County of Albemarle
Community Development Department - Planning

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September 9, 2025

Chris Marshall
Shimp Engineering, P.C.
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RE: SP-2025-03: Flow HCDJR (045000000068D4)

Dear Mr. Marshall,

The Albemarle County Architectural Review Board (ARB), at its meeting on September 8, 2025, completed an advisory review of the above-noted request to establish outdoor storage in the Entrance Corridor. The Board, by a vote of 3:0 (Mr. Hancock absent; Mr. Stoner recused), voted to recommend no objection to the request for the Special Use Permit, with the recommended revisions to the concept plan and the conditions of approval, and to provide the comments for the final site plan submittal, all as listed in the staff report, amended as follows:

Recommended revisions to the Concept Plan prior to Planning Commission review:

1. Revise the site section in the concept plan to show a more accurate representation of the proposed grading.
2. Revise the concept plan to note the correct SP number (SP-2002-46) that is being amended.
3. Revise the concept plan to note the correct SP number (SP-2025-03) under review.
4. Revise the boundaries of the proposed amendment area shown on sheets 6 and 7 of the concept plan to include only the area where changes are proposed.
5. Add one tree in the display area south of the site entrance and increase the size of the northern island to accommodate two trees.

Please note that the revised concept plan is required prior to the close of business on September 26, 2025, to be considered at the October 28th Planning Commission meeting.

Recommendation on the Special Use Permit:

The ARB recommends no objection to the proposed outdoor storage, display, and sales with the following conditions:

1. Use of this site must be in general accord with the Flow Honda/CDJR Concept Plan + Exhibits by Shimp Engineering dated XYZ. To be in general accord, vehicles for sales, storage and/or display must be parked only in the spaces indicated for sales, storage and display on the Flow Honda/CDJR 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. A complete lighting plan will be needed prior to final site plan approval. Limit all fixtures to full cutoff styles to minimize visual impacts of the development on the EC street.
2. The finish for freestanding light poles must match the finish of existing light poles.
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. A complete landscaping plan will be needed prior to final site plan approval. Ensure that the proposed landscaping does not conflict with the existing landscaping that is to remain and has a coordinated appearance.
5. 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

cc: Buddy Thomas
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