

**RESOLUTION TO APPROVE  
SP 2014-19 VIRGINIA ASPHALT**

**WHEREAS**, Virginia Asphalt Services, Inc. (the "Owner") is the owner of Tax Map and Parcel Number 07700-00-00-00800 (the "Property"); and

**WHEREAS**, the Owner filed an application for a special use permit for outdoor storage, display and/or sales associated with a contractor's office for an asphalt paving company, and the application is identified as Special Use Permit 2014-00019 Virginia Asphalt ("SP 2014-19"); and

**WHEREAS**, the proposed use is allowed on the Property by special use permit under Albemarle County Code § 18-30.6.3(a)(2); and

**WHEREAS**, on May 19, 2015, after a duly noticed public hearing, the Albemarle County Planning Commission recommended approval of SP 2014-19 with the conditions recommended by staff; and

**WHEREAS**, on July 8, 2015, the Albemarle County Board of Supervisors held a duly noticed public hearing on SP 2015-09.

**NOW, THEREFORE, BE IT RESOLVED** that, upon consideration of the foregoing, the Executive Summary prepared for SP 2014-19 and all of its attachments, the information presented at the public hearing, and the factors relevant to a special use permit in Albemarle County Code § 18-33.8, the Albemarle County Board of Supervisors hereby approves SP 2014-19, subject to the applicable performance standards for this use in Albemarle County Code § 18-5.1.2 and the conditions attached hereto.

\* \* \*

I, Ella W. Jordan, do hereby certify that the foregoing writing is a true, correct copy of a Resolution duly adopted by the Board of Supervisors of Albemarle County, Virginia, by a vote of \_\_\_\_\_ to \_\_\_\_\_, as recorded below, at a regular meeting held on \_\_\_\_\_.

\_\_\_\_\_  
Clerk, Board of County Supervisors

	<u>Aye</u>	<u>Nay</u>
Mr. Boyd	_____	_____
Ms. Dittmar	_____	_____
Ms. Mallek	_____	_____
Ms. McKeel	_____	_____
Ms. Palmer	_____	_____
Mr. Sheffield	_____	_____

## SP-2014-00019 Virginia Asphalt Conditions

1. The development of the site shall be in general accord with the plan entitled "Virginia Asphalt Services Landscape/Screening Plan" revised 2-17-2014 and prepared by Terra Concepts, PC/Alan Franklin PE, LLC, (hereafter referred to as the "Concept Plan") as determined by the Director of Planning and the Zoning Administrator, and subject to the following conditions. To be in general accord with the Concept Plan, development and use shall reflect the following major elements within the development essential to the use, as shown on the Concept Plan:
  - a. Building location
  - b. Sales, storage and display area size and locationMinor modifications to the plan that do not conflict with the elements listed above may be made to ensure compliance with the Zoning Ordinance and ARB requirements.
2. Equipment shall be sold, stored, or displayed only in areas indicated for sales, storage, or display on the Concept Plan.
3. The site shall be landscaped in general accord with the Concept Plan, except that:
  - a. Evergreen screening tree height shall be 8 to 10 feet minimum at planting.
  - b. Shade trees along Avon Street Extended shall be 3½" caliper minimum at planting.
  - c. Shade trees along the entrance drive shall be 2½" caliper minimum at planting.
  - d. A staggered row of evergreens shall be provided along the south side of the sales/storage/display area or the south side of the parcel.
  - e. A staggered row of evergreens shall be provided along the north and west sides of the entrance drive and asphalt paved area.
  - f. The ARB may require landscaping that is in excess of its design guidelines, Albemarle County Code § 18-32.7.9, or both, in order to mitigate the visual impacts of the proposed use on the Entrance Corridor.
4. Maximum height of equipment to be sold, stored or displayed shall not exceed 12 feet. This height includes equipment sold, stored or displayed on parked vehicles. Other than equipment sold, stored or displayed on parked vehicles, equipment shall not be elevated.