



COUNTY OF ALBEMARLE
Department of Community Development
401 McIntire Road, North Wing
Charlottesville, Virginia 22902-4596

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December 5, 2016

Valerie Long/Williams Mullen
321 East Main Street, Suite 400
Charlottesville, VA 22902

RE: SP201600011 Malloy Ford Outdoor Storage & Display
SP201600018 Malloy Ford Body Shop

Dear Ms. Long,

The Albemarle County Planning Commission, at its meeting on October 18, 2016, by a vote of 7:0, recommended approval of the above-noted petition to the Board of Supervisors.

Please note that this recommendation is subject to the following conditions:

SP-2016-00011 Malloy Ford Outdoor Sales Storage and Display

1. Use of this site shall be in general accord with the concept plan "Conceptual Special Use Application Plan for Malloy Ford" last revised August 30, 2016, as determined by the Director of Planning and the Zoning Administrator. To be in general accord with this plan, development and use of the site shall reflect the general size, arrangement and location of the vehicle display and storage areas. Permitted modifications may include those required by the ARB, those necessary to satisfy the conditions of this special use permit, and additional landscaping/screening approved by the Site Plan Agent.
2. Vehicles shall be displayed or stored only in areas indicated for display or storage on the plan entitled "Conceptual Special Use Application Plan for Malloy Ford" last revised on August 30, 2016 (the Concept Plan).
3. Vehicles for display shall be parked in striped parking spaces.
4. Vehicles shall not be elevated anywhere outside of a building on site.
5. Final site plan approval is subject to ARB approval of the lighting plan (submitted with the site plan). Maximum height of new pole lights (including bases and fixtures), shall not exceed 20'. Maximum light levels shall not exceed 30 footcandles in the display lot and 20 footcandles in all other locations. Nonconforming pole lights shall be removed or fixtures shall be replaced with full cutoff fixtures to match other proposed fixtures.
6. Final site plan approval is subject to ARB approval of the landscape plan (submitted with the site plan). Landscaping shown on the plan may be required to be in excess of the minimum requirements of the ARB guidelines and/or the Zoning Ordinance to mitigate visual impacts of the proposed use, and shall include, but not be limited to, the following:
 - a. Planting area along the Entrance Corridor frontage shall be increased, if necessary, to accommodate planting outside of easements.

- b. Large shade trees shall be evenly distributed at the interior of the display lot at a rate of 1 tree for every 10 spaces.
- c. Ground cover shall be provided continuous throughout the north, east and south sides of the front display area.
- d. Shrubs provided at the perimeter of the display area shall be a minimum of 30"-36" high at planting.
- e. Large shade trees spaced 40' on center shall be provided in new planting beds or islands along the south perimeter of the middle vehicle storage area as shown on the concept plan.

SP-2016-00018 Malloy Ford Body Shop

- 1. Use of this site shall be in general accord with the concept plan "Conceptual Special Use Application Plan for Malloy Ford" last revised August 30, 2016, as determined by the Director of Planning and the Zoning Administrator. To be in general accord with this plan, development and use of the site shall reflect the general size, arrangement and location of the parking area for vehicles awaiting repair. Permitted modifications may include those required by the ARB, those necessary to satisfy the conditions of this special use permit, and additional landscaping/screening approved by the Site Plan Agent.
- 2. There shall be no storage of parts, materials or equipment except within an enclosed building;
- 3. No vehicle awaiting repair shall be located on any portion of the property so as to be visible from any public road or any residential property, and shall be limited to locations designated on the approved site plan. Landscape screening or other measures added to eliminate visibility shall be shown on a site plan and are subject to approval of the Director of Planning or his designee.

If you should have any questions or comments regarding the above noted action, please do not hesitate to contact me at (434) 296-5832.

Sincerely,

Margaret Maliszewski
Principal Planner
Planning Division

CC: Malloy Properties III, LLC
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