



Image provided by Google Maps

SPECIAL USE PERMIT

CONCEPT PLAN

SP2021-00010

AN AMENDMENT TO SP2002-13

# AUTO SUPERSTORE

TMP 78-13

project ID: 19.39

SUBMITTED 5 APRIL 2021

## Context Map

Sheet 1 of 4

### INDEX OF SHEETS

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# AUTO SUPERSTORE

## SITE & SP DETAILS

Sheet 2 of 4

**OWNER**  
DJCM Investments LLC  
1389 Richmond Road  
Charlottesville, VA 22911

**TMP**  
Landscape easement exists on TMP 78-73A7 for the benefit of  
TMP 78-13

**ACREAGE**  
3.73

**MAGISTERIAL DISTRICT**  
Rivanna

**STEEP SLOPES & STREAM BUFFER**  
Steep slopes are present on the property. Stream buffers are  
not present on the property.

**SOURCE OF BOUNDARY & TOPOGRAPHY**  
Boundary and landscape easement plat prepared by: Timothy  
R. Miller, Rivanna Engineering & Surveying, PLC, April  
25, 2003. DB 2456 PG 682. Four (4) foot contour interval  
topograply from Albemarle County GIS.

**FLOODZONE**  
According to the FEMA Flood Insurance Rate Map, effective  
date February 4, 2005 (Community Panel 51003C0287D  
& 51003C0289D), the property does not lie in the Zone AE  
floodplain.

**WATER SUPPLY WATERSHED**  
Upper Rivanna River Watershed

**WATER AND SANITARY SERVICES**  
Provided by Albemarle County Service Authority

**USE**  
EXISTING: Commercial

**ZONING**  
EXISTING: Highway Commercial  
OVERLAY: Entrance Corridor, Steep Slopes - Managed,  
Steep Slopes - Preserved  
COMPREHENSIVE PLAN: Community Mixed Use, Parks &  
Green Systems

TMP 78-13 & 78-73A7

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# AUTO SUPERSTORE

## SP2002-13 CONDITIONS

Sheet 3 of 4

### RECOMMENDED ACTION FOR SPECIAL USE PERMIT (SP 02-13)

Planning Commission recommended approval of Special Use Permit (SP 02-13) with the following conditions:

1. Vehicles shall not be elevated.
2. Vehicles shall be displayed only in the areas indicated for display shown on the plan.
3. The use shall not commence until a Certificate of Appropriateness is issued by the ARB, including landscape and lighting plans.
4. Provide screening trees to the ~~east~~, south and west of the proposed parking area to reduce the impact of the loss of trees and to soften the appearance of the expanse of proposed pavement. ~~Provide a mixture of screening trees, ornamental trees, and shrubs throughout the slope of the grading easement to the east of the site. A landscape easement will be required for off-site planting.~~
5. Provide the planting bed with the seven (7) Eastern Red Cedars in the central portion of the parking area as shown on the Minor Site Plan Amendment (SDP 02-34) dated March 8, 2002, revised November 4, 2002.
6. ~~Rather than alternate the screening trees along the eastern property line, cluster the same species in groups and alternate groups of screening trees to create a more informal and naturalistic landscape.~~
7. ~~Submit a landscape easement for off-site planting.~~
8. Provide screening trees that will grow to a height that will sufficiently screen the proposed parking area. This will require a wider planting area, which will necessitate the removal of most, if not all, of the 11 display parking spaces in the first row.

Approved  
BOS  
2/12/03

TMP 78-13 & 78-73A7

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# AUTO SUPERSTORE CONCEPT PLAN

Sheet 4 of 4

**TMP 78-14**  
UMANSKY PROPERTIES TOC LLC  
ZONE: HIGHWAY COMMERCIAL  
USE: COMMERCIAL  
6.41 AC

**TMP 78-14A**  
UMANSKY PROPERTIES TOC LLC  
ZONE: HIGHWAY COMMERCIAL  
USE: COMMERCIAL  
1.57 AC

**TMP 78-13A**  
HAPPY BOXES PANTOPS LLC  
ZONE: HIGHWAY COMMERCIAL  
USE: OPEN  
1.36 AC

**TMP 78-13**  
DJCM INVESTMENTS LLC  
ZONE: HIGHWAY COMMERCIAL  
USE: COMMERCIAL  
3.73 AC

**TMP 78-73A7**  
SUBURBAN CAPITAL  
ZONE: PDMC  
USE: OPEN  
2.69 AC

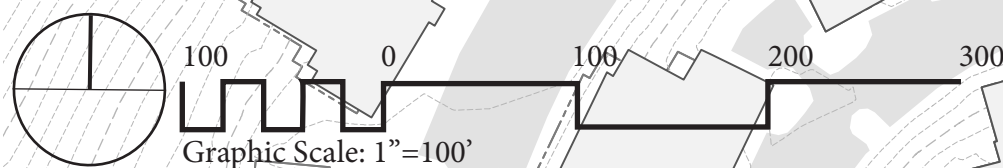
**TMP 78-73A4**  
SUNTRUST BANK  
ATTN: CORPORATE REAL ESTATE  
ZONE: PDMC  
USE: OFFICE  
1.13 AC

**TMP 78-73B1**  
HANSEN ROAD  
PROFESSIONAL  
CENTER LLC  
ZONE: PDMC  
USE: OFFICE

**TMP 78-73A6**  
VIRGINIA SCHOOL  
BOARDS ASSOCIATION  
ZONE: PDMC  
USE: COMMERCIAL  
1.15 AC

**TMP 78-8A**  
CARRIAGE HILL ASSOCIATION  
ZONE: R15 RESIDENTIAL  
USE: RESIDENTIAL - MULTIFAMILY  
14.50 AC

Portion of Landscape Easement  
DB 2456 PG 689  
To Be Removed



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