County of Albemarle
Community Development Department - Planning

Khris Taggart, Sr. Planner I
ktaggart@albemarle.org
Telephone: (434) 296-5832 ext. 3278

February 21, 2024

Justin Shimp
Shimp Engineering
912 East High Street
Charlottesville, VA 22902
justin@shimp-engineering.com

RE: SP2023-21 Flow Hyundai (TMP: 04500-00-00-068C0)

Dear Mr. Shimp,

The Albemarle County Architectural Review Board, at its meeting on February 19, 2024, completed an advisory review of the above-noted request to establish outdoor storage, display, and sales of vehicles in association with the construction of an auto dealership.

The Board by a vote of 4:0 (Stoner recused), forwarded a recommendation of no objection to the Special Use Permit request with conditions to the Planning Commission and provided recommended revisions to the Concept Plan and the final site plan as detailed below:

Revisions to the Concept Plan prior to Planning Commission review:

1. Revise the concept plan to show the easements and show that there are no conflicts.
2. Revise the concept plan to show increased landscaping south of the site entrance along Rt. 29.

Special Use Permit conditions:

1. Vehicles must be displayed or stored only in areas indicated for display or storage on the Concept Plan.
2. Vehicles must be parked in striped parking spaces.
3. Vehicles must not be elevated anywhere outside of a building on site.
4. Final site plan approval is subject to ARB approval of the landscape plan (submitted with the site plan). Landscaping shown on the plan may be required to be in excess of the minimum requirements of the ARB guidelines and/or the Zoning Ordinance to mitigate the visual impacts of the proposed use.
5. Final site plan approval is subject to ARB approval of the lighting plan (submitted with the site plan). Maximum light levels must not exceed 30 footcandles in the display lot and 20 footcandles in all other locations. The maximum height of pole lights must not exceed 20'. All fixtures must have lamps whose color temperature is between 2000 and 3000 Kelvin.

Recommendations for the Site Plan

1. Provide a lighting plan with the final site plan. Limit all fixtures to full cutoff styles to minimize visual impacts of the development on the EC street.
2. The finish for freestanding poles must be either dark brown, dark bronze, or black.
3. Include the standard lighting note on the lighting plan: Each outdoor luminaire equipped with a lamp that emits 3,000 or more initial lumens shall be a full cutoff luminaire and shall be arranged or shielded to reflect light away from adjoining residential districts and away from adjacent roads. The spillover of lighting from luminaires onto public roads and property in residential or rural areas zoning districts shall not exceed one-half footcandle.
4. Provide a complete landscaping plan with the final site plan.

5. Revise the parking schedule to match the number of spaces shown on the site plan.
6. Include the standard plant health note on the landscape plan: All site plantings of trees and shrubs shall be allowed to reach, and be maintained at, mature height; the topping of trees is prohibited. Shrubs and trees shall be pruned minimally and only to support the overall health of the plant.

If you have any questions concerning any of the above, please feel free to contact me.

Sincerely,

Khris Taggart, Sr. Planner I

cc: Flow 2110 Seminole LLC
500 West Fifth Street Suite 1800
Winston-Salem, NC 27101

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