



# FLOW HYUNDAI

SP2023-21 + SE2023-46

ALBEMARLE COUNTY BOARD OF SUPERVISORS

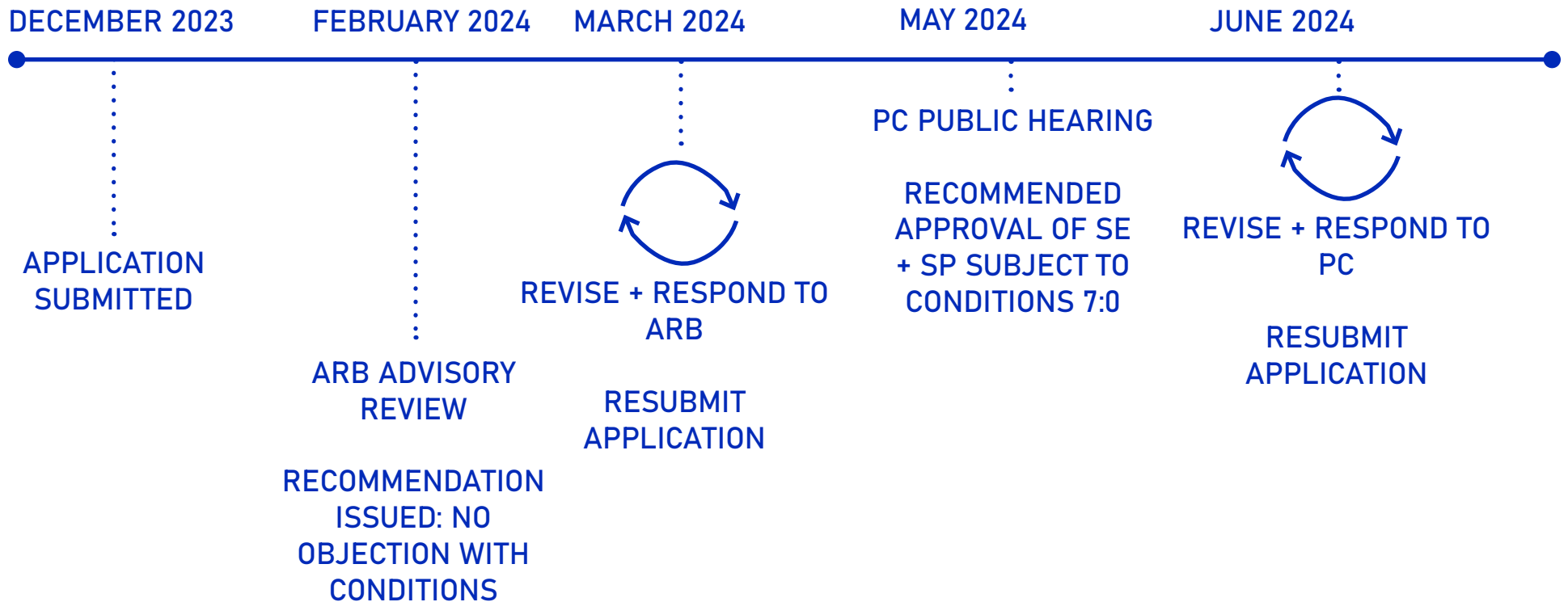
August 7, 2024

# REQUEST + PRIOR APPROVALS

SP202300021 - Request for Outdoor Storage, Display, and Sales affiliated with a by-right use in the Entrance Corridor Overlay District

SE202300046 - Request for exception from Sec. 5.1.31(b) “no vehicles awaiting repair shall be located on any portion of the site so as to be **visible** from any public street or any residential property...”

