

**COUNTY OF ALBEMARLE  
TRANSMITTAL TO THE BOARD OF SUPERVISORS**

**SUMMARY OF PLANNING COMMISSION ACTION**

<p><b>AGENDA TITLE:</b> SP202000014 1680 Seminole Trail Outdoor Sales, Storage and Display</p> <p><b>SUBJECT/PROPOSAL/REQUEST:</b> Establish outdoor sales/storage/display of vehicles</p> <p><b>SCHOOL DISTRICT:</b> Albemarle HS, Burley MS, Agnor-Hurt ES</p>	<p><b>AGENDA DATE:</b> January 6, 2021</p> <p><b>STAFF CONTACT(S):</b> Richardson, Walker, Kamptner, Herrick, Baumgartner, Filardo, Rapp, Maliszewski</p> <p><b>PRESENTER(S):</b> Margaret Maliszewski</p>
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**BACKGROUND:**

At its meeting on November 24, 2020, the Planning Commission (PC) voted unanimously (7:0) to recommend approval of the special use permit with conditions. Attachments A, B, and C contain the staff report, action letter, and minutes from the November 24, 2020 Planning Commission meeting.

**DISCUSSION:**

Shortly before the Planning Commission meeting, the County Attorney's office advised staff that review of the special use permit request must be limited to "determining whether the outdoor storage, display and/or sales is consistent with the applicable design guidelines," as set forth in Sec. 30.6.3.a.2.b of the Zoning Ordinance. Consequently, the discussion in the PC staff report about conformity with the goals of the Rio29 Small Area Plan is not relevant to this request.

"The applicable design guidelines" in this case are the Entrance Corridor Design Guidelines. It is the responsibility of the Architectural Review Board (ARB) to apply the Entrance Corridor Design Guidelines in their review of development proposals within the County's Entrance Corridors. The ARB applied those guidelines in its review of this request on September 8, 2020 and recommended approval with conditions.

The County Attorney's Office made a few non-substantive revisions to the conditions, as included in the attached Resolution (Attachment D).

**RECOMMENDATIONS:**

Staff recommends that the Board adopt the Resolution approving the special use permit for outdoor sales, storage and display (Attachment D), subject to the conditions attached thereto.

**ATTACHMENTS:**

- A – Planning Commission staff report
  - A1 - Vicinity Map
  - A2 - ARB action letter
  - A3 - Applicant's proposed plan
  - A4 - CAC minutes
- B - Planning Commission action letter
- C - Planning Commission minutes
- D - Resolution approving SP202000014