



ALBEMARLE COUNTY PLANNING
STAFF REPORT SUMMARY

Project Name: SP201800007 and SP201800008 – “1895 Avon Street Extended”	Staff: Tim Padalino, AICP, Senior Planner
Planning Commission (PC) Hearing: Sept. 25, 2018	Board of Supervisors (BOS) Hearing: to be determined
Owner: ANG Holdings, LLC	Applicant: ANG Holdings, LLC
Acreage: 1.5 acres	Special Use Permit(s) for: (SP201800007): “Motor vehicle sales, service, and rental” per Z.O. Sections 26.2(a) and 24.2.1.25 (SP201800008): “Automobile, truck repair shops” per Z.O. Sections 26.2(a) and 24.2.1.2. No new dwellings proposed.
Tax Map Parcel (TMP): 09000-00-00-035A1	Zoning/by-right use: LI Light Industrial; Steep Slopes – Managed Overlay
Magisterial District: Scottsville	Location: 1895 Avon Street Extended
School Districts: Cale – Elementary, Walton – Middle, and Monticello – High	Conditions: Yes
Development Area: Neighborhood 4 in the Southern Urban Neighborhoods	Requested # of Dwelling Units/Lots: N/A
Proposal(s): (SP201800007): Limousine and other motor vehicle rental service. (SP201800008): Automotive detailing service. Proposals include a two-story addition to existing garage structure, as well as a request for a Special Exception (to modify the side yard setback and grading buffer requirements – see p. 11).	Comp. Plan Designation: Office / R&D / Flex / Light Industrial (ORDFLI) – professional office, commercial; research and development, design, development of prototypes, engineering; light manufacturing, fabrication, distribution if with a non-industrial use.
Character of Property: Previously-developed property in a Light Industrial zoning district contains a vacant one-story service repair garage and parking (paved and gravel).	Use of Surrounding Properties: “Snow’s Point” industrial property and uses adjoin to the north and east; Spring Hill Village (an unbuilt Neighborhood Model District community) adjoins to the south; R1 Residential (including Faith Temple Church) adjoins to the west across Avon St. Ext.
Factors Favorable: 1. The proposed uses are consistent with the Master Plan future land use designation for ORDFLI uses. 2. The proposal is a redevelopment project within the Development Areas that would improve a previously-developed, currently vacant site; and which would not involve tree clearing, significant grading, or increased impervious surface area. 3. The proposed uses would generate economic activity and support job opportunities. 4. The proposed uses that would occur outdoors would be substantially or fully screened from the Avon Street Extended public right of way.	Factors Unfavorable: 1. Although the Concept Plan shows a “Potential Sidewalk” near the front of the property along Avon Street Extended, the application materials do not explicitly contain a formal commitment to providing this sidewalk.
Recommendation: Staff recommends approval of SP201800007 and SP201800008 with conditions, and recommends approval of the special exception request (to modify the side yard setbacks) with conditions.	

STAFF CONTACT:
PLANNING COMMISSION:
BOARD OF SUPERVISORS:

Tim Padalino, AICP, Senior Planner
September 25, 2018
TBD

PETITION(s):

PROJECT: SP201800007 – 1895 Avon Street Extended
MAGISTERIAL DISTRICT: Scottsville
TAX MAP/PARCEL(S): 090000000035A1
LOCATION: 1895 Avon Street Extended, Charlottesville, VA 22902
PROPOSAL: Limousine and other motor vehicle rental service on 1.5-acre parcel.
PETITION: “Motor vehicle sales, service, and rental” per Section 26.2(a) and Section 24.2.1.25 of the Zoning Ordinance. No new dwellings proposed.
ZONING: LI Light Industrial – industrial, office, and limited commercial uses (no residential use).
ENTRANCE CORRIDOR (EC): No.
OVERLAY DISTRICT(S): Steep Slopes – Managed.
COMPREHENSIVE PLAN: Office / R&D / Flex / Light Industrial – professional office, commercial; research and development, design, development of prototypes, engineering; light manufacturing, fabrication, distribution if with a non-industrial use.

