

**RESOLUTION TO APPROVE
SP 2016-11 MALLOY FORD OUTDOOR STORAGE & DISPLAY**

WHEREAS, Malloy Properties III, LC submitted an application for a special use permit to establish an outdoor vehicle sales, storage, and display area on Tax Map Parcel Number 04500-00-00-068C1, and the application is identified as SP201600011 Malloy Ford Outdoor Storage & Display (“SP 2016-11”); and

WHEREAS, on October 18, 2016, after a duly noticed public hearing, the Albemarle County Planning Commission recommended approval of SP 2016-11 with conditions; and

WHEREAS, on December 14, 2016, the Albemarle County Board of Supervisors held a duly noticed public hearing on SP 2016-11.

NOW, THEREFORE, BE IT RESOLVED that, upon consideration of the foregoing, the staff report prepared for SP 2016-11 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 §§ 18-30.6.3 and 18-33.8, the Albemarle County Board of Supervisors hereby approves SP 2016-11, subject to the conditions attached hereto.

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I, Claudette K. Borgersen, 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. Dill	_____	_____
Ms. Mallek	_____	_____
Ms. McKeel	_____	_____
Ms. Palmer	_____	_____
Mr. Randolph	_____	_____
Mr. Sheffield	_____	_____

**SP-2016-11 Malloy Ford Outdoor Storage & Display
Special Use Permit Conditions**

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 (the “Concept Plan”), 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 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.