



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

Phone (434) 296-5832

Fax (434) 972-4126

August 24, 2015

Ashley Cooper/Cooper Planning
1499 Lanetown Road
Crozet Va 22932

RE: SP2015000020 CVS at Rio and 29N

Dear Ms. Cooper:

The Albemarle County Planning Commission, at its meeting on August 4, 2015, by a vote of 6:0 recommended approval of the above-noted petition to the Board of Supervisors.

Please note that this recommendation is subject to the following conditions:

1. Development and use shall be in general accord with the following revised plans prepared by Kimley-Horn, Sheet CS-101 (1 of 3 in special use permit plan set) dated June 17, 2015 (hereafter "Layout Plan"), as determined by the Director of Planning and the Zoning Administrator. To be in general accord with the specified plans, development and use shall reflect the following major elements as shown on the plans:
 - a. Relationship of drive-through lanes to the building and the parking lot
 - b. Building location, orientation and mass

Minor modifications to the plan that do not otherwise conflict with the elements listed above, may be made to ensure compliance with the Zoning Ordinance.

2. The applicant is responsible for installation and maintenance of traffic control devices including but not limited to signage and pavement markings at the entrance and exit points of the drive-through lanes, subject to county engineer approval to ensure appropriate and safe travel patterns.
3. The use shall not commence prior to the issuance of a Certificate of Appropriateness by the Architectural Review Board.
4. The use shall commence on or before [date three years from Board approval] or the permit shall expire and be of no effect.

~~As stated above, staff also recommends that this item not be scheduled for the Board of Supervisors until the applicant either provides letters of support from adjacent property owners, as recommended by staff, or holds a community meeting.~~

Within 30 days of the date of this letter, please do one of the following:

- (1) Resubmit in response to Planning Commission recommendations**
- (2) Request indefinite deferral**
- (3) Request that your Board of Supervisors public hearing date be set**
- (4) Withdraw your application**

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,

Rachel Falkenstein
Senior Planner
Planning Division