PROJECT: SP201800008 – 1895 Avon Street Extended – Auto Detailing
MAGISTERIAL DISTRICT: Scottsville
TAX MAP/PARCEL(S): 090000000035A1
LOCATION: 1895 Avon Street Extended, Charlottesville, VA 22902
PROPOSAL: Automotive detailing service on 1.5-acre parcel.
PETITION: “Automobile, truck repair shops” per Section 26.2(a) and Section 24.2.1.2 of the Zoning Ordinance. No new dwellings proposed.
ZONING: LI Light Industrial – industrial, office, and limited commercial uses (no residential use).
ENTRANCE CORRIDOR (EC): No.
OVERLAY DISTRICT(S): Steep Slopes – Managed.
COMPREHENSIVE PLAN: Office / R&D / Flex / Light Industrial – professional office, commercial; research and development, design, development of prototypes, engineering; light manufacturing, fabrication, distribution if with a non-industrial use.

CHARACTER OF THE AREA:

The subject property is a 1.5-acre parcel within a Light Industrial zoning district on Avon Street Extended. The parcel is located approximately one-half mile (0.5 miles) from the intersection of Avon Street Extended and Scottsville Road / Route 20.

The Snow Point Lane industrial property and uses adjoin the subject property to the north and east. Spring Hill Village (an unbuilt Neighborhood Model District community) adjoins to the south. A large residential area is located to the west, across Avon Street Extended; this includes a small R1 Residential zoning district (which includes Faith Temple Church), as well as Mill Creek South. (Attachment A)

PLANNING AND ZONING HISTORY:

The site is currently subject to an approved Site Plan (SDP199800162), inclusive of one Letter of Revision. If the requested Special Use Permits are approved, a new Site Plan would need to be submitted and approved prior to implementing the proposed improvements.

DETAILS OF THE PROPOSAL:

The applicant is requesting two Special Use Permits to allow for two distinct but related uses:

- *Albemarle Limousine (AL)*: This “motor vehicle sales, service, and rental” use would include the storage (parking) and use of the AL fleet, which includes four oversized motor coaches and 8-12 additional SUV’s sedans, and sprinter vans; as well as the consolidation of overall AL business operations to this site.
- *Virginia Auto Detailing (VAD)*: This “automobile, truck repair shops” use would include “high-quality, low-volume” automotive detailing services to private individual clients as well as to the AL fleet of vehicles.

Proposed improvements include: modification to the existing commercial entrance; renovation and reuse of the existing one-story service repair garage; construction of a two-story addition for additional garage bays and office space; landscaping and a sliding gate to achieve a screening effect from the Avon Street Extended right of way; and a relatively minor expansion of the parking lot into the 30’ minimum side yard setback area (this requires a Special Exception; see page 11).

For more detailed information about each element of the proposal, please see the “Project Narrative” (Attachment B), as well the “Conceptual Plan” (Attachment C).

COMMUNITY MEETING

The applicants conducted the required community meeting with the 5th & Avon Community Advisory Committee on Thursday, June 21. A summary of the CAC review and discussion, which was created with assistance from Mr. Andrew Knuppel, Neighborhood Planner, is provided in Attachment D.

ANALYSIS OF THE SPECIAL USE PERMIT REQUEST

Section 33.39(B) states that the Commission, in making its recommendation, shall consider the same factors found in Section 33.40(B):

1. No substantial detriment. Whether the proposed special use will be a substantial detriment to adjacent parcels.

No discernible detriment to adjacent parcels is expected from this proposal. The Light Industrial district, which includes similar uses, adjoins the subject property on two sides. The proposed development would be achieved through the renovation and reuse of a previously developed, vacant site, and would require virtually no tree removal and no significant grading. The proposal also includes a commitment to screening a large majority of the uses on the property (through the proposed installation of landscaping and a sliding gate).

2. Character of the nearby area is unchanged. Whether the character of the adjacent parcels and the nearby area will be changed by the proposed special use.

The character of the adjacent parcels and the nearby area would not be changed by the proposed special uses. The proposed development appears to be generally similar to and consistent with the existing character of the adjacent parcels in the LI district.