## TIMELINE



# SITE CONTEXT



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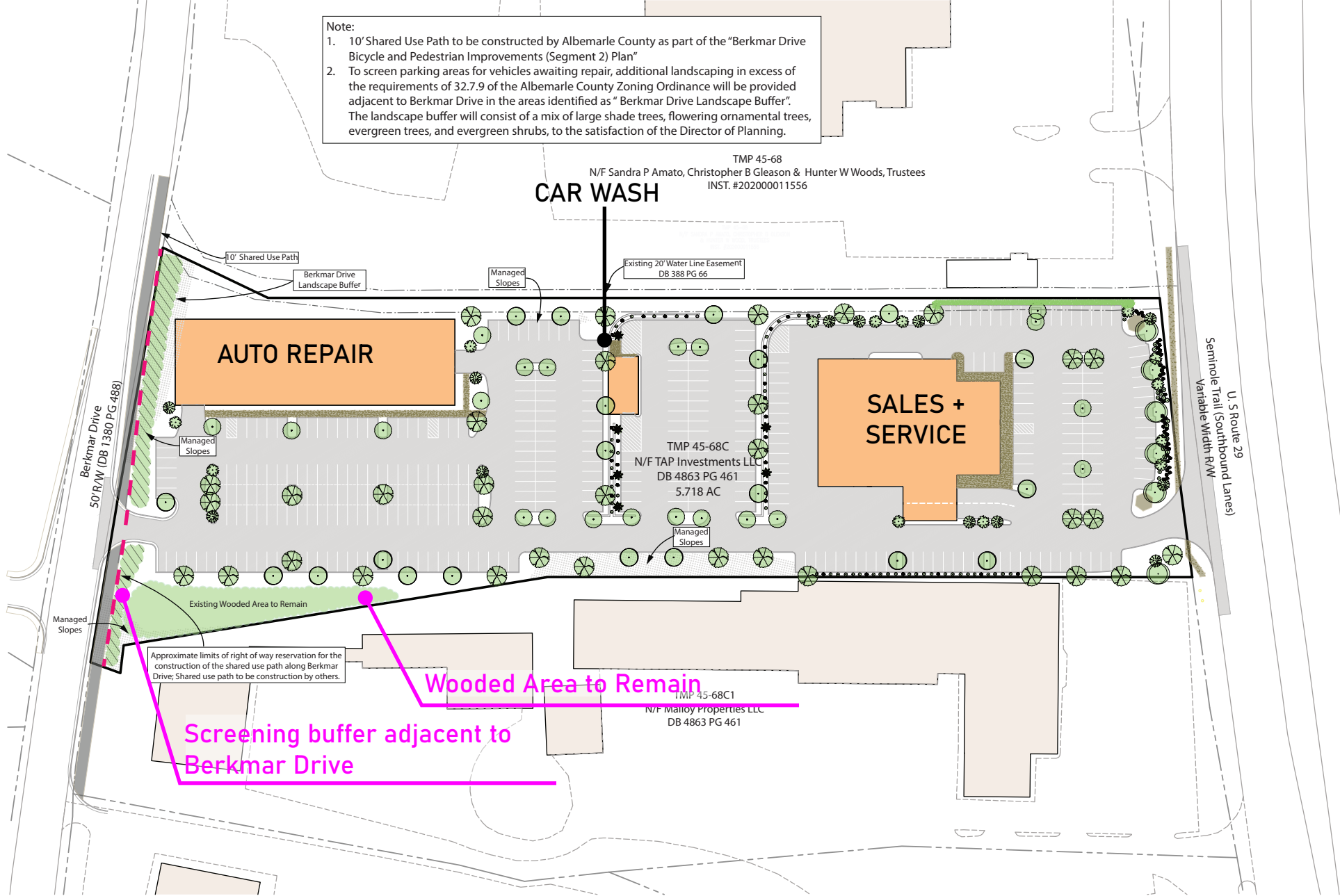


# SITE CONTEXT



# CONCEPT PLAN: REVISIONS FROM PC

Note:  
 1. 10' Shared Use Path to be constructed by Albemarle County as part of the "Berkmar Drive Bicycle and Pedestrian Improvements (Segment 2) Plan"  
 2. To screen parking areas for vehicles awaiting repair, additional landscaping in excess of the requirements of 32.7.9 of the Albemarle County Zoning Ordinance will be provided adjacent to Berkmar Drive in the areas identified as "Berkmar Drive Landscape Buffer". The landscape buffer will consist of a mix of large shade trees, flowering ornamental trees, evergreen trees, and evergreen shrubs, to the satisfaction of the Director of Planning.



