



County of Albemarle
Community Development Department - Planning

Khris Taggart
ktaggart@albemarle.org
Telephone: (434) 296-5832 ext.3278

December 9, 2024

Conor O'Donnell
Land Planner
Gentry Locke
919 East Main Street, Suite 1130
Richmond, VA 23219
odonnell@gentrylocke.com

Re: SP202400020 Carter Machinery Company, Inc.

Dear Mr. O'Donnell,

At its meeting on November 26, 2024, the Albemarle County Planning Commission recommended approval of SP202400020 by a vote of 4:0 (Commissioners Bivins, Missel and Moore absent), with the following conditions:

1. Use of this site must be in general accord with the Carter Machinery Concept Plan by Balzer & Associates dated November 15, 2024. To be in general accord, equipment must be stored only in areas indicated for storage on the Concept Plan.
2. Equipment must be kept in the retracted/stowed position.
3. Site plan approval is subject to ARB approval of the landscape plan (submitted with the site plan), including but not limited to all planting islands and areas shown on the Concept Plan. Landscaping shown on the plan may be required to be more than the minimum requirements of the ARB guidelines and/or the Zoning Ordinance to mitigate the visual impacts of the proposed use.
4. Site plan approval is subject to ARB approval of the lighting plan (submitted with the site plan). Maximum light levels must not exceed 20 footcandles. The maximum height of pole lights must not exceed 20'. All fixtures must have lamps whose color temperature is between 2000 and 3000 Kelvin. All site- and building-mounted fixtures must be full cutoff. All fixtures must have lamps whose color temperature is between 2000 and 3000 Kelvin.
5. Storage of equipment taller than the screening fence height is limited to the area labeled "existing gravel area" at the rear of the site.
6. Chain link fence must not be visible from the ECs.

Should you have any questions regarding the above-noted action, please contact me.

Sincerely,
Khris Taggart, Sr. Planner I
Planning Division

CC: Mount Sinai Properties – Charlottesville, LLC
1330 Lynchburg Turnpike
Salem, VA 24153

Carter Machinery Company, Inc.
1209 Orange Street
New Castle, DE 19801
Carter_Burkey@cartermachinery.com