

**COUNTY OF ALBEMARLE
TRANSMITTAL TO THE BOARD OF SUPERVISORS**

SUMMARY OF PLANNING COMMISSION ACTION

AGENDA TITLE: SP201700020 Restore'n Station	AGENDA DATE: July 5, 2018
SUBJECT/PROPOSAL/REQUEST: Amendment of existing special use permit conditions to allow expanded business hours and fuel sales.	STAFF CONTACT(S): Mr. Blair, Mr. Fritz
	PRESENTER (S): Bill Fritz

BACKGROUND:

This property was issued a special use permit in 2010 to allow water use in excess of 400 gallons per site acre per day. The current request does not propose to increase the permitted amount of water that may be used. No changes in impervious cover or building size are proposed.

The proposal does include requests to:

- Change the permitted hours of operation for the store from 16 hours a day to 20 hours a day. Operation would not be permitted between 12:30 a.m and 4:30 a.m.
- Change the permitted hours of fuel sales from 16 hours a day to 24 hours a day.
- Increase the number of pump stations from seven (7) to nine (9). This would increase the number of pump stations for gasoline, or equivalent fuel from four (4) to six (6). No increase or change in on-road diesel, off-road diesel or kerosene fueling stations is proposed.

DISCUSSION:

The Planning Commission held a public hearing on December 5, 2017 and by a 3:2 vote recommended denial of the application. The Commission noted that the proposed use was inconsistent with the Comprehensive Plan, the original conditions were reasonable, and the applicant had reasonable use of the land.

RECOMMENDATIONS:

Staff is recommending approval of the application with conditions. The Planning Commission recommended denial.

ATTACHMENTS:

Attachment A – Staff report from the December 5, 2017 Planning Commission Public Hearing

Attachment A1 - Map

Attachment A2 - Aerial view of immediate area

Attachment A3 - Map showing zoning of surrounding area

Attachment A4 - Resolution of denial for SP 2015-32

Attachment A5 - Applicant Justification

Attachment A6 - Purpose and Intent of the Zoning Ordinance

Attachment A7 – Comprehensive Plan Comments

Attachment A8 – Public Comments

Attachment A9 – Information submitted at the December 5, 2017 Planning Commission Public Hearing

Attachment B – Planning Commission Action Letter

Attachment C – Planning Commission Minutes