ALBEMARLE COUNTY
STAFF REPORT

Project Name: SP202000003 H+H Car Care	**Staff:** Tori Kanellopoulos, Senior Planner
Planning Commission Public Hearing: May 5, 2020	**Board of Supervisors Public Hearing:** Tentative Date: June 17, 2020
Owner: 3B CONCEPTS LLC	**Applicant:** Lisa Scherer, on behalf of H+H Car Care
Acreage: 5.78 total acres; proposed use is on a portion of this site	**Special Use Permit for:** Auto detailing use (commercial use) per 18-26.2(a)
TMP: 09000-00-00-035X0	**Location:** 1833 Avon Street Extended, Charlottesville, VA 22902
Schools: Cale E.S., Walton M.S., and Monticello H.S.	**Zoning District:** LI Light Industrial
Magisterial District: Scottsville	**Number of dwelling units:** 0 dwelling units
Proposal: Automobile detailing service within an existing 1,800 square-foot building and using existing parking area to the side of and behind the building.	**Conditions:** Yes
Development Area: Neighborhood 4 in the Southern and Western Urban Neighborhoods	**Comprehensive Plan Designation:** Office/R&D/Flex/Light Industrial – professional office, commercial; research and development, design, development of prototypes, engineering; light manufacturing, fabrication, distribution if with a non-industrial use.
Character of Property: Developed property in the Light Industrial Zoning District with six structures and various industrial and commercial uses. There is an existing landscaping buffer at the rear of the property which will not be affected by this proposal.	**Use of Surrounding Properties:** To the west and across the street (Avon Street Extended) are the Lake Reynovia and Mill Creek neighborhoods. The two adjacent parcels to the north and south are also zoned Light Industrial and are used for industrial and commercial uses. There are two parcels adjacent to the east; one is also zoned LI, and the other is zoned R1 Residential and has one single-family dwelling unit.

Factors Favorable:	**Factors Unfavorable:**
1. The proposed uses are consistent with the Southern and Western Master Plan future land use designation for ORDFLI uses. 2. The use will preserve the industrial and commercial character of the area and reuse a vacant industrial building. 3. The proposed uses would generate economic activity and support job opportunities. 4. The proposed uses that would occur outdoors would be substantially or fully screened from the Avon Street Extended public right of way.	1. None identified.
Recommendation: Staff recommends approval of special use permit request SP202000003 with conditions.	

STAFF CONTACT: Tori Kanellopoulos, Senior Planner
PLANNING COMMISSION: May 5, 2020
BOARD OF SUPERVISORS: Tentative Date: June 17, 2020

PETITION:
PROJECT: SP202000003 – H&H Car Care
MAGISTERIAL DISTRICT: Scottsville
TAX MAP/PARCEL: 090000000035X0
LOCATION: 1833 Avon St. Extended, Charlottesville, VA 22902
PROPOSAL: Special Use Permit application to authorize a commercial use in the Light Industry Zoning District, specifically an auto detailing use within an existing 1,800 sq. ft. building and using a portion of the existing parking area on 5.78 acres.
PETITION: "Commercial use" in LI, Light Industry District per Section 18.26.2(a) of the Zoning Ordinance.
ZONING: LI – Light Industrial – industrial, office, and limited commercial uses (no residential use)
ENTRANCE CORRIDOR (EC): Yes
OVERLAY DISTRICT(S): Steep Slopes (managed)
COMPREHENSIVE PLAN: Office/R&D/Flex/Light Industrial – professional office, commercial; research and development, design, development of prototypes, engineering; light manufacturing, fabrication, distribution if with a non-industrial use. In Neighborhood 4 of the Southern and Western Urban Neighborhoods.

CHARACTER OF THE AREA:
The property is located at 1833 Avon Street Extended. The Lake Reynovia and Mill Creek neighborhoods are across the street and to the west. The two adjacent parcels to the north and south are also zoned Light Industrial and are used for industrial and commercial uses. There are two parcels adjacent to the east; one is also zoned LI, and the other is zoned R1 Residential and has one single-family dwelling unit (Attachment 1).

PLANNING AND ZONING HISTORY:
The property (TMP 90-35X) has had and currently has a variety of industrial and commercial uses. Current uses include Waste Management, a construction company, a concrete company, and a towing company. Several previous special use permits have been approved on this site, including for outdoor storage and display (SP199800065) and for towing (SP201100020).

DETAILS OF THE PROPOSAL:
The proposed use is an auto detailing business using an existing 1,800 square foot building with existing parking areas. Approximately five (5) to six (6) vehicles per day would be served. The use does not involve auto repair or mechanical repairs. Most of the auto detailing and washing would occur within the existing garage portion of the existing building, however larger vehicles (such as RV's or buses) would need to be detailed and washed either to the side of or behind the building. There are some existing parking spaces in the front of the building, which would be used for customer and employee parking. The existing parking area to the side and behind the building would be used for waiting vehicles

and for some detailing and washing. This parking area is gated and will be locked overnight. The proposed use also has a mobile capability and can bring detailing services to customers' businesses and homes. There would be four (4) employees. (Attachments 2 and 3).

COMMUNITY MEETING:

The Planning Director has waived the community meeting per County Code 18-33.24(C).