3. Harmony.

Whether the proposed special use will be in harmony with the purpose and intent of this chapter,

The intent of the LI Light Industrial district is to permit industrial and supporting uses that are compatible with, and do not detract from, surrounding districts. The requested uses are permissible by special use permit in the LI district, and are not incompatible with surrounding properties or districts. The proposed development of the property as expressed in the application materials would not prevent the site from being used for other light industrial uses in the future. No conflict has been found between this request and the intent of the Zoning Ordinance.

with the uses permitted by right in the district,

As shown and articulated in the application materials, the proposed “motor vehicle sales, service, and rental” use and “automobile, truck repair” use do not appear to represent an inharmonious relationship with other permissible uses in the LI district.

with the regulations provided in Section 5 as applicable,

There are no applicable “Supplementary Regulations” for either proposed use per Sections 26.2.a or 24.2.1 of the Zoning Ordinance.

and with the public health, safety, and general welfare.

The proposal is not unharmonious with public health, safety, or general welfare. The provision of a sidewalk could contribute towards improved public health as well as the general welfare of residents and other pedestrians on the Avon Street Extended corridor.

4. Consistency with the Comprehensive Plan. Whether the proposed special use will be consistent with the Comprehensive Plan.

The Comp Plan designates the subject property for “Office / R&D / Flex / Light Industrial” (ORDFLI) land use(s) in the Future Land Use Plan for the Southern and Western Urban Neighborhoods Master Plan (Master Plan). As noted in the “Land Use Categories and Guidelines” in the Master Plan (S+W. 34), this ORDFLI designation represents “a category of employment-generating uses with the lightest impacts in the industrial use category, although uses in this designation may generate significant employee traffic, depending on the size and use of the facility.”

Primary uses in the ORDFLI designation include the following:

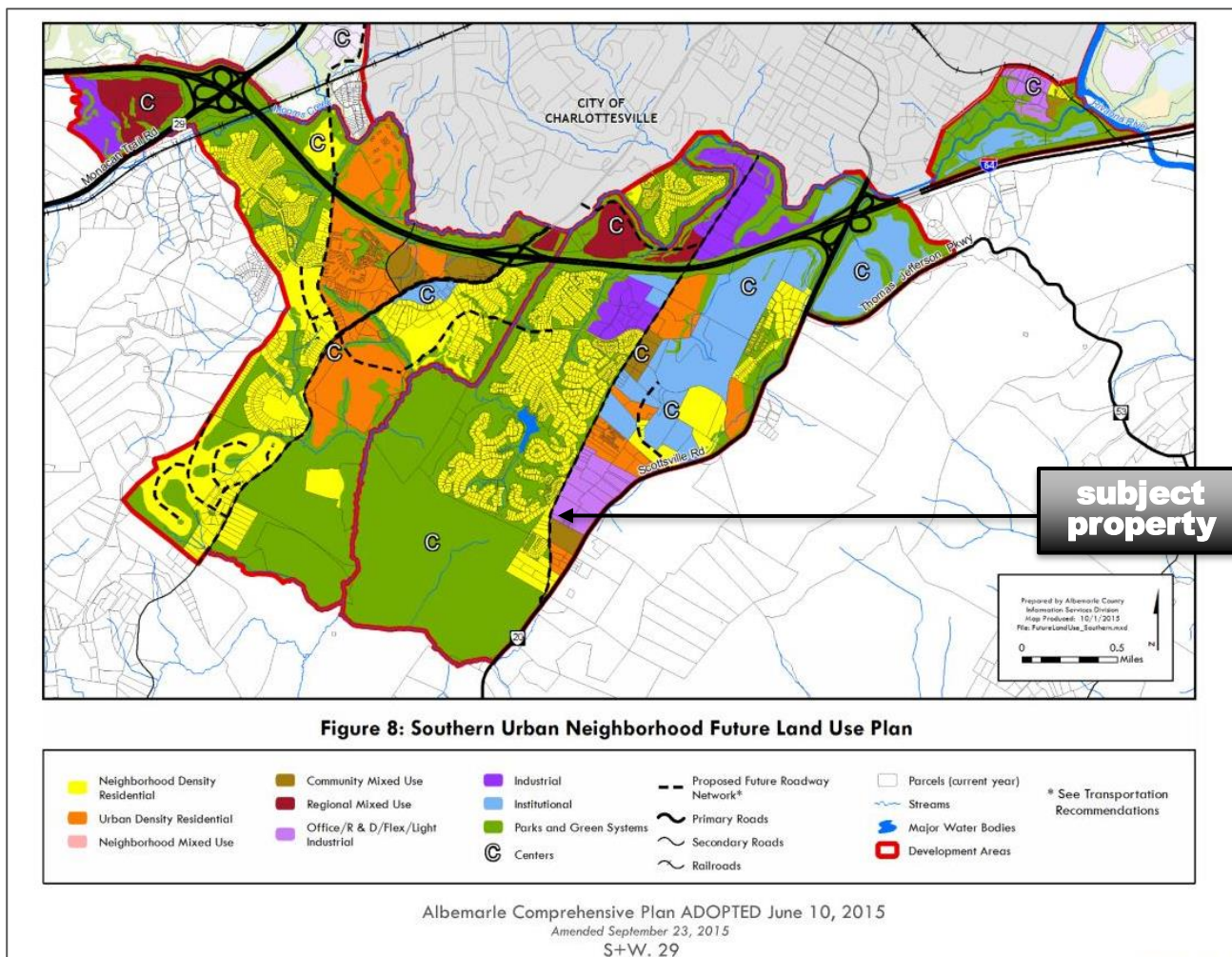
- “Office: includes commercial office buildings that may house a variety of users and professional offices, such as medical or real estate offices.
- Research and Development (R&D): includes design, experimentation, development of prototypes, engineering, scientific applications, and administration, especially in the fields of medical technology, communications systems, transportation, multi-media, and the development of electronic technology, communication systems, or information systems. Development, construction, and testing of prototypes may be associated with this use.
- Flex: businesses with several integrated uses, such as very light manufacturing, warehousing, or showrooms.
- Light industrial: includes light manufacturing, fabrication, and distribution.”

