

COUNTY OF ALBEMARLE
TRANSMITTAL TO THE BOARD OF SUPERVISORS
SUMMARY OF PLANNING COMMISSION ACTION

AGENDA TITLE: SP202300006 ArborLife Professional Tree Care Landscape Contractor	AGENDA DATE: March 6, 2024
SUBJECT/PROPOSAL/REQUEST: A request for a special use permit under Section 18-10.2.2 for a landscape contractor on a 4.02-acre lot in the Rural Areas, to house equipment utilized in the arboriculture industry, an on-site storage area for wood chips and mulch, and a staging area for larger wood material before transport.	STAFF CONTACT(S): Filardo, Barnes, Rosenberg, Herrick McDermott, Ragsdale, McCollum
SCHOOL DISTRICT: Brownsville Elementary, Henley Middle, Western Albemarle High	PRESENTER(S): Kevin McCollum, Senior Planner

BACKGROUND:

At its meeting on January 23, 2024, the Planning Commission (PC) voted 7:0 to recommend approval of SP202300006 ArborLife Professional Tree Care Landscape Contractor, for the reasons stated in the staff report and with staff recommended conditions, following one revision to proposed Condition #3.

Attachments A, B, and C are the PC staff report, action letter, and meeting minutes.

DISCUSSION:

Though supporting the use overall, the PC discussed the requirement for onsite water and sewage facilities. As detailed in the staff report, there is an existing farm building on the site. With a change in use to a commercial building, the Building Code requires a restroom with potable water. The PC was open to alternatives, but understood that permanent onsite water and sewer facilities are required based on applicable codes and regulations. Staff and the PC have recommended revised conditions that address concerns and prohibit the use of portable toilets or pump and haul systems.

The revised conditions, including the recommendation of the Planning Commission, are listed below:

1. Development of the use must be in general accord with the conceptual plan titled "SP202300006 Concept Plan for ArborLife Professional Tree Care" drawn by Meridian Planning Group, last revised November 16, 2023. To be in general accord with the Conceptual Plan, development must reflect the following major elements essential to the design of the development:
 - a. Location of buildings;
 - b. Location of parking areas; and
 - c. Location of storage areas.Minor modifications to the plan that do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance.
2. Development of the site must comply with a minimum 50-foot setback for structures and must comply with the use buffer requirements of County Code §18-26.5(c) along the boundary with Parcel ID 07100-00-00-037J0.
3. The use of portable toilets and pump and haul are prohibited.
4. Prior to final site plan approval, a VSMP plan to address all prior or proposed land disturbance must be approved.

RECOMMENDATIONS:

Staff recommends that the Board adopt the attached Resolution (Attachment D) to approve SP202300006 ArborLife Professional Tree Care Landscape Contractor, with conditions.

PROPOSED MOTION:

To approve Special Use Permit SP202300006 ArborLife Professional Tree Care Landscape Contractor:

I move to adopt the resolution attached to the staff report as Attachment D.

ATTACHMENTS:

A – June 23, 2024 Planning Commission Staff Report

A1: Existing Conditions and Context Map

A2: Application Narrative

A3: Concept Plan

A4: Virginia Department of Health Comments

A5: Building Inspections Comments

B – June 23, 2024 Planning Commission Action Letter

C – June 23, 2024 Planning Commission Minutes

D – Resolution to Approve SP202300006 ArborLife Professional Tree Care Landscape Contractor