



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

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October 19, 2018

Michael Myers, PE, CFM; 30 Scale LLC
871 Justin Drive
Palmyra, Va 22963

RE: SP201800007 – 1895 Avon Street Extended
SP201800008 – 1895 Avon Street Extended – Auto Detailing

Dear Mr. Myers:

The Albemarle County Planning Commission, at its meeting on September 25, 2018, by a vote of 6:0 recommended approval of the above-noted petitions to the Board of Supervisors.

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.

In addition, Planning Commission, by a vote of 6:0 recommends 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.

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

Sincerely,

Tim Padalino, AICP
Senior Planner
Planning Division