Secondary uses in the ORDFLI designation include “retail and commercial uses, which are supportive of primary uses, residential, and institutional uses.”

The Master Plan also provides additional information and recommendations regarding this area of Avon Street Extended, as follows:

- The “*Other Areas of Importance*” section states that “The [ORDFLI] designated land is expected to be an area for further development, especially to provide for light industrial uses and employment.” (S+W. 45)
- The “*Priority Areas*” section identifies “Avon Street to Route 20 South” as a priority area, and states that “The area located south of Interstate 64, between Avon Street and Route 20 South has ... areas for [ORDFLI] use, and potential for redevelopment opportunities, especially in the industrial areas.”

The proposals to redevelop this property for use as the new headquarters and operations for Albemarle Limousine, and for use as the new headquarters and operations of Virginia Auto Detailing, are generally consistent with the Master Plan – including the ORDFLI designation in the Future Land Use Plan, and the information contained in the Other Areas of Importance and Priority Areas sections.



“Southern Urban Neighborhoods Future Land Use Plan” (S+W Master Plan p. 29)

Neighborhood Model Development: Staff’s analysis below addresses the applicable principles of the Neighborhood Model.

Pedestrian Orientation	The Conceptual Plan shows a “Potential Sidewalk” across the front portion of the property along Avon Street Extended. However, the application materials do not explicitly contain a formal commitment to providing this sidewalk, because the current language (“potential”) does not constitute a requirement that can be enforced. Providing a sidewalk would be a valuable benefit for the numerous reasons, including: ▪ advance the Neighborhood Model principles in the Comprehensive Plan; ▪ help to address the Master Plan comment that “there are no sidewalks along Avon Street Extended” (S+W. 27); ▪ advance the specific Master Plan recommendations in the “Plan for Future Transportation Network” to “provide curb, gutter sidewalks, street trees, and bike lanes along Avon Street to the intersection with Route 20” (S+W. 61); ▪ serve as a continuation of the sidewalk that was required as part of the County approval of the Spring Hill Village development that adjoins the subject property to the south; ▪ support the recent and ongoing public investments to provide expanded pedestrian infrastructure, increased pedestrian connectivity, and safer pedestrian mobility along the Avon Street Extended corridor; and ▪ support Safe Routes to School efforts. Providing a sidewalk across the front of the property along Avon Street Extended was also identified as an important element by the 5th & Avon Community Advisory Committee (CAC). Additionally, improving pedestrian connectivity and mobility is also one of the priority issues to be addressed through the recently-initiated 5th & Avon Corridor Study. <i>Principle is technically not met in a formal, binding way.</i>
Mixture of Uses	The proposal(s) comprise two separate uses which provide distinct, yet complimentary, services, and which provide multiple types of employment opportunities. <i>Principle is met.</i>
Relegated Parking	The proposal would utilize an existing parking lot that is located in front of the building, between the existing structure and the Avon Street Extended right of way. The proposal includes landscaping screening for this existing parking lot. The proposed location for additional parking to accommodate the proposed motor vehicle rentals use is in the rear portion of the property, behind the proposed two-story addition; and the applicant further proposes to screen this rear parking with a gate, fencing, and landscaping. <i>Principle is partially met, and is only partially applicable in this redevelopment scenario.</i>
Buildings and Spaces of Human Scale	The proposal would utilize an existing one-story structure, and would include a two-story addition in the rear. Due to the grade change (with the public street right of way being above the property) and the low (one-story) height of the existing structure, it does not appear that the building will contribute any spatial definition or other humanistic placemaking qualities to Avon Street Extended corridor. A two-story addition will generally increase the structure’s massing and physical presence along Avon Street Extended, even though it would be added to the rear of the existing one-story structure. <i>Principle is not clearly met; however, in this redevelopment scenario, the evaluation of this principle is largely determined by the proposal to reuse an existing one-story structure, and the construction of a two-story addition which would be located on the rear portion of the existing structure.</i>

