

**RESOLUTION TO APPROVE
SP 202000006 SCOTT'S IVY EXXON**

BE IT RESOLVED that, upon consideration of the staff reports prepared for SP 202000006 and all of their attachments, the information presented at the public hearings, any written comments received, and the factors relevant to special use permits in Albemarle County Code §§ 18-22.2.2(16)(a) and 18-33.40, the Albemarle County Board of Supervisors hereby approves SP 202000006, 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	_____	_____

SP2020-06 Scott's Ivy Exxon Special Use Permit Conditions

1. Development of the use must be in general accord, as determined by the Director of Planning and the Zoning Administrator, 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. To be in general accord with the Conceptual Plan, development must 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 apply:
 - a. all fixtures must be full cutoff;
 - b. lighting is limited to 20 foot-candles at the ground;
 - c. 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 are limited to within 7 AM - 9 PM, Monday through Saturday. Fuel sales are permitted 24 hours per day.