# CONCEPT PLAN

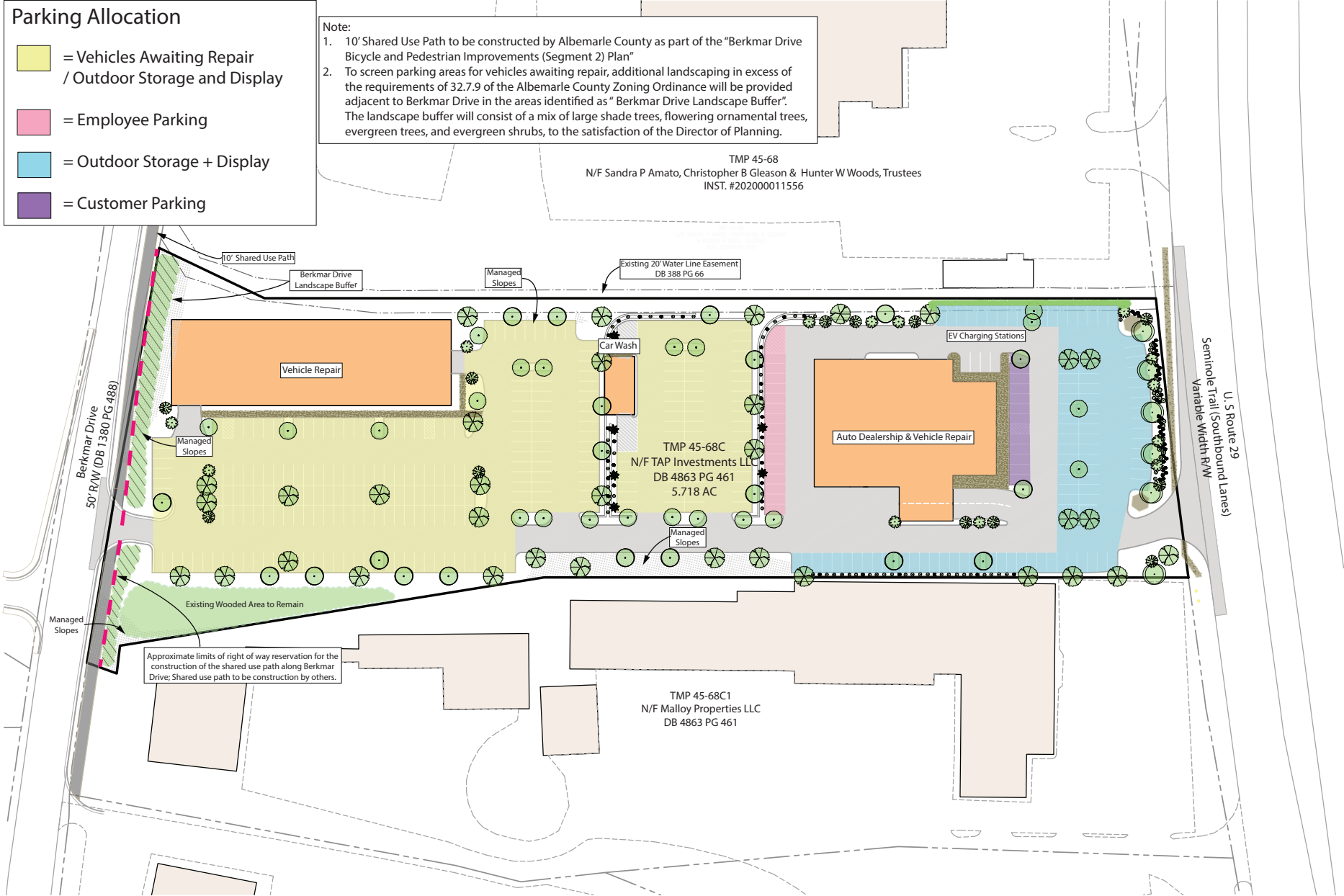
## Parking Allocation

- = Vehicles Awaiting Repair / Outdoor Storage and Display
- = Employee Parking
- = Outdoor Storage + Display
- = Customer Parking

Note:

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2. To screen parking areas for vehicles awaiting repair, additional landscaping in excess of the requirements of 32.7.9 of the Albemarle County Zoning Ordinance will be provided adjacent to Berkmar Drive in the areas identified as "Berkmar Drive Landscape Buffer". The landscape buffer will consist of a mix of large shade trees, flowering ornamental trees, evergreen trees, and evergreen shrubs, to the satisfaction of the Director of Planning.