Redevelopment	The proposals would utilize an existing one-story structure on a previously-developed site within the Development Area, and add a two-story addition, without increasing impervious surface areas. <i>Principle is met.</i>
Respecting Terrain and Careful Grading and Re-grading of Terrain	Based on the Conceptual Plan and project narrative, the proposal includes no significant grading; impervious surfaces areas will not increase; and post-development drainage patterns will be the same as pre-development drainage patterns. <i>Principle is met.</i>

In addition to the evaluation criteria in Section 33.40(B) of the Zoning Ordinance, Section 26.3 of the Zoning Ordinance also specifies “additional factors when considering special use permits for “general commercial uses” in Industrial districts (including LI districts). In evaluating a request for a special use permit for an independent office or general commercial use as that use is described in section 26.2, the board shall consider the following factors in addition to those delineated in section 33.40(B):

- a. **The purpose of the industrial district in which the use is proposed.**
No conflict has been found between these proposals and the purpose of the LI district on Avon Street Extended.
- b. **The proposed use and its proposed size should be consistent with the intent of the applicable industrial district.**
The intent of the LI district is to permit industrial and supporting uses that are compatible with, and do not detract from, surrounding districts. The requested uses are permissible by special use permit in the LI district, and are not incompatible with surrounding properties or districts. No conflict has been found between this request and the intent of the LI district per Section 27.1 of the Zoning Ordinance.
- c. **The use proposed should not be located on the lowest floor of any building having direct exterior access to the ground surface in order to allow that floor to be used for industrial purposes.**
Both the existing structure and the proposed two-story addition would include garage bays on the first floor with direct exterior access. The Project Narrative states that “the proposed use will not preclude the property from being used for industrial purposes in the future.”
- d. **The gross floor area of each establishment should not exceed three thousand (3,000) square feet.**
The gross floor area of VAD would be 1,664 square feet (existing structure), and the gross floor area of AL would be 3,712 square feet (two-story addition). The aggregate gross floor area of the “general commercial” uses would be 5,736 square feet. The aggregate total footprint would be 3,520 square feet.
- e. **The aggregate gross floor area of the independent offices or general commercial uses, or both, should not exceed twenty-four thousand (24,000) square feet and should not exceed twenty-five (25) percent of the gross floor area of the building.**
The aggregate floor area of the “general commercial” uses would be 5,736 square feet.
- f. **Whether the structure or structure expansion will be constructed to the standards required for industrial structures, regardless of its intended use.**
The Project Narrative states that “the applicant intends to construct the [two-story addition] to the standards required for industrial structures.”

Please note the applicant has provided commentary on these additional factors on pages 11-12 of the Project Narrative (Attachment B).

SUMMARY:

After review of this request, staff have identified the following factors of this proposal which are favorable and unfavorable:

Factors favorable to this request include:

1. The proposed uses are consistent with the Master Plan future land use designation for ORDFLI uses.
2. The proposed uses represent a redevelopment project within the Development Areas. The proposal would improve a previously-developed, currently vacant site; and does not require tree clearing, significant grading, or increased impervious surface area.
3. The proposed uses would generate economic activity and support job opportunities.
4. The proposed uses that would occur outdoors would be substantially or fully screened from the Avon Street Extended public right of way.