ANALYSIS OF THE SPECIAL USE PERMIT REQUEST:

Section 33.39(B) states that the Commission, in making its recommendation, shall consider the same factors found in Section 33.40(B):

1. No substantial detriment. Whether the proposed special use will be a substantial detriment to adjacent parcels.

No substantial detriment is anticipated with this proposed use. The two adjacent properties to the north and south are also zoned Light Industrial and also have commercial and industrial uses. The R-1 Residential zoned parcel to the east is buffered by the existing 30+ foot landscaping buffer on this property, which will remain and not be disturbed with this proposal. The proposed use requires an oil separator and does not allow water back into the County water system. The building is over 400 feet from Avon Street Extended. The top of building is slightly visible from Avon Street Extended, however the parking areas are not visible.

2. Character of the nearby area is unchanged. Whether the character of the adjacent parcels and the nearby area will be changed by the proposed special use.

The character of the adjacent parcels and the nearby area would not be changed by the proposed use. The proposed development is consistent with the existing character of the adjacent parcels in the Light Industrial district.

3. Harmony. Whether the proposed special use will be in harmony with the purpose and intent of this chapter,

The intent of the Light Industrial zoning district per 18-27.1 is: *to permit industrial and supporting uses that are compatible with, and do not detract from, surrounding districts. Structures within the light industry (LI) district are encouraged to be constructed to the standards required for industrial structures, regardless of their intended use.*

The requested uses are permitted by special use permit in the Light Industrial district and are compatible with surrounding properties and districts. The proposed development of the property would not prevent the site from being used for other light industrial uses in the future. No conflict has been found between this request and the intent of the Zoning Ordinance.

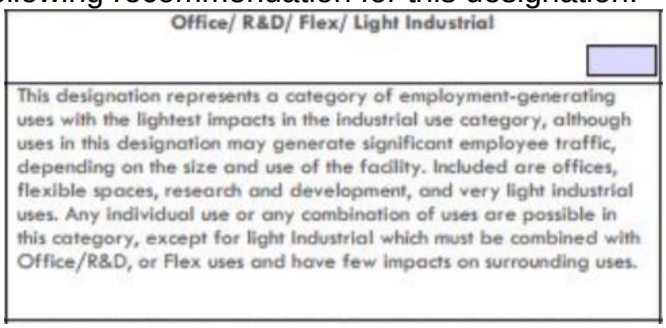
a. with the uses permitted by right in the district,

The proposed use is compatible with the permitted industrial and commercial uses in the Light Industrial zoning district.

b. with the regulations provided in Section 5 as applicable,
There are no applicable regulations in Section 5.

c. and with the public health, safety, and general welfare.
This proposal does not appear to have any negative impacts to public health, safety, and general welfare. The proposed use would provide employment opportunities and use a currently vacant building.

4. Consistency with the Comprehensive Plan. Whether the proposed special use will be consistent with the Comprehensive Plan.
Southern and Western Master Plan:
The proposed use is consistent with the Southern and Western Urban Neighborhoods Master Plan. The future land use designation of this property is Office/Flex/Research and Development/Light Industrial (OFRDLI) in the Southern and Western Master Plan. The Master Plan has the following recommendation for this designation:



Primary uses include: offices (professional/medical); research and development (medical technology, transportation, communication systems, development of prototypes); flex (warehousing, showrooms, light manufacturing); and light industrial (manufacturing, distribution). Secondary uses include retail and commercial uses that are supportive of primary, residential, and institutional uses.

The Master Plan also contains the following guidance for the Avon Street Extended area:

- The "Other Areas of Importance" section states that *"The [ORDFLI] designated land is expected to be an area for further development, especially to provide for light industrial uses and employment."*
- The Master Plan states that *"The area located south of Interstate 64, between Avon Street and Route 20 South has … areas for [ORDFLI] use, and potential for redevelopment opportunities, especially in the industrial areas."*

The proposed use is consistent with the secondary uses in this future land use designation, and with the intent of the future land use. The proposed use would provide employment opportunities and would not negatively impact any primary uses.

Comprehensive Plan:
The proposed use is also consistent with the relevant provisions of the Comprehensive Plan. The request meets the Growth Management policy (CH 3), which directs commercial and employment uses to the Development Areas. The Economic Development Chapter (6)

of the Comprehensive Plan encourages businesses to locate on properties already zoned Commercial or Industrial, especially when using or redeveloping underutilized structures on these properties. This Chapter also promotes the expansion of existing local businesses. The proposed use would generate employment opportunities and use a currently vacant building on a Light Industrial zoned property. H+H Car Care was formerly located in the City of Charlottesville and had to find a new location after the previous location was developed for other uses. The proposal is also consistent with the relevant portions of the Development Areas Chapter (8), which encourages businesses to locate and expand in the Development Areas, especially in the urban neighborhoods (which includes Southern and Western).

The following comments have been provided by the Office of Economic Development:
Overall, the County has very limited supply of industrially-zoned land. As a result, the EDO would not typically support requests for commercial uses to locate within an industrial district. However, we view this application as a unique case due to several factors:

1. Our office verified the proposed tenant (Rod Howard, owner of H+H Quality Car Care, Inc. and Waxmaster Mobile Detailing) has worked diligently with local commercial brokers to investigate opportunities for viable commercially-zoned land. No commercial opportunities are currently available.
2. Our office also independently reviewed properties within the County to confirm that no viable commercially-zoned options were available. We have continuously looked for opportunities to share since November 2019 and have found none.
3. Project ENABLE is primarily focused on serving the County's target industries and primary businesses. The majority of these businesses are not seeking this type of space within an industrial district. Instead, many primary businesses suited for industrially-zoned land are seeking manufacturing/warehouse space with a limited amount of Class A or Class B office space attached. They are also seeking locations that are proximate to desirable amenities for their employees like coffee shops and restaurants. The proposed site does not meet these characteristics and it is unlikely that this location would be sought after by one of these businesses.

