



County of Albemarle
Community Development Department

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MEMORANDUM

TO: Architectural Review Board
FROM: Khris Taggart, Sr. Planner I
RE: TA2025-03: Zoning Text Amendment to permit outdoor storage, display, and sales by-right instead of by Special Use Permit
DATE: June 2, 2026

Since the establishment of the Entrance Corridors in 1990, the County has received a total of 56 Special Use Permit (SP) applications for outdoor storage, display, and sales. Of these, 50 were approved, four were withdrawn, and two were denied for reasons unrelated to the Architectural Review Board's (ARB) evaluation. All the approved applications were approved with conditions. Over the years, the conditions associated with many outdoor display uses have become standard. When special use permits are regularly approved with standardized conditions it is good planning practice to consider incorporating those conditions into the ordinance and eliminating the special use permit requirement. This allows for more efficient use of County resources and allows the County to be more reactive to the needs of the community without compromising the quality of the Entrance Corridors. On December 10, 2025, the Board of Supervisors approved a Resolution of Intent to amend the ordinance to permit outdoor storage, display and sales by-right instead of by SP.

On June 8th, staff will recommend to the ARB a two-part approach to this ordinance amendment. The first part will address a by-right process and standards for the display of passenger vehicles; the second part will address the process and standards for the display of everything else. The processes will include the option to apply for a Special Exception. If the ARB supports the recommended approach, staff will proceed with drafting revised code text for review in a future ARB meeting.