

Albemarle County Planning Commission
June 20, 2017

The Albemarle County Planning Commission held a public hearing on Tuesday, June 20, 2017, at 6:00 p.m., at the County Office Building, Room #241, Second Floor, 401 McIntire Road, Charlottesville, Virginia.

Members attending were Tim Keller, Chair; Daphne Spain; Mac Lafferty; Pam Riley; Jennie More; and Bruce Dotson. Commissioners absent were Karen Firehock, Vice Chair and Bill Palmer.

Other officials present were Rachel Falkenstein, Senior Planner; Amelia McCulley, Zoning Administrator/Director of Zoning; Frank Pohl, County Engineer; David Benish, Chief of Planning; Ron Higgins, Chief of Zoning; Andrew Gast-Bray, Director of Planning; Sharon Taylor, Clerk to Planning Commission; and John Blair, Deputy County Attorney.

Call to Order and Establish Quorum

Mr. Keller, Chair, called the regular meeting to order at 6:00 p.m. and established a quorum.

SP-2017-00006 Westfield Road

MAGISTERIAL DISTRICT: Rio

TAX MAP/PARCEL: 061W0-01-0C-00600

LOCATION: 450 Westfield Road.

PROPOSAL: Motor vehicle sales

PETITION: Motor vehicle sales under Section 22.2.2(8) of the Zoning Ordinance.

ZONING: C1 Commercial which allows retail sales and service; residential by special use permit (15 units/ acre)

OVERLAYS: Entrance Corridor, Airport Impact Overlay, Managed Slopes

COMPREHENSIVE PLAN: Urban Mixed Use in Neighborhood Center which allows commercial, retail, and employment uses with supporting residential (3-20 units/acre). (Rachel Falkenstein)

Ms. Falkenstein reported that this was a request to allow motor vehicle sales and rental, and the property is located at 450 Westfield Road, Tax Map Parcel 61W-01-1C6, totaling .4 acres. She stated that the zoning on the property is C1 as noted on the map, with a small amount of residential to the north of the parcel. Ms. Falkenstein stated that this property was found in the Entrance Corridor of Route 29 but has been determined not to be visible from the corridor. She said the Comprehensive Plan calls for the property to be urban mixed use, and the current use of the property is an auto repair shop. Ms. Falkenstein stated that the applicant was proposing to use the current property with the use added to sell and rent vehicles, and was only proposing minor changes to the site: curb and gutter, parking lot striping for customer parking, and a

designated area for vehicle display. She noted that he was also proposing landscaping to provide screening for the display area.

Ms. Falkenstein reported that this was a fairly straightforward request, with a community meeting held at the Places 29 CAC, and the group was supportive of the use – with a few concerns raised to the applicant such as lighting. She said the applicant has indicated there would be no new lights, and he would make sure the existing light on the building complied with the County's lighting regulations. Ms. Falkenstein stated that there was also a concern regarding delivery of vehicles, as a tractor-trailer delivering them would not be able to turn into the site and it would cause traffic backups on the road – but the applicant has said he would not have tractor-trailers delivering vehicles.

Ms. Falkenstein reported that staff was recommending approval, with the three favorable factors being: it is in compliance with the Comp Plan; there would be some proposed improvements to the site, those improvements would bring the existing use more into compliance with screening regulations from the ordinance. She stated that staff recommends approval with two conditions as presented – that it is in compliance with the concept plan, and to be commenced within three years.

Chair Keller opened the public hearing and invited the applicant to address the Commission.

Mr. Kelly Strickland of Shimp Engineering addressed the Commission and offered to answer questions.

Mr. Keller asked Mr. Dotson for clarification of the concerns expressed at the Citizen's Advisory Council (CAC) meeting.

Mr. Dotson indicated that he had not been present at the meeting.

Ms. Falkenstein said that she had not attended the meeting either, but a colleague who did attend reported that the two concerns were lighting and tractor-trailer delivery, both of which the applicant had addressed.

Mr. Keller stated that he also understood there were concerns about vehicles being parked on the street.

Ms. Falkenstein responded that she had not been made aware of those concerns.

Chair Keller invited public comment. There being no public comment, Mr. Keller closed the public hearing and the matter before the Commission for discussion and action.

Mr. Dotson noted that were this property in Highway Commercial, it would be a by-right use, but this is zoned C-1, which is also a fairly intensive commercial use. He stated that if new buildings were proposed, then in line with relegating parking and putting

buildings closer to the street, he would have concerns with new building placement – but since it is the existing building, he does not have those concerns.

MOTION: Mr. Dotson moved to approve SP-2017-00006, Westfield Road with the conditions as recommended by staff. Ms. More seconded the motion, which passed unanimously 6:0 (Firehock absent).

(Recorded and transcribed by Sharon C. Taylor, Clerk to Planning Commission & Planning Boards)