For these reasons, EDO staff has no objection to the proposed request.

In addition to the evaluation criteria in Section 33.40(B) of the Zoning Ordinance, Section 26.3 of the Zoning Ordinance also specifies "additional factors when considering special use permits for "general commercial uses" in Industrial districts:

a. The purpose of the industrial district in which the use is proposed.
No conflict has been found between these proposals and the purpose of the LI district. The proposed use is within an existing 1,800 square foot building. The scale of this commercial use is consistent with a secondary use in the LI district.

b. The proposed use and its proposed size should be consistent with the intent of the applicable industrial district.
The intent of the Light Industrial zoning district (18-27.1) is '*to permit industrial and supporting uses that are compatible with, and do not detract from, surrounding districts.'* The intent of Industrial Districts (Generally) (18-26.2) is '*to be for the purpose of providing places of employment and strengthening the local economic base in furtherance of the economic development policy of the comprehensive plan.'* The proposed use provides employment opportunities and is compatible with surrounding industrial uses.

c. The use proposed should not be located on the lowest floor of any building having direct exterior access to the ground surface in order to allow that floor to be used for industrial purposes.
The building for the proposed use already exists. Therefore, it is appropriate to modify the existing one-story structure and use this existing first floor.

d. The gross floor area of each establishment should not exceed three thousand (3,000) square feet.
The existing building is only 1,800 square feet.

e. The aggregate gross floor area of the independent offices or general commercial uses, or both, should not exceed twenty-four thousand (24,000) square feet and should not exceed twenty five (25) percent of the gross floor area of the building.
The existing building is only 1,800 square feet. This site does not contain one large industrial building, but rather has several industrial and commercial buildings. The proposed use would use less than 25 percent of the site.

f. Whether the structure or structure expansion will be constructed to the standards required for industrial structures, regardless of its intended use.
The structure already exists, and no expansion is planned at this time. Future uses of the building could be commercial or industrial, or a new structure could be constructed, which should meet the standards required for industrial structures.

SUMMARY:

Staff has identified the following factors which are favorable to this request:

1. The proposed uses are consistent with the Southern and Western Master Plan future land use designation for ORDFLI uses.
2. The use will preserve the industrial and commercial character of the area and reuse a vacant industrial building.
3. The proposed uses would generate economic activity and support job opportunities.
4. The proposed uses that would occur outdoors would be substantially or fully screened from the Avon Street Extended public right of way.

Staff has identified the following factors which are unfavorable to this request:

1. None identified.

RECOMMENDATION:

Based on the factors favorable, **staff recommends approval of SP202000003, H+H Car Care, with conditions** (below):

1. Development of the use shall be in general accord with the Conceptual Plan titled "H+H Car Care Concept Plan," prepared by Lisa Scherer, with the latest revision date of March 6, 2020, and narrative title "1833 Avon Street Extended: Project Narrative", with the latest revision date of January 21, 2020, as determined by the Director of Planning and the Zoning Administrator. To be in general accord with the Conceptual Plan, development shall reflect the following major elements within the development essential to the design of the development and as described in the Narrative and the Conceptual Plan:
    a. Location of the vehicle parking and waiting areas.
    b. Location of the auto detailing and washing areas.

POSSIBLE PLANNING COMMISSION MOTIONS for SP202000003:

A. Should a Planning Commissioner **choose to recommend approval** of this special use permit:

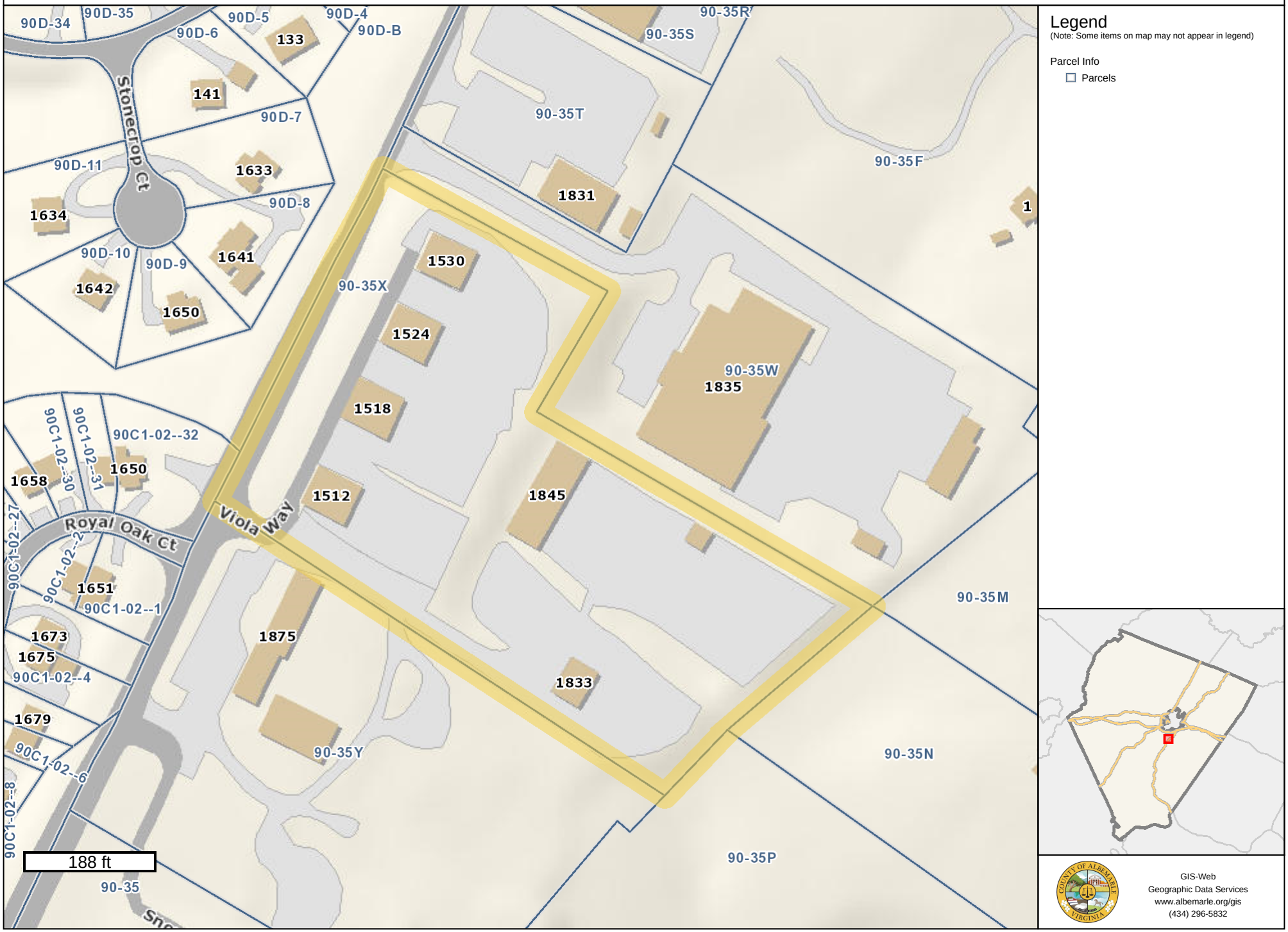
   Move to recommend approval of SP202000003, H+H Car Care, with the conditions outlined in the staff report.

B. Should a Planning Commissioner choose to recommend denial of this special use permit

   Move to recommend denial of SP202000003, H+H Car Care (state reasons for denial).

ATTACHMENTS:

Attachment 1 – Vicinity Maps
Attachment 2 – Applicant's Narrative, dated January 21, 2020
Attachment 3 – Concept Plan, dated March 6, 2020



Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.

March 9, 2020

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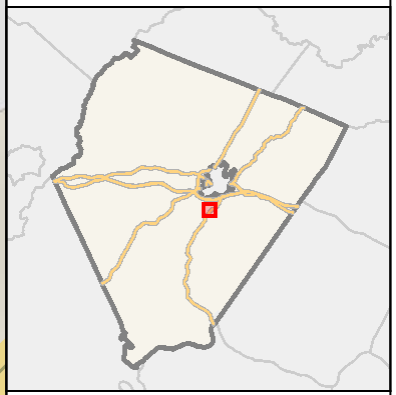


Legend

(Note: Some items on map may not appear in legend)

Parcel Info

- ☐ Parcels



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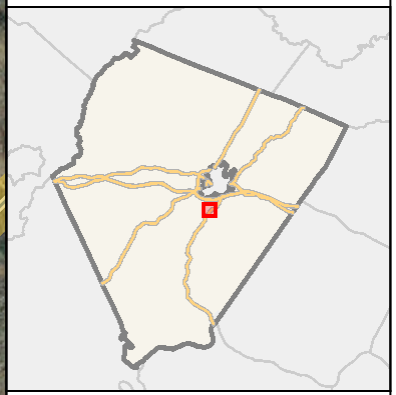