Factors unfavorable to this request include:

1. Although the Concept Plan shows a "Potential Sidewalk" near the front of the property along Avon Street Extended, the application materials do not explicitly contain a formal commitment to providing this sidewalk.

RECOMMENDED ACTIONS:

Based on the findings described in this report and factors identified as favorable, **staff recommends approval of special use permit applications SP201800007 and SP201800008 with the following conditions** (below).

Recommended Conditions of Approval:

1. Development and use of the Property shall be in general accord with the conceptual plan entitled "Conceptual Plan / 1895 Avon Street Extended" (hereafter "Conceptual Plan") prepared by Michael Myers, PE, CFM, dated July 18, 2018, as determined by the Director of Planning and the Zoning Administrator. To be in general accord, development and use shall reflect the following major elements shown on the Conceptual Plan:
 - a) Landscaping in the locations shown on the plan;
 - b) Screening comprised of a screen fence (sliding gate), screening fence, and landscaping;
 - c) Sidewalk along Avon Street Extended right of way;
 - d) Location of building addition and other structures; and
 - e) Location and extent of parking areas.
2. A sidewalk meeting County or VDOT specifications shall be constructed as shown on the Conceptual Plan prior to the issuance of a Certificate of Occupancy.
3. The building mass, shape, height, and amount of architectural detail of the two-story building addition shall be similar to the perspective renderings contained in the Project Narrative, and shall be compatible with the existing building, as determined by the Director of Planning at the time of Building Permit review.
4. Any replacement landscaping along the Avon Street Extended frontage shall consist of street trees and shrubs, to be approved with the Final Site Plan.

POSSIBLE PLANNING COMMISSION MOTIONS – SP201800007:

- A. Should the Planning Commission **choose to recommend approval** of this special use permit:
I move to recommend approval of SP201800007 for “1895 Avon Street Extended” with the conditions outlined in the staff report.
- B. Should the Planning Commission **choose to recommend denial** of this special use permit:
I move to recommend denial of SP201800007 for “1895 Avon Street Extended” for (state reasons for denial).

POSSIBLE PLANNING COMMISSION MOTIONS – SP201800008:

- A. Should the Planning Commission **choose to recommend approval** of this special use permit:
I move to recommend approval of SP201800008 for “1895 Avon Street Extended” with the conditions outlined in the staff report.
- B. Should the Planning Commission **choose to recommend denial** of this special use permit:
I move to recommend denial of SP201800008 for “1895 Avon Street Extended” for (state reasons for denial).

SPECIAL EXCEPTION REQUEST TO MODIFY MINIMUM YARD REQUIREMENTS (“SIDE YARD SETBACK” AND “DISTURBANCE BUFFER ZONE”):

The applicant has requested a Special Exception pursuant to Zoning Ordinance Section 33.49, to modify the “minimum yard requirements in the industrial districts” specified in Section 26.5.

Summary of Request

Specifically, the applicant has requested modification of the required minimum side yard setback specified in Section 26.5(b) and Section 4.20(b) and modification of the required disturbance buffer specified in Section 26.5(c), as shown in the Special Exception Request application materials. (Attachment E)

More specifically, the applicant proposes to locate approximately seven (7) parking spaces the required thirty (30) foot side yard setback area and disturbance buffer zone. Several of the spaces would be covered by a permanent parking canopy structure. The side yard setback and disturbance buffer zone has previously been encroached upon by the prior development and use of the property. The applicant proposes to mitigate the requested encroachment into the side yard setback and disturbance buffer zone by installing a double-row of evergreen shrubs and installing approximately 1,000 SF of additional landscaping. (Attachment F)

Applicable Zoning Ordinance Sections

Section 26.5(b) of the Zoning Ordinance states that *“If the abutting lot is zoned residential, rural areas, or the Monticello Historic district, the minimum and maximum side and rear yards shall be as provided in section 4.20.”* Section 4.20(b) of the Zoning Ordinance specifies the following minimum requirements for side and rear yard setbacks: *“In the LI district, if the abutting lot is zoned residential, rural areas, or the Monticello Historic district: (i) no portion of any structure, excluding signs, shall be located closer than 50 feet from the district boundary; and (ii) no portion of any off-street parking space shall be located closer than 30 feet from the district boundary.”* (emphasis added)

Because the immediately adjoining portion of the neighboring Spring Hill Village Neighborhood Model District is designated for residential uses, the thirty (30) foot minimum side yard setback requirements for off-street parking identified above apply to this proposal on this subject property in the LI district.

