

**COUNTY OF ALBEMARLE
TRANSMITTAL TO THE BOARD OF SUPERVISORS
SUMMARY OF PLANNING COMMISSION ACTION**

<p>AGENDA TITLE: SP202300021 Flow Hyundai Outdoor Storage, Display, and Sales and SE202300046 Flow Hyundai</p> <p>SUBJECT/PROPOSAL/REQUEST: Special Permit for outdoor display of vehicles in the Entrance Corridor Overlay District and Special Exception from the regulation that requires vehicles awaiting repair to be screened from public streets and residential properties.</p> <p>SCHOOL DISTRICT: Agnor-Hurt – Elementary, Burnley – Middle, Albemarle – High</p>	<p>AGENDA DATE: August 7, 2024</p> <p>STAFF CONTACT(S): Filardo, Herrick, Barnes, McDermott, Maliszewski, Taggart</p> <p>PRESENTER (S): Khris Taggart</p>
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BACKGROUND:

At its meeting on May 28, 2024, the Planning Commission (PC) voted 7:0 to recommend approval of SP202300021 with the conditions, and for the reasons, stated in the staff report. After discussion on SE202300046, the PC recommended providing additional (and, where possible, preserving existing) landscaping, including evergreens, along Berkmar Drive and at the perimeter and interior of the parking areas to mitigate visibility of vehicles awaiting repair.

Attachments A, B, and C are the PC staff report, action letter, and meeting minutes.

DISCUSSION:

The PC raised no objection to the special use permit request. After discussing the special exception request, the PC acknowledged that the site’s topography makes eliminating the visibility of vehicles awaiting repair challenging and recognized that there would be little visual difference between vehicles awaiting repair and display vehicles. However, the PC observed that more landscaping could be added along Berkmar Drive to provide greater screening of the areas where vehicles awaiting repair would be located. No members of the public spoke at the public hearing on this proposal.

Following the PC meeting, the applicant updated the concept plan in response to staff and PC comments on the special exception request. The revised plan includes a landscape buffer along Berkmar Drive, a note identifying the required contents of the buffer, and an existing wooded area to remain at the southwest corner of the site. The buffer and existing wooded area to remain are expected to better satisfy the screening requirements for vehicles-awaiting-repair by reducing the visibility of the areas where these vehicles would be located. The limits of the shared-use path right-of-way reservation have also been added to the plan. With these revisions, staff recommends approval of the special exception with the conditions listed in Attachment F.

RECOMMENDATIONS:

Staff recommends that the Board adopt the attached Resolution (Attachment E) to approve SP202300021 with conditions, and the Resolution (Attachment F) to approve SE202300046 with conditions.

ATTACHMENTS:

- A – Planning Commission Staff Report
 - A1: Location Map
 - A2: Application Materials Special Use Permit Project Narrative
 - A3: Application Materials Concept Plan + Exhibits

A4: Application Materials Special Exception Request Narrative

A5: ARB Staff Report

A6: ARB Action Letter

B – Planning Commission Action Letter

C – Planning Commission Minutes

D – Concept Plan + Exhibits June 19, 2024

E – Resolution to Approve SP202300021

F – Resolution to Approve SE202300046