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September 15, 2022
Revised October 5, 2023

Mr. Ben Holt
Community Development

RE: Shull Property Narrative

The attached shall serve as the proposal for Shull Property narrative to serve alongside the Application Plan and Application that has also been submitted. The Special Use Permit request is to allow the proposed Public Garage use within the Rural Areas Zoning.

## PROJECT PROPOSAL

The Special Use Permit that is being applied for is intended to allow a Public Garage use on TMP 121-86I, the RA Zoning area. Per Section 5.1.3 of the Albemarle County Zoning Ordinance this use is permitted through the Special Use Permit application process.

On this project site, the user would like to fill the needs of surrounding residents by providing an automobile repair shop. By making available the services associated with the requested use, the public garage would benefit the community by providing employment opportunities and providing auto repair service to those in need. Standard operating hours for the garage shall be 8am-5pm, Monday through Friday.

The proposed site on TMP 121-86I meets ARB Entrance Corridor requirements by providing screening through existing dense vegetation which is preserved by a SWM Forest & Open Space easement along all sides of the boundary of the parcel as week as proposed privacy fencing.

The requested use "Public Garage" is listed in the Albemarle County Zoning Ordinance under Section 5.1.31, and therefore, items a.-d. have been considered:

a. All parts, materials, and equipment will be stored within the proposed building on-site.
b. Existing dense vegetation and a SWM Forest and Open Space easement are proposed in order to screen the site, including any vehicle awaiting repair, from all public streets and residential properties.
c. All automobile repair services will be performed within the proposed building on-site.
d. The proposed building is over 50 feet from the property line in every direction.

## CONSISTENCY WITH COMPRESHENSIVE PLAN

The proposed use is in concert with the Comprehensive Plan which encourages "economic drivers, which are business, industry, the University and other governmental agencies." The requested use is in line with encouraging the County's future growth, as depicted in the Albemarle County Master Plan, while also promoting the preservation of Rural Areas by providing a vegetated buffer as well as SWM and Forest and Open Space area. The proposed use also provides an opportunity "to engage in community life" by providing a needed service to the local community.

The proposed use also aligns with Chapter 4, Natural Resources, of the Comprehensive Plan by retaining and preserving approximately 3.55 acres of existing canopy within the proposed buffer. This represents approximately 55% of the total parcel area (6.41 acres).

Site Context: There is an existing VDOT Area Headquarters and a country store across Coles Rolling Road from the project site as well as a Veterinary office and U.S. Post Office across nearby Esmont Road and Plank Road. These uses are all within 250' of the subject parcel. The rest of the adjacent properties are residential.

The site is situated at a central intersection in the Keene, Virginia community. This area functions similar to a Crossroads community as defined in the Comprehensive Plan. The proposed public garage use is consistent with the features expected in the Rural Area as stated on page 7.3 of the Comprehensive Plan. This section states that expected features include "Crossroads communities that provide support services and opportunities to engage in community life". Similar to the adjacent Veterinary, Country Store and Post Office uses, the proposed Public Garage use would provide necessary vehicular repair support services within the Keene, Virginia community.

## IMPACTS ON PUBLIC FACILITIES & PUBLIC INFRASTRUCTURE

The Shull Property proposed automobile repair shop will be served by a well and septic system.

An improved entrance at the location of the existing entrance on Coles Rolling Road is being utilized.

## IMPACTS ON ENVIRONMENTAL FEATURES

The existing site does not impact a Water Protection Ordinance buffer or any other conservation area. There are no wetland or streams located on the property.

A stormwater management facility is being proposed on-site in order to meet VSMP water quality and quantity requirements. All state and local stormwater management requirements must be met and will be demonstrated with the Final Site and Water Protection Ordinance Plans. These requirements and guidelines ensure that negative impacts are not made to adjacent properties both during site construction and after completion of the project.

The proposed site design preserves approximately 3.55 acres of existing canopy within the proposed buffer. This represents approximately 55% of the total parcel area (6.41 acres). The proposed open space will be placed within a conservation easement to ensure that the buffer remains in place in perpetuity.

Shull Property's automobile repair shop will follow all guidelines with respect to disposal of automotive fluids, batteries, tires, and scrap metal.

Sincerely,

Clint Shifflett, PE
Project Manager