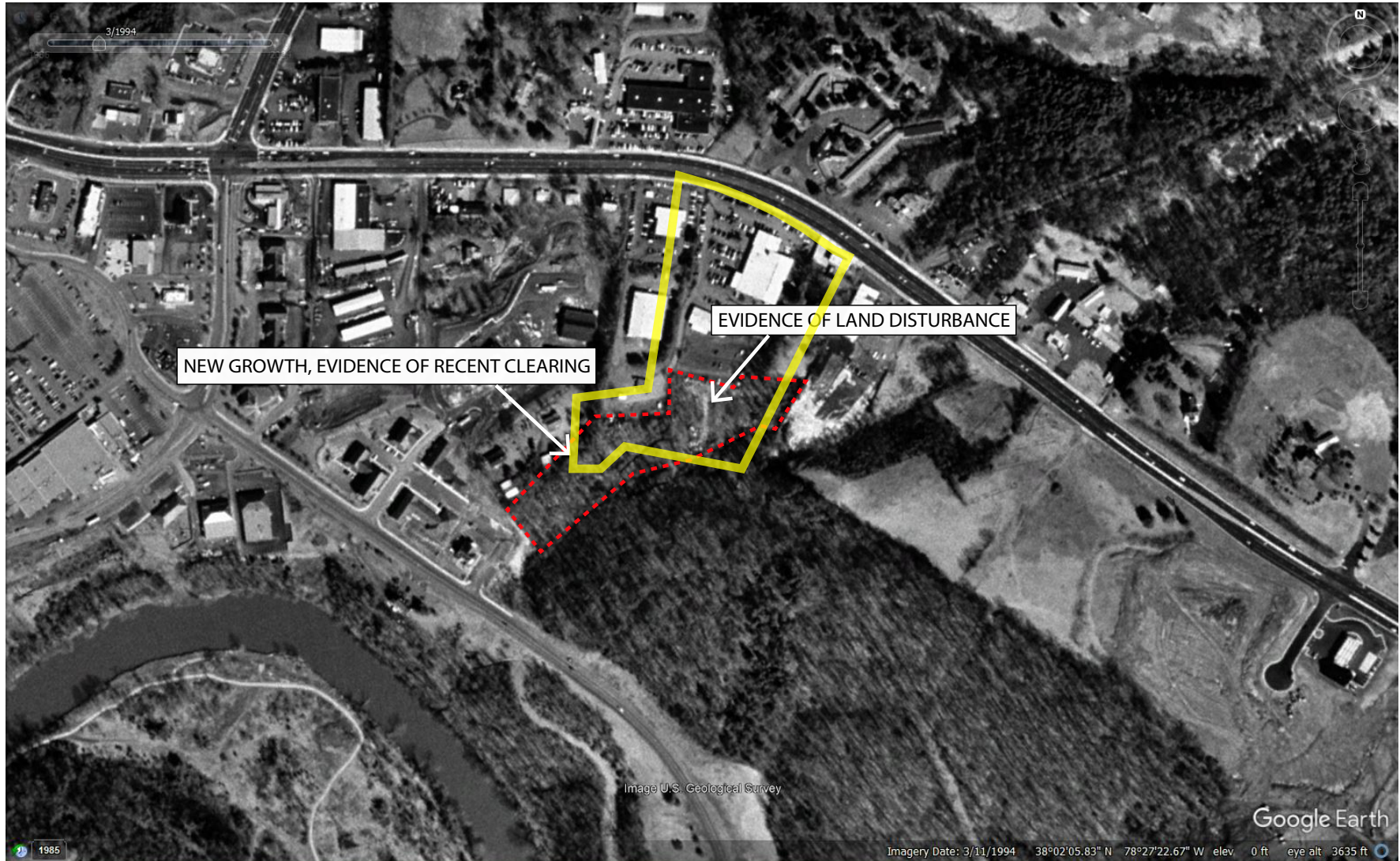


IMAGE 2: 1966 Historic Aerial, Lot boundary is approximate



HISTORIC IMAGES

IMAGE 3: 1994 Historic Aerial, Lot boundary is approximate



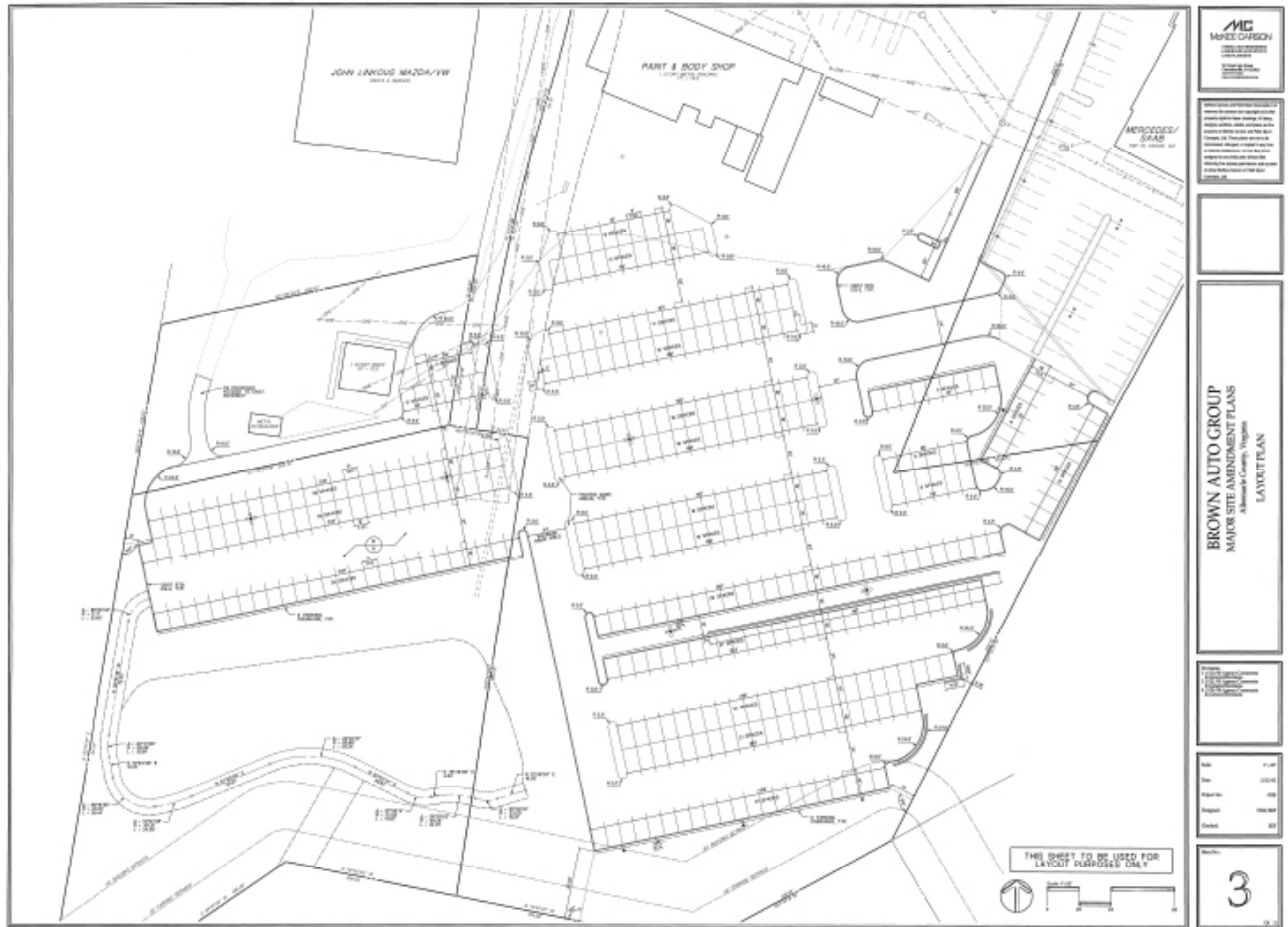
MANAGED SLOPES

Section 30.7.3.A Managed Slopes

The characteristics of managed slopes are the following:

- i. the contiguous area of steep slopes is limited or fragmented;
- ii. the slopes are not associated with or abutting a water feature, including, but not limited to, a river, stream, reservoir or pond;
- iii. the slopes are not natural but, instead, are manufactured;
- iv. the slopes were significantly disturbed prior to June 1, 2012;
- v. the slopes are located within previously approved single-family residential lots; or the slopes are shown to be disturbed, or allowed to be disturbed, by a prior county action.

PREVIOUS PARKING PLAN



MC
MOORE CARGON
ARCHITECTS
PLANNERS
INCORPORATED
1000 N. 10th St.
Tulsa, OK 74103
(918) 438-1000

THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAN.