TMP 45-68  
N/F Sandra P Amato, Christopher B Gleason & Hunter W Woods, Trustees  
INST. #202000011556





RT 29

MALLOY  
CHEVY

SITE

MALLOY  
FORD

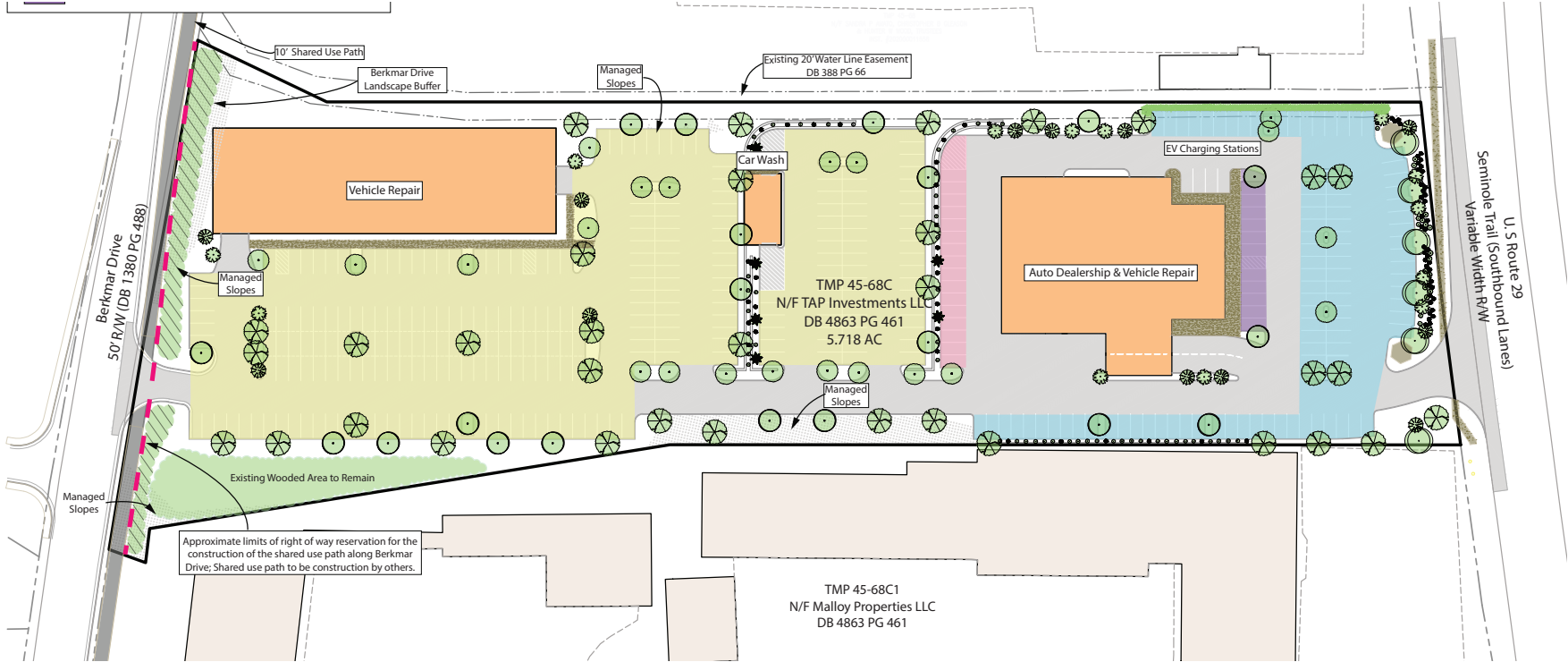
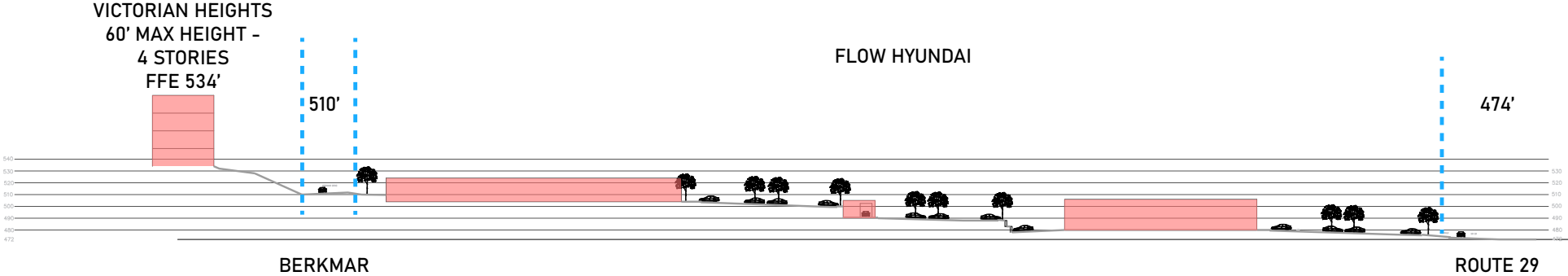
BERKMAR



