



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

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October 20, 2017

Mansur Suleymanov
916 Preston Ave
Charlottesville, Va 22903

RE: ARB-2017-91: 1640 Seminole Trail Auto Dealership

Dear Mr. Suleymanov,

The Albemarle County Architectural Review Board, at its meeting on October 16, 2017, completed a preliminary review of the above-noted request. The Board took the following actions.

Regarding the Special Use Permit/Rezoning, the Board by a vote of 5:0, forwarded the following recommendation to the Planning Commission:

The ARB expresses no objection to the special use permit, subject to the following conditions:

1. Vehicles shall not be elevated anywhere on site.
2. Vehicles shall be stored and displayed only in areas indicated for storage or display shown on the sketch plan entitled "Proposed Parking Spaces TMP 61-120P" prepared by Commonwealth Land Surveying, LLC and dated 8/21/17, except that parking shall not be located on existing grass or landscape areas.
3. Sales display and customer parking spaces as shown on the sketch plan shall be striped on site.
4. Provide evidence of a shared parking arrangement addressing the storage parking for Enterprise Travel.
5. Final sketch plan approval is subject to ARB approval of the landscape plan (which shall be submitted with the sketch plan). Landscaping shown on the plan may be required to be in excess of the minimum requirements of ARB guidelines or the Zoning Ordinance to compensate for the negative visual impact of the proposed use.

Regarding the final sketch plan, the Board made the following comments and suggestions for the benefit of the applicant's next submittal.

1. Any accessory structures or equipment must be illustrated on the sketch plan and are subject to ARB review.
2. Any alterations to the building that are visible from the EC, including the addition of wall-mounted lighting, are subject to ARB review.
3. Demarcate loading and service areas, refuse areas, existing and proposed mechanical equipment, and proposed fencing on sketch plan.
4. Provide the standard mechanical equipment note to the site plan.
5. If site or wall-mounted lighting is proposed, final sketch plan approval is subject to ARB approval of the lighting plan. Maximum light levels on site shall not exceed 30 footcandles.
6. Sign proposals within the EC overlay district must be reviewed by the ARB and will necessitate a separate application.
7. Consider replacing the nonconforming freestanding pole sign with a new sign that meets ordinance and guideline requirements.

You may submit your application for continued ARB review at your earliest convenience. Application forms, checklists and schedules are available on-line at www.albemarle.org/ARB.

Revised drawings addressing the comments listed above are required. Include updated ARB revision dates on each drawing. Please provide a memo including detailed responses indicating how each comment has been addressed. If changes other than those requested have been made, identify those changes in the memo also. Highlighting the changes in the drawing with “clouding” or by other means will facilitate review and approval.

If you have any questions concerning any of the above, please feel free to contact me.

Sincerely,

Heather McMahon
Senior Planner

Cc: Regency Catering, Incorporated
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Ruckersville Va 22968

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