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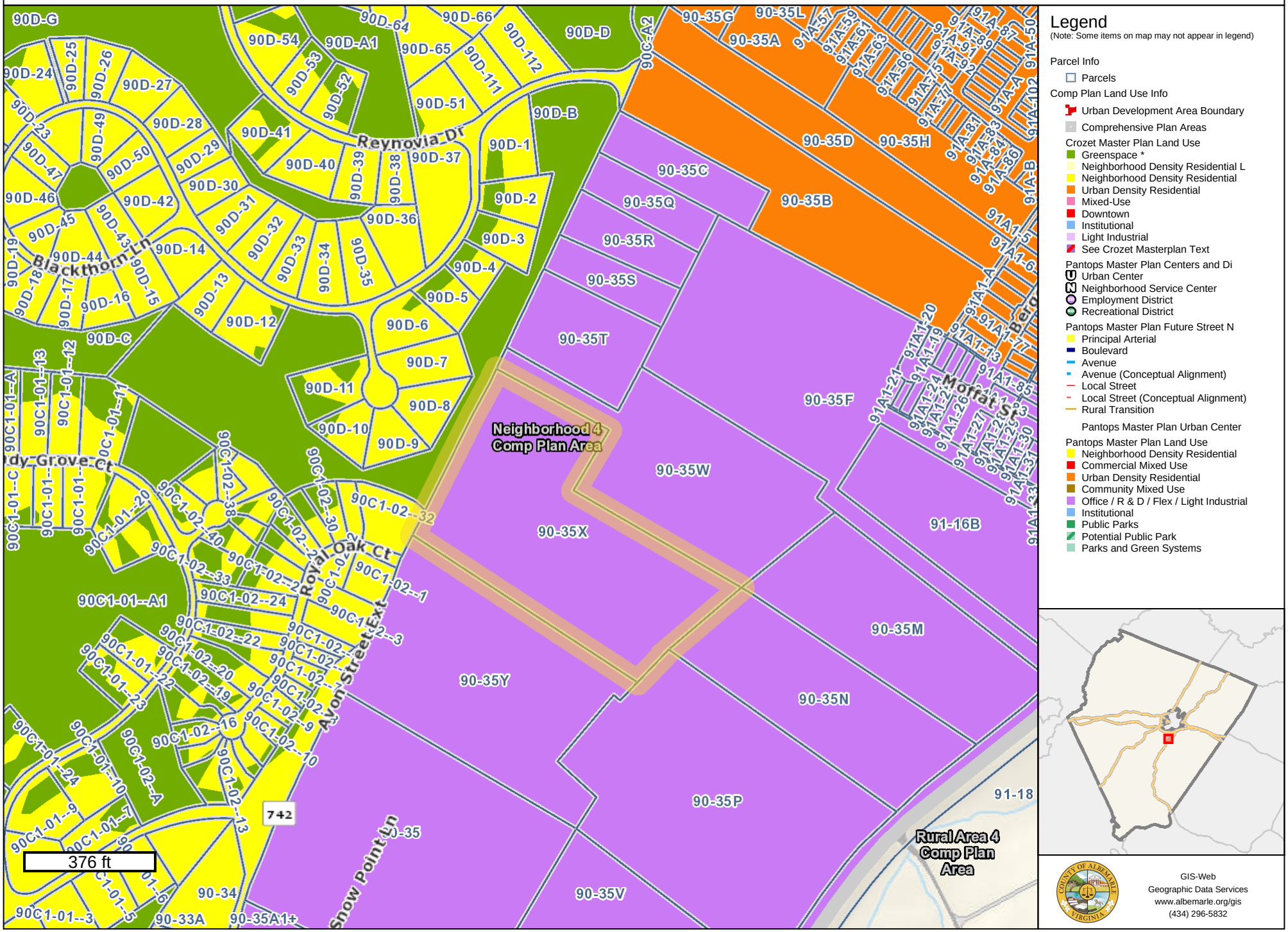


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Legend

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Parcel Info
- Parcels

Comp Plan Land Use Info
- Urban Development Area Boundary
- Comprehensive Plan Areas

Crozet Master Plan Land Use
- Greenspace *
- Neighborhood Density Residential L
- Neighborhood Density Residential
- Urban Density Residential
- Mixed-Use
- Downtown
- Institutional
- Light Industrial
- See Crozet Masterplan Text

Pantops Master Plan Centers and Di
- Urban Center
- Neighborhood Service Center
- Employment District
- Recreational District

Pantops Master Plan Future Street N
- Principal Arterial
- Boulevard
- Avenue
- Avenue (Conceptual Alignment)
- Local Street
- Local Street (Conceptual Alignment)
- Rural Transition

Pantops Master Plan Urban Center

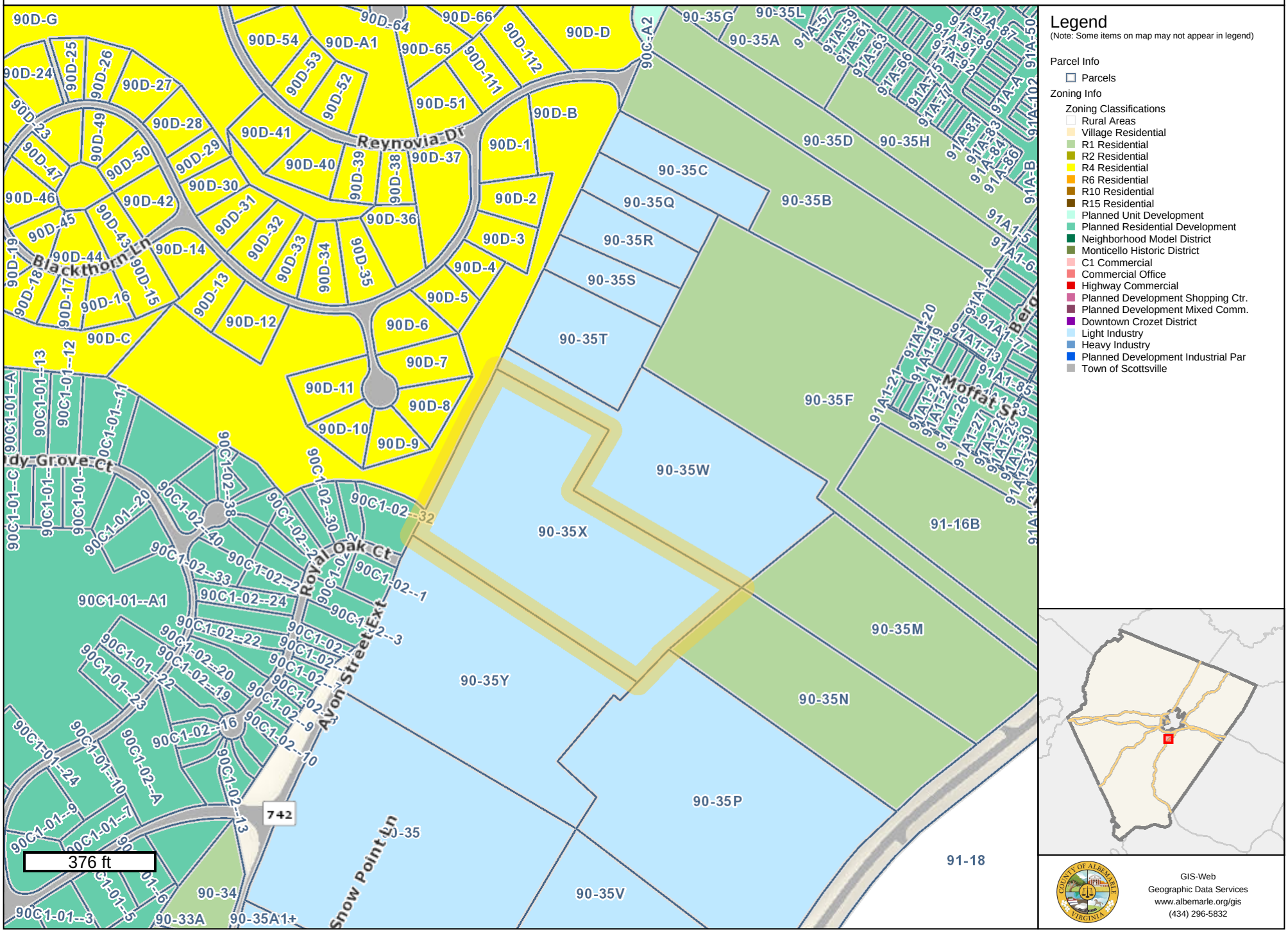
Pantops Master Plan Land Use
- Neighborhood Density Residential
- Commercial Mixed Use
- Urban Density Residential
- Community Mixed Use
- Office / R & D / Flex / Light Industrial
- Institutional
- Public Parks
- Potential Public Park
- Parks and Green Systems