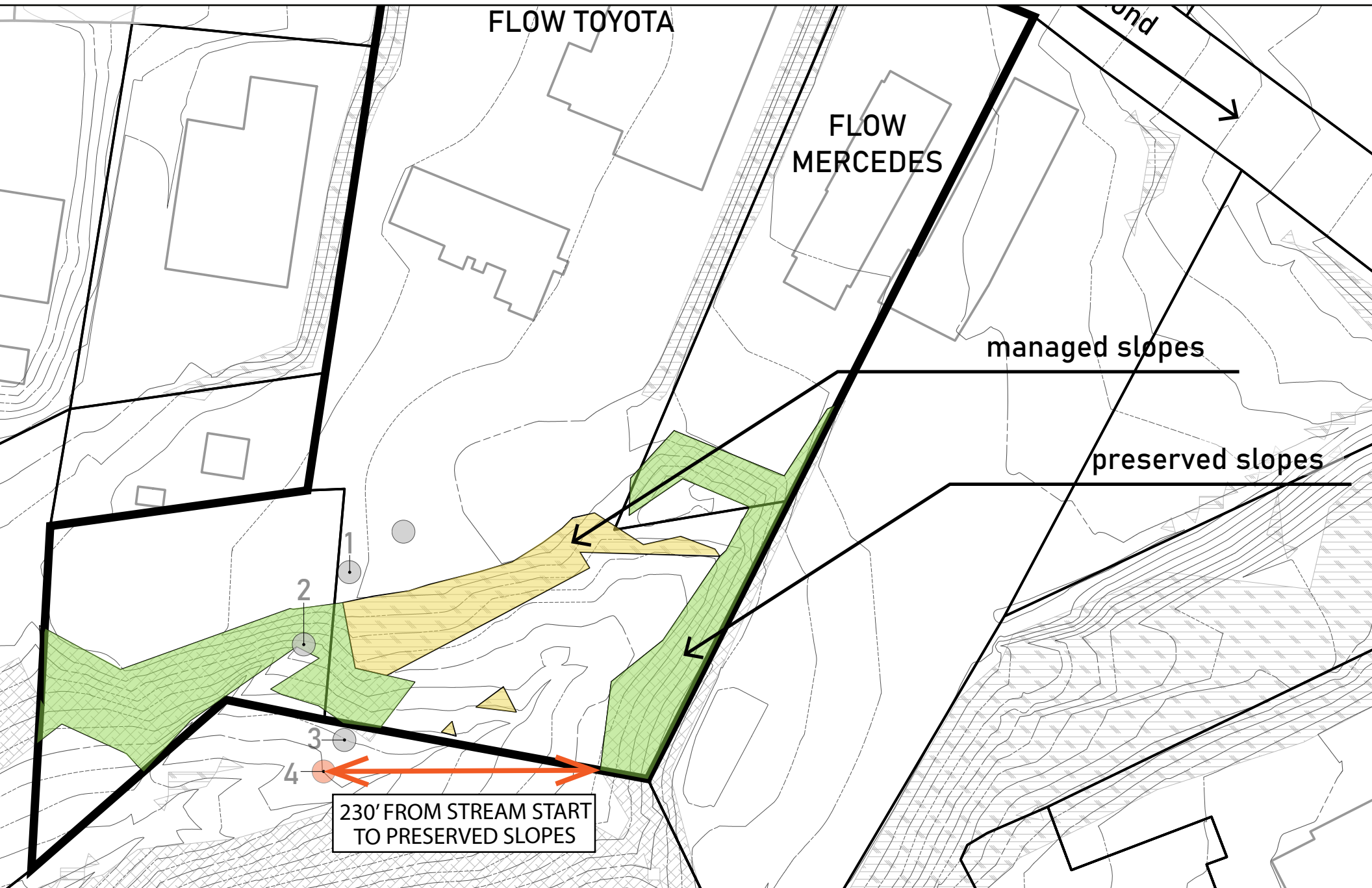
BROWN AUTO GROUP
MAJOR SITE AMENDMENT PLANS
Altamonte County, Virginia
LAYOUT PLAN

DATE: 11-11-10
BY: JMC
CHECKED: JMC
APPROVED: JMC

Scale: 1" = 10'

