



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

Phone (434) 296-5832

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December 28, 2017

Mr. James B. Murray, Jr. Trs Keene Land Trust
427 Park Street
Charlottesville, VA22902

RE: SP2017-00017 Greenmont Hopworks Processing Facility (Sign #33)
Tax Map 12100-00-00-09200

Dear Mr. Cox:

The Albemarle County Planning Commission, at its meeting on December 19, 2017, unanimously recommended approval of the above-noted petition to the Board of Supervisors.

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

1. Development and use shall be in general accord with the conceptual plan titled "Special Use Concept Plan for Greenmont Hopworks," prepared by Shimp Engineering, and dated 11/22/2017 (hereafter "Conceptual Plan"), as determined by the Director of Planning and the Zoning Administrator. To be in accord with the Conceptual Plan, development and use shall reflect the following major elements within the development essential to the design of the development, as shown on the Conceptual Plan:
 - All uses associated with the Special Use Permit are conducted within the boundary of the Conceptual Plan labeled "Limits of SP"
 - All trees located within the area of the Conceptual Plan labeled as "Wooded Area to Remain" shall remain undisturbed unless approval for removal is obtained from the Zoning Administrator.

Minor modifications to the plan which do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance.

2. The agricultural-processing operation shall be contained within a single structure whose footprint shall not exceed 10,000 square feet.
3. The agricultural-processing structure shall be located at least 500 feet from the Route 20 Entrance Corridor.
4. Agricultural processing activities shall be contained within the structure between 7:00 p.m. and 7:00 a.m.
5. Refrigerated storage of agricultural goods shall only occur within the agricultural-processing structure.

6. All outdoor lighting shall be only full cut off fixtures and shielded to reflect light away from all abutting properties. A lighting plan limiting light levels at all property lines to no greater than 0.3 foot candles shall be submitted to the Zoning Administrator or their designee for approval.
7. If the use, structure, or activity for which this special use permit is issued is not commenced by [date two years from Board approval], the permit shall be deemed abandoned and the authority granted thereunder shall thereupon terminate.

Your Board of Supervisors Public Hearing date is set for January 10, 2018.

If you should have any questions or comments regarding the above noted action and options for further processing, please do not hesitate to contact me at (434) 296-5832 ext.3249.

Sincerely,



for
Scott Clark
Senior Planner

SC/eke

C: David W. Kudravetz Trs Keene Land Trust
Andrew Cox