# SE2023-46 VIEW FROM WOODBURN



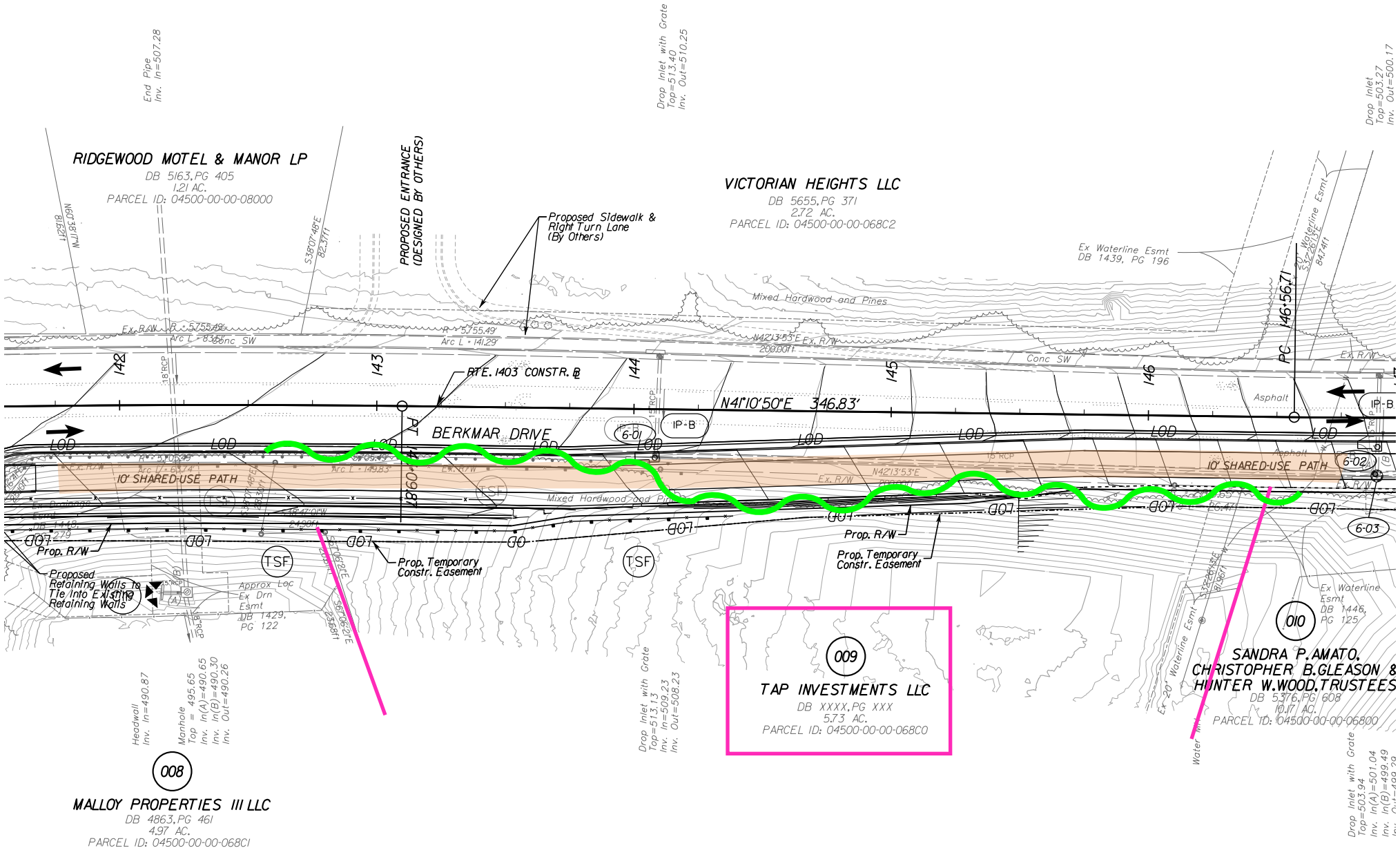
# SE2023-46



# BERKMAR STREETSCAPE IMPROVEMENTS

A. Morton Thomas & Assoc., Inc.  
Richmond, Virginia  
ROADWAY ENGINEER

ADDITIONAL EASEMENTS FOR UT  
RELOCATIONS MAY BE REQUIRED  
BEYOND THE PROPOSED RIGHT-  
WAY SHOWN ON THESE PLANS.



End Pipe  
Inv. In=507.28

Drop Inlet with Grate  
Top=513.40  
Inv. Out=510.25

Drop Inlet  
Top=503.27  
Inv. Out=500.17

**RIDGEWOOD MOTEL & MANOR LP**  
DB 5163, PG 405  
1.21 AC.  
PARCEL ID: 04500-00-00-08000

**VICTORIAN HEIGHTS LLC**  
DB 5655, PG 371  
2.72 AC.  
PARCEL ID: 04500-00-00-068C2

**TAP INVESTMENTS LLC**  
DB XXXX, PG XXX  
5.73 AC.  
PARCEL ID: 04500-00-00-068C0

**SANDRA P. AMATO,  
CHRISTOPHER B. GLEASON &  
HUNTER W. WOOD, TRUSTEES**  
DB 5376, PG 608  
10.17 AC.  
PARCEL ID: 04500-00-00-06800

**MALLOY PROPERTIES III LLC**  
DB 4863, PG 461  
4.97 AC.  
PARCEL ID: 04500-00-00-068C1



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ALBEMARLE COUNTY BOARD OF SUPERVISORS

August 7, 2024

# SE 2023-46

## 2.2 - By special use permit.

The following uses shall be permitted by special use permit in the HC district:

1. Commercial recreation establishment including but not limited to amusement centers, bowling alleys, pool halls and dance halls.
2. Septic tank sales and related service.
3. Livestock sales.
4. Veterinary office and hospital (reference [5.1.11](#)).
5. Drive-in theaters (reference [5.1.08](#)).
6. Energy and communications transmission facilities (reference [5.1.12](#)).