3

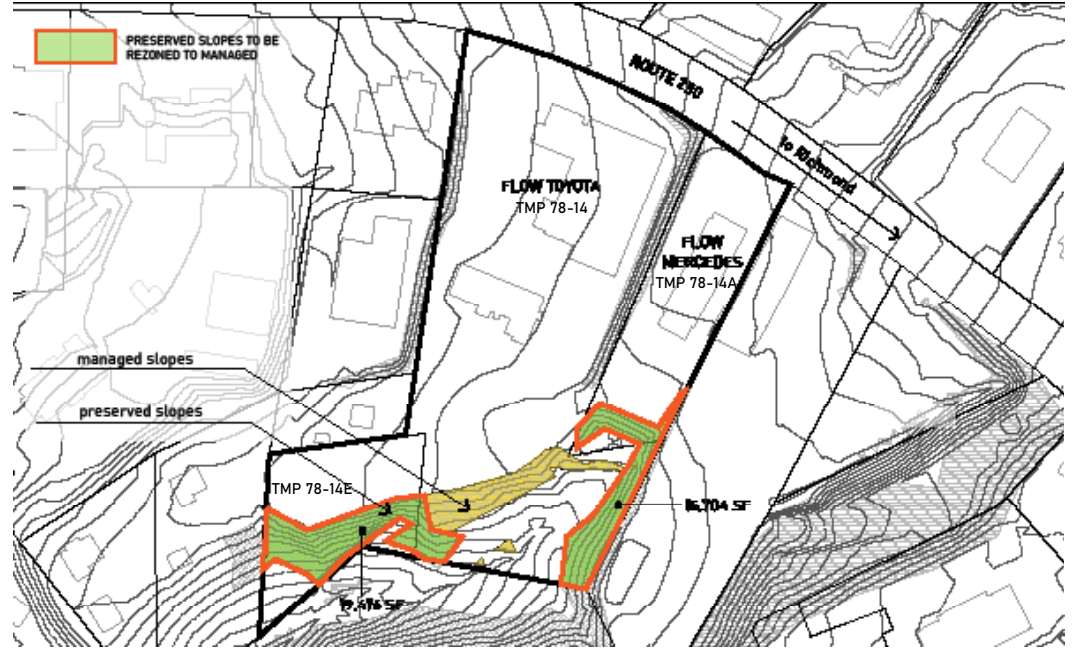
DISTANCE FROM STREAM TO SLOPES



ZMA REQUEST: COMPARISON TO PREVIOUS

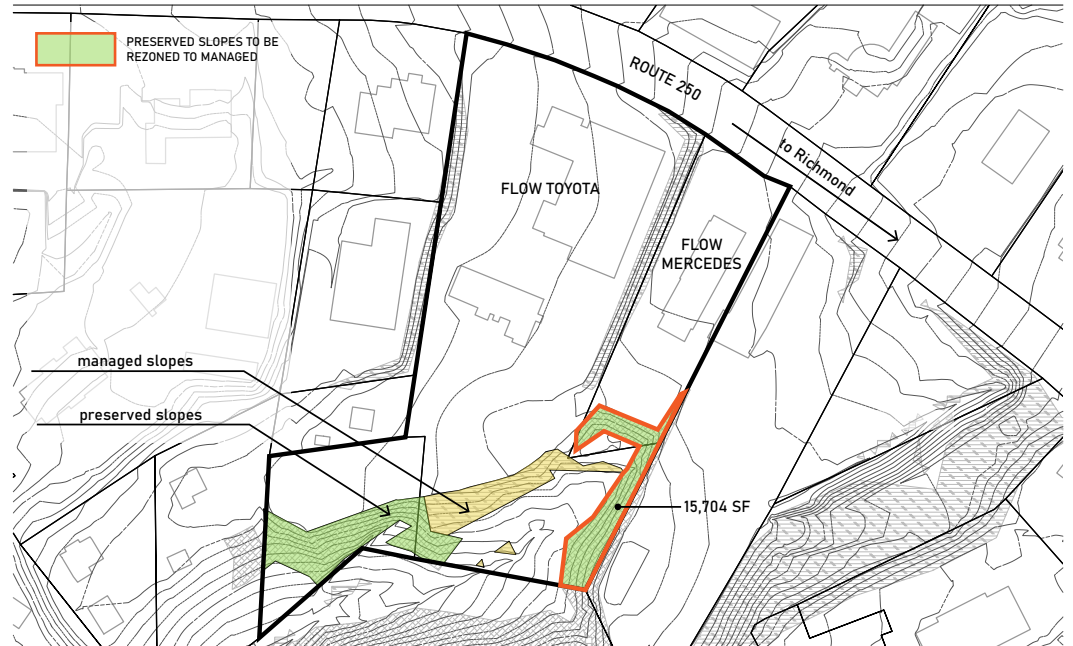
STEEP SLOPES: PREVIOUS REQUEST

Parcel	EXISTING		PROPOSED	
	SF Preserved Slopes	SF Managed Slopes	SF Preserved Slopes	SF Managed Slopes
78-14	13,946	27,462	0	41,408
78-14A	5,224	2,240	0	7,464
78-14E	16,010		0	16,010
Total	35,180	29,702	0	64,882