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Parcel Info

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Zoning Info

Zoning Classifications

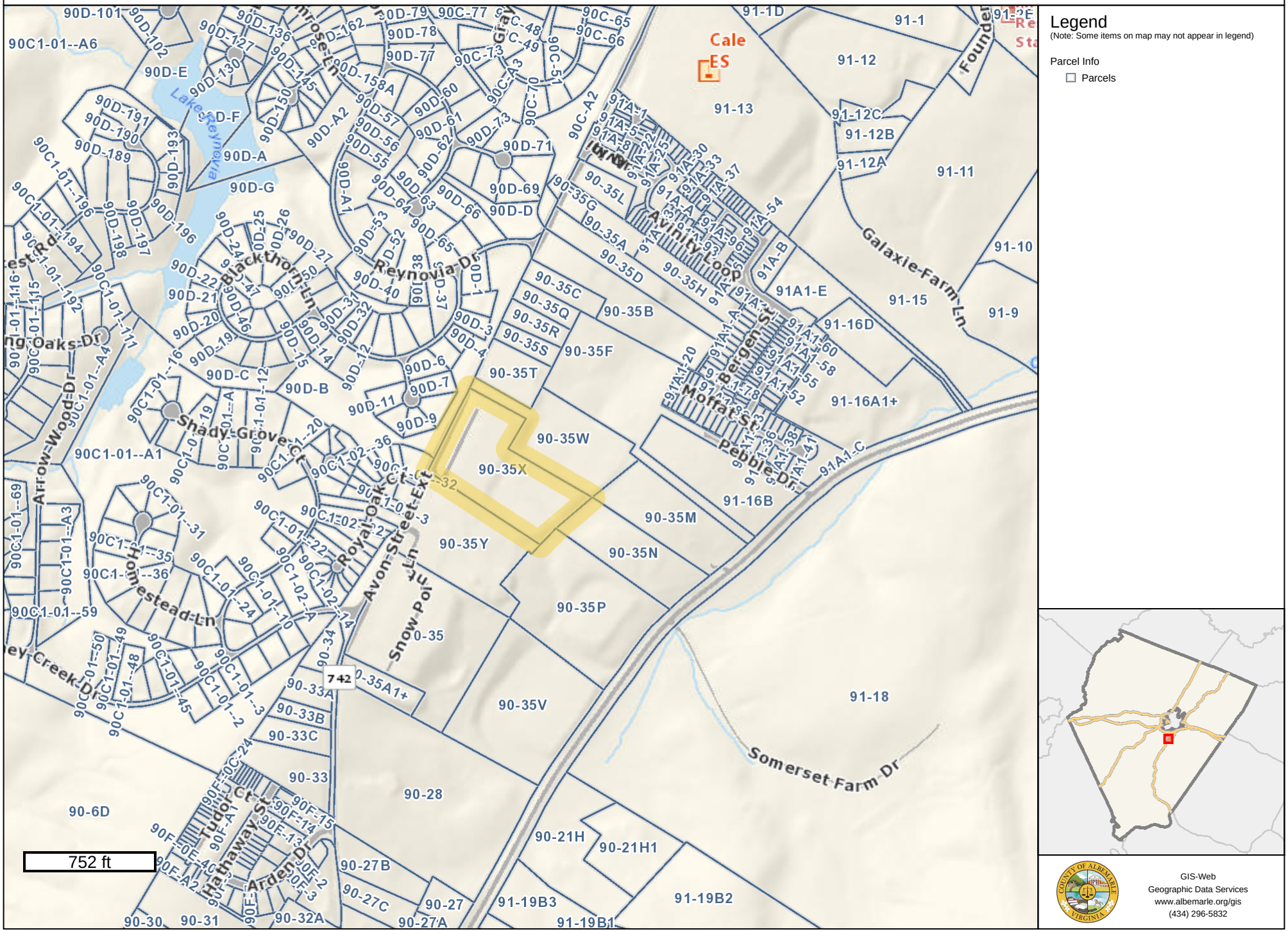
- Rural Areas
- Village Residential
- R1 Residential
- R2 Residential
- R4 Residential
- R6 Residential
- R10 Residential
- R15 Residential
- Planned Unit Development
- Planned Residential Development
- Neighborhood Model District
- Monticello Historic District
- C1 Commercial
- Commercial Office
- Highway Commercial
- Planned Development Shopping Ctr.
- Planned Development Mixed Comm.
- Downtown Crozet District
- Light Industry
- Heavy Industry
- Planned Development Industrial Par
- Town of Scottsville

