



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

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July 6, 2020

Scott Collins  
Collins Engineering  
200 Garrett Str, Suite K  
Charlottesville VA 22902  
[scott@collins-engineering.com](mailto:scott@collins-engineering.com)

**RE: SP202000006 Scott's Ivy Exxon**

Dear Mr. Collins,

The Albemarle County Planning Commission, at its meeting on June 16, 2020, by a vote of 6:1, recommended approval of the above-noted petition to the Board of Supervisors for the following with the conditions 1-5 as listed in the staff report.

Listed are the following conditions:

1. Development of the use shall be in general accord with the Conceptual Plan titled "Scott's Ivy Exxon – Special Use Permit – Conceptual Layout Plan", prepared by Collins Engineering, with the latest revision date of June 2, 2020, 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 concept plan:
  - a. Location and building footprint of the proposed expansion.
  - b. The number of auto service bays.
  - c. Mitigating landscaping within the stream buffer, to the satisfaction of the County Engineer.
  - d. Location and type of proposed landscaping buffer. The landscaping buffer must be a mixture of deciduous and evergreen plantings, to the satisfaction of the Planning Director.
  - e. Location of the parking areas.
2. The following restrictions to any new outdoor lighting must apply: all fixtures must be full cutoff; lighting is limited to 20 foot-candles at the ground; new outdoor lighting must be on a timer or motion sensor between the hours of 10 PM and 6 AM.
3. All mechanical equipment must be fully screened from the view of adjacent properties and adjacent public streets.
4. Hours of operation of the service station must be between 7 AM and 9 PM, Monday through Saturday. Fuel sales are permitted 24 hours per day.
5. The maximum building height is 24 feet.

If you should have any questions or comments regarding the above noted action, please do not hesitate to contact me at (434) 296-5832 ext 3270 or email [vkanellopoulos@albemarle.org](mailto:vkanellopoulos@albemarle.org)

Sincerely,  
Tori Kanellopoulos  
Senior Planner  
Planning Division

**Cc.** SR & DR, LLC  
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