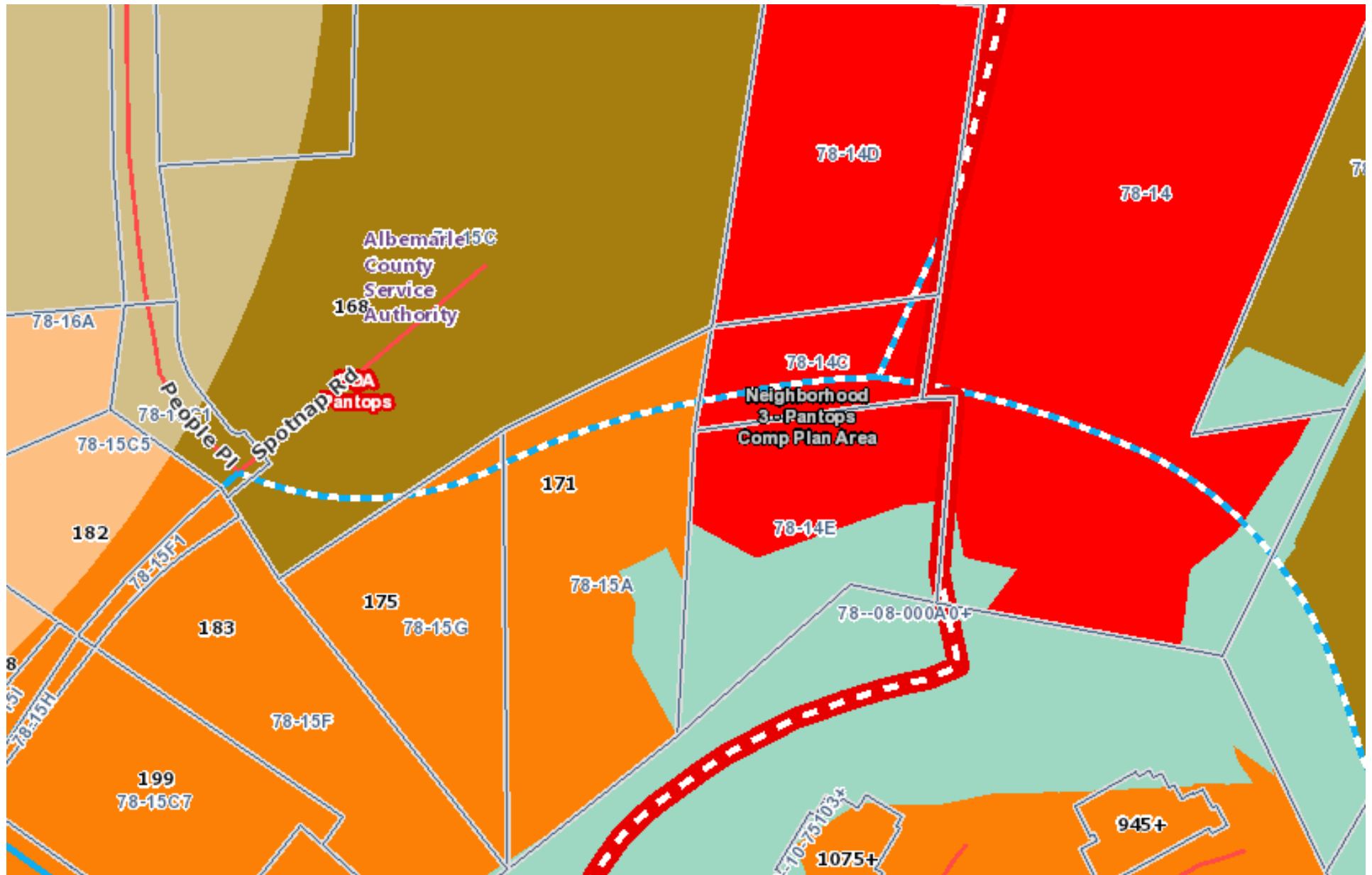


STEEP SLOPES: CURRENT REQUEST

Parcel	EXISTING		PROPOSED	
	SF Preserved Slopes	SF Managed Slopes	SF Preserved Slopes	SF Managed Slopes
78-14	13,946	27,462	3,467	37,941
78-14A	5,224	2,240	0	7,464
78-14E	16,010	0	16,010	0
Total	35,180	29,702	19,477	45,405



COMPREHENSIVE PLAN DESIGNATIONS



SHIMP ENGINEERING, P.C.