

**RESOLUTION TO APPROVE SP202300021
FLOW HYUNDAI OUTDOOR STORAGE, DISPLAY, AND SALES**

WHEREAS, upon consideration of the staff reports prepared for SP202300021 Flow Hyundai Outdoor Storage, Display, and Sales and all of their attachments, including staff's supporting analysis, the information presented at the public hearings, any comments received, and all of the relevant factors in Albemarle County Code §§ 18-30.6.3(a)(2)(b) and 18-33.8(A), the Albemarle County Board of Supervisors hereby finds that the proposed special use would:

1. not be a substantial detriment to adjacent parcels;
2. not change the character of the adjacent parcels and the nearby area;
3. be in harmony with the purpose and intent of the Zoning Ordinance, with the uses permitted by right in the Highway Commercial (HC) zoning district, and with the public health, safety, and general welfare (including equity); and
4. be consistent with the Comprehensive Plan and the applicable design guidelines.

NOW, THEREFORE, BE IT RESOLVED that the Albemarle County Board of Supervisors hereby approves SP202300021 Flow Hyundai Outdoor Storage, Display, and Sales, subject to the conditions attached hereto.

* * *

I, Claudette K. Borgersen, do hereby certify that the foregoing writing is a true, correct copy of a Resolution duly adopted by the Board of Supervisor of Albemarle County, Virginia, by a vote of _____ to _____, as recorded below, at a regular meeting field on _____.

Clerk, Board of County Supervisors

	<u>Aye</u>	<u>Nay</u>
Mr. Andrews	_____	_____
Mr. Gallaway	_____	_____
Ms. LaPisto-Kirtley	_____	_____
Ms. Mallek	_____	_____
Ms. McKeel	_____	_____
Mr. Pruitt	_____	_____

SP202300021 Flow Hyundai Outdoor Storage, Display, And Sales Special Use Permit Conditions

1. Use of this site must be in general accord with the Flow Hyundai Concept Plan + Exhibits by Shimp Engineering last revised June 19, 2024. To be in general accord, vehicles for sales, storage, and/or display must be parked only in the spaces indicated for sales, storage, and display on the Flow Hyundai Parking Plan.
2. Vehicles for sales, storage, and/or display must be parked in striped parking spaces.
3. Vehicles must not be elevated anywhere outside a building on site.
4. Final site plan approval is subject to Architectural Review Board (ARB) approval of the landscape plan (submitted with the site plan). Landscaping shown on the plan may be required to exceed the minimum requirements of the ARB guidelines and/or the Zoning Ordinance to mitigate the visual impacts of the proposed use and must include additional planting in the island south of the Rt. 29 site entrance.
5. Final site plan approval is subject to ARB approval of the lighting plan (submitted with the site plan). Maximum light levels must not exceed 30 footcandles in the display lot and 20 footcandles in all other locations. The maximum height of pole lights must not exceed 20 feet. All fixtures must have lamps whose color temperature is between 2000 and 3000 Kelvin.