Additionally, Section 26.5(c) states that *“No construction activity, including grading or clearing vegetation (collectively, “disturbance”), shall occur within thirty (30) feet of any district other than a commercial or*

industrial district...” Even though this required “disturbance buffer zone” is the same dimension (thirty feet) as the required minimum “side yard setback” for off-street parking, it is a separate regulation with different evaluation criteria. The most relevant applicable factor for the disturbance buffer zone is whether or not the proposed encroachment would result in an “improved site design.” Staff analysis of this factor (and others) is provided below.

Staff Analysis

Staff finds that the requested special exception (as proposed in the Special Exception Request application materials, Attachments E and F) has several favorable factors, including:

1. The side yard setback area and disturbance buffer zone has previously been developed and used by one or more prior owners, and therefore this special exception request does not require removal of any existing trees or any significant grading;
2. The proposed mitigation for this request includes the installation of a double row of evergreen shrubs along a portion of the side yard setback area and disturbance buffer zone where the existing vegetation along the southern property boundary is less than twenty (20) feet wide, as well as approximately 1,000 square feet of new landscaping visible from Avon Street Extended;
3. The proposed improvements would result in an improved site design, for the following reasons:
 - a. it reuses existing impervious surface area to support the redevelopment and efficient reuse of the subject property; and
 - b. it includes mitigation practices (described above) which meet the minimum screening requirements and which exceed what would otherwise be the minimum required landscaping, to an area that has previously been developed but which is otherwise unimproved; and
4. This requested special exception (as proposed in the application materials) does not otherwise constitute any harm to the public health, safety, or general welfare.

RECOMMENDED ACTION – SPECIAL EXCEPTION:

In consideration of the information provided by the applicant, as well as the staff analysis (including factors favorable) identified in this report, the special exception request seems acceptable.

Therefore, **staff recommend approval of the requested Special Exception** to modify the side yard setback requirements specified in Section 4.20(b) of the Zoning Ordinance and to modify the disturbance buffer zone requirements specified in Section 26.5(c) of the Zoning Ordinance, **with the following conditions:**

1. The development and use of the side yard setback area and disturbance buffer zone shall be in general accord with the Special Exception Request application materials (including Letter of Justification and Conceptual Plan) prepared and submitted by Mr. Michael Myers, PE, CFM, dated July 30, 2018. To be in general accord, the development and use of the property in the area of the side yard setback and disturbance buffer shall reflect the following major elements in the Special Exception Request application materials:
 - a. The location and extent of the parking spaces and parking canopy;
 - b. The area of re-claimed landscaping; and
 - c. The double row of evergreen shrubs for screening the southern property boundary.

POSSIBLE PLANNING COMMISSION MOTIONS – SPECIAL EXCEPTION REQUEST:

Under policy set by the Board of Supervisors, the Commission shall include in its recommendation for ZMAs and SPs with special exceptions and conditions a recommendation for special exceptions per

Zoning Ordinance Sections 33.47(B) and 33.48.

- A. ***Should the Planning Commission choose to recommend approval of the requested special exception:*** I move to recommend approval of the requested special exception to modify the side yard setback and disturbance buffer requirements for the reasons outlined in the staff report and with the conditions outlined in the staff report.
- B. ***Should the Planning Commission choose to recommend denial of the special exceptions:*** I move to recommend denial of the requested special exception to modify the side yard setback and disturbance buffer requirements (state reasons for recommending denial).

ATTACHMENTS:

- A – [Location Map](#)
- B – [Application Materials: Project Narrative](#) (dated July 30, 2018)
- C – [Application Materials: Conceptual Plan](#) (dated July 18, 2018)
- D – [Notes from Community Meeting](#) (conducted June 21, 2018)
- E – [Special Exception Request: Letter of Justification](#) (dated July 30, 2018)
- F – [Special Exception Request: Conceptual Plan](#) (dated July 30, 2018)