

**RESOLUTION TO APPROVE
SP 201900006 THE MARKET AT BOYD TAVERN**

BE IT RESOLVED that, upon consideration of the staff reports prepared for SP 2019-06 and all of their attachments, the information presented at the public hearings, the additional data submitted by the applicant, any written comments received, and the factors relevant to a special use permit in Albemarle County Code §§ 18-22.2.2(16)(a-c) and 18-33.40, the Albemarle County Board of Supervisors hereby approves SP 201900006, subject to the conditions attached hereto.

* * *

I, Claudette K. Borgersen, do hereby certify that the foregoing writing is a true, correct copy of a Resolution duly adopted by the Board of Supervisors of Albemarle County, Virginia, by a vote of ____ to ____, as recorded below, at a regular meeting held on _____.

Clerk, Board of County Supervisors

	<u>Aye</u>	<u>Nay</u>
Mr. Gallaway	_____	_____
Ms. LaPisto-Kirtley	_____	_____
Ms. Mallek	_____	_____
Ms. McKeel	_____	_____
Ms. Palmer	_____	_____
Ms. Price	_____	_____

SP2019-06 The Market at Boyd Tavern Special Use Permit Conditions

1. Development of the use shall be in general accord with the Conceptual Plan titled “Special Use Permit Concept Plan: Boyd Tavern Market,” prepared by Shimp Engineering, with the latest revision date of March 3, 2020, and narrative title “Project Narrative: Boyd Tavern Market”, with the latest revision date of December 10, 2019, as determined by the Director of Planning and the Zoning Administrator. To be in general accord with the Conceptual Plan, development shall reflect the following major elements within the development essential to the design of the development and as described in the Narrative and the Conceptual Plan:
 - a. Location of the proposed building and fueling stations.
 - b. Location of parking area.
 - c. The number of fueling stations, with a maximum of five (5) fuel fueling stations on-site.
 - d. Location and type of proposed landscaping and fencing. The landscaping buffer must be a mixture of deciduous and evergreen plantings, to the satisfaction of the Planning Director.
 - e. Proposed canopy and building architecture, as referenced in the “Architectural Design Details Guidelines” with the latest revision date of January 16, 2020. The maximum height of the gas canopy must be 14’6” measured to the bottom of the fascia.
2. The following restrictions to lighting must apply: all fixtures must be full cutoff; lighting is limited to 20 foot-candles at the ground; all outdoor lighting must be turned off outside of hours of operation; and the canopy fascia must not be illuminated.
3. The maximum gross floor area of the building is four thousand (4,000) square feet.
4. The hours of operation must be within the range of 5 AM to 10 PM.
5. The applicant must conduct an archaeological survey to show boundaries and extent of the burial area prior to any grading activities.
6. All mechanical equipment must be fully screened from the view of adjacent properties and adjacent public streets.
7. The applicant must install and maintain a tamper-proof, flow restriction device limiting water flow to not more than seven hundred (700) gallons per day. If requested, results of daily water consumption must be made available within forty-eight (48) hours of a request from the Zoning Administrator.