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1833 Avon Street Extended

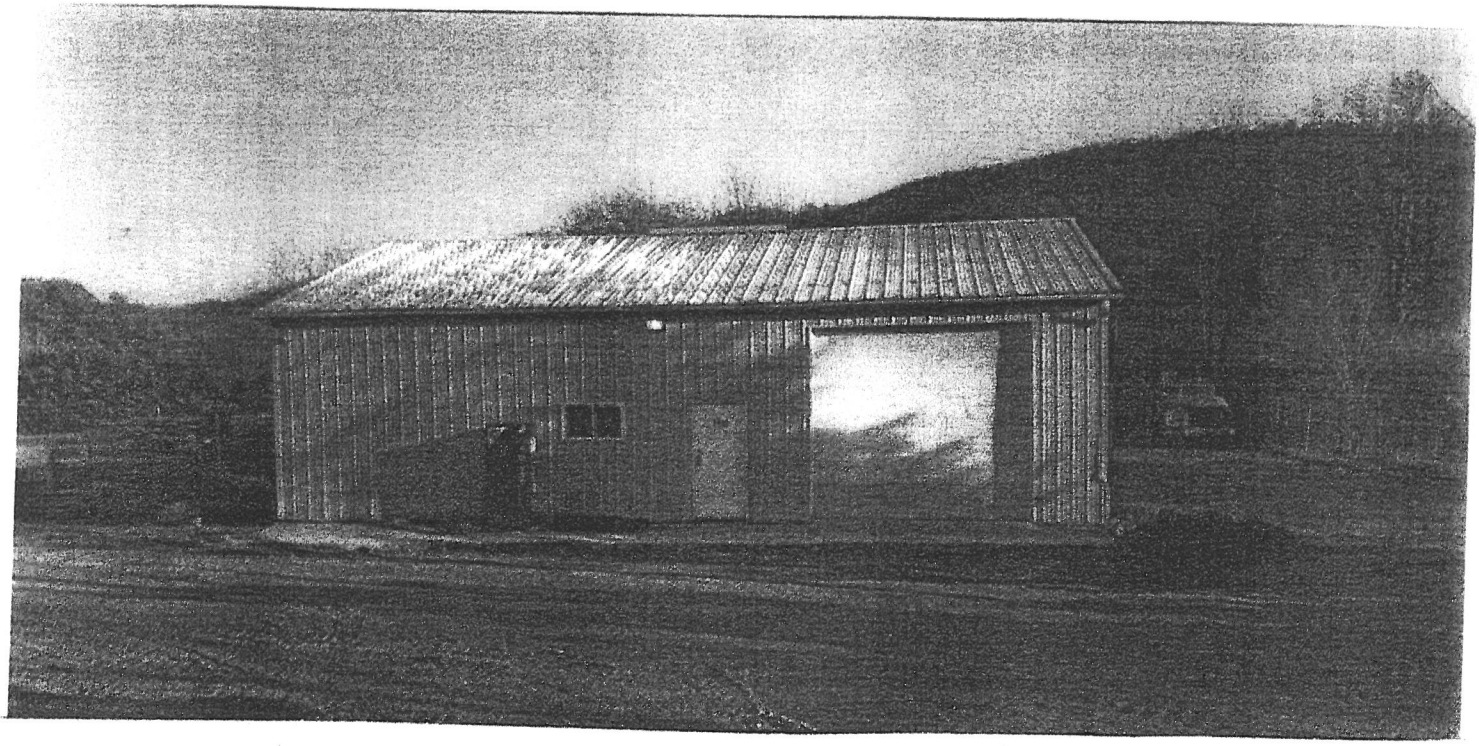
Tax Map 90-35X

Albemarle County, Virginia

PROJECT NARRATIVE

SPECIAL USE PERMIT

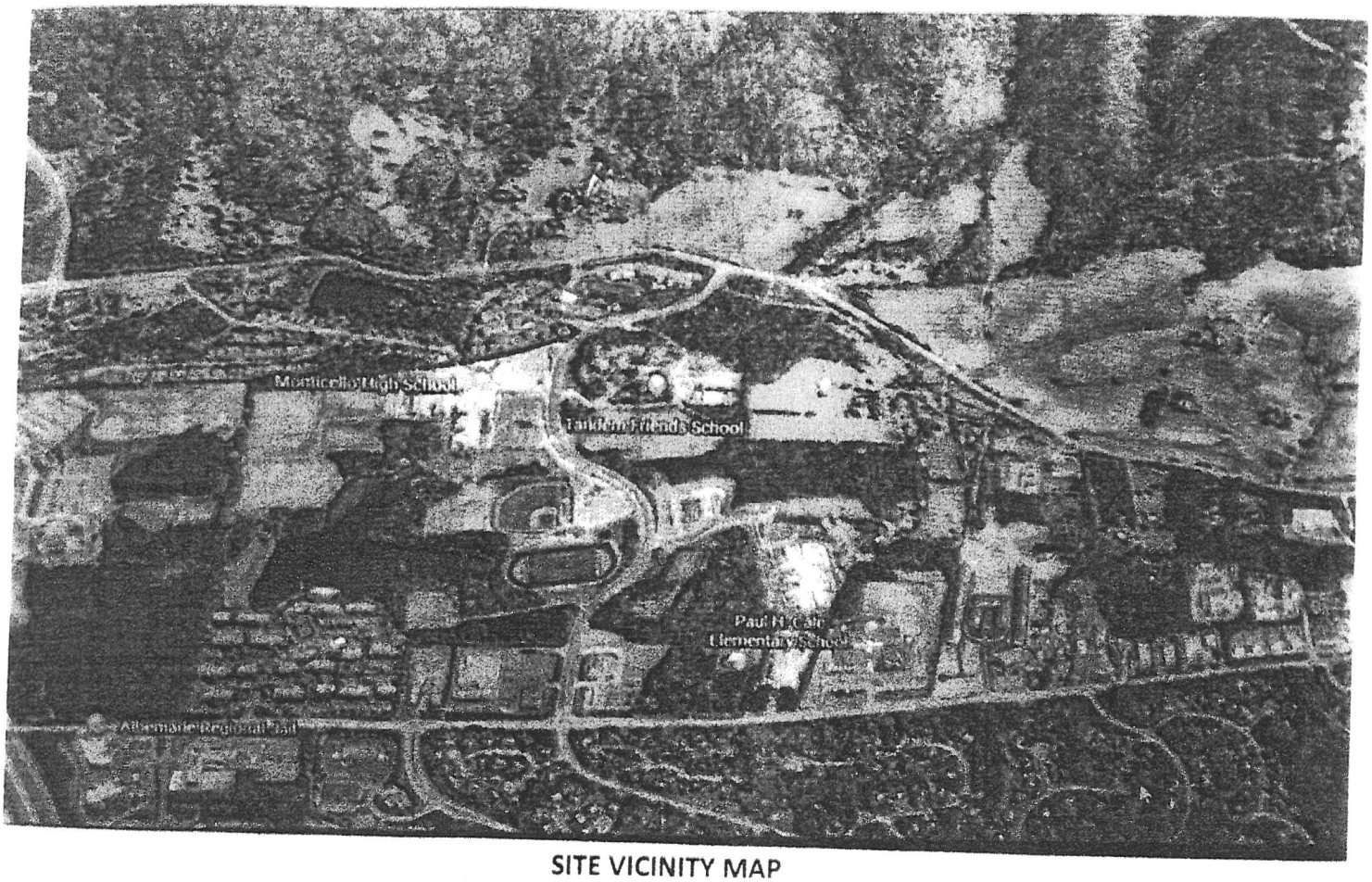
January 21, 2020



Property Owner:
3B Concepts, LLC
PO Box 561
Palmyra, VA 22963

APPLICANT:
H&H Quality Car Care – Waxmaster Mobile Detailing
Currently Homeless

1833 Avon Street Extended



SITE VICINITY MAP

1. Project Proposal

A. The applicant is requesting a Special Use Permit to operate an auto detailing business on the subject property, (Tax Map 90-35X), primary property address: 1845 Avon Street Extended, consisting of 5.7800 acres, currently zoned Light Industrial (LI).

The specific site address: 1833 Avon Street Extended, is developed and consists of approximately 20,900 square feet of fenced, gravel lot and a one story, 1,800 square foot metal building.

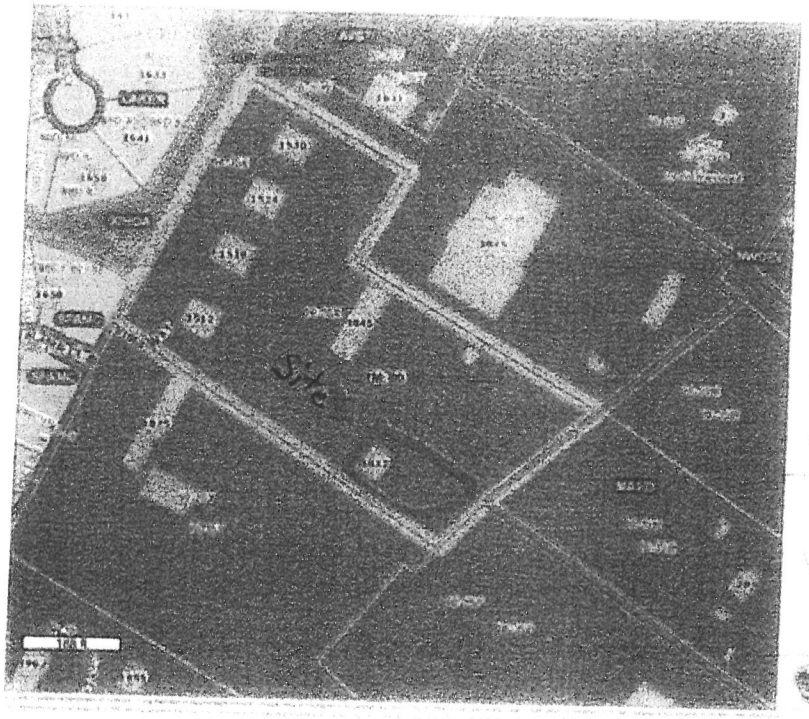