7. Hospitals, nursing homes, convalescent homes (reference [5.1.13](#)).
8. Auction houses.
9. Unless such uses are otherwise provided in this section, uses permitted in section 18.0, residential - R-15, in compliance with regulations set forth therein.
10. Commercial kennels - indoor only (reference [5.1.11](#)).
11. Stand alone parking and parking structures (reference [4.12](#), [5.1.41](#)).
12. (Repealed 3-2-16)
13. Except as provided in subsection [24.2.2](#)(18), uses permitted by right that are either:
  - a. Not served by public water, involving water consumption exceeding 400 gallons per site acre per day; and/or
  - b. Not served by public sewer, involving anticipated discharge of sewage other than domestic wastes.Any use authorized by a special use permit approved before February 6, 2019 under this subsection continues as a special use, provided that: (i) the use complies with all conditions of the special use permit; and (ii) any amendment to the special use permit is processed as an application under either this subsection or subsection [24.2.2](#)(18), as applicable.
14. Warehouse facilities not permitted under [section 24.2.1](#) (reference 9.0).
15. Animal shelter (reference [5.1.11](#)).
16. Tier III personal wireless service facilities (reference [5.1.40](#)).
17. Body shops. **BODY SHOP IS A SEPARATE SP**
18. If the use is not served by either public water or an approved central water supply:
  - a. Automobile service stations (reference [5.1.20](#)).
  - b. Convenience stores.
  - c. Restaurants.

