4102 Dickerson Rd. Zoning Map Amendment

- **Project Proposal**
  We are seeking to rezone this 2.22 acre parcel from residential to Light Industrial for a small contractor business with need for additional shop/warehouse and office space. 50% owner of 4102 Dickerson Rd. (Darren Giacalone – DTG Enterprises) owns the adjacent property ~~4190~~ 4090 Dickerson Rd. where Roof Top Services is located. There is a need for additional Light Industrial property in Albemarle County and this will help fill that void.

- **Consistency with Comprehensive Plan**
  The re-zoning of this property to light industrial is consistent with the Places 29 North Master Plan for this parcel and surrounding parcels as was agreed upon by all in the pre-application meeting.

- **Impacts on environmental features**
  We are proposing to keep the existing house and detached garage spaces to be used as office space and storage. The only potential building to be added would be a small 1 story 50'x50' warehouse space in a relatively flat open space behind the existing house. The location of the proposed future building would minimize any necessary grading and would not involve removal of any trees.

- **Impacts on public facilities & public infrastructure**
  We do not believe there will be any impacts on public facilities, as the property had been used by the prior owner to run a small construction business out of for approximately the past 15 years. We would like to have access to public water and possibly sewer for the property, but will need to have further discussions with ACSA to determine the final cost of such plans.

- **Traffic Impact**
  We do not think that there will be any impact on traffic at all as we are not adding any additional entrances or vehicle trips onto Dickerson Road. As stated earlier, the prior owner had been using the property to run a small construction business out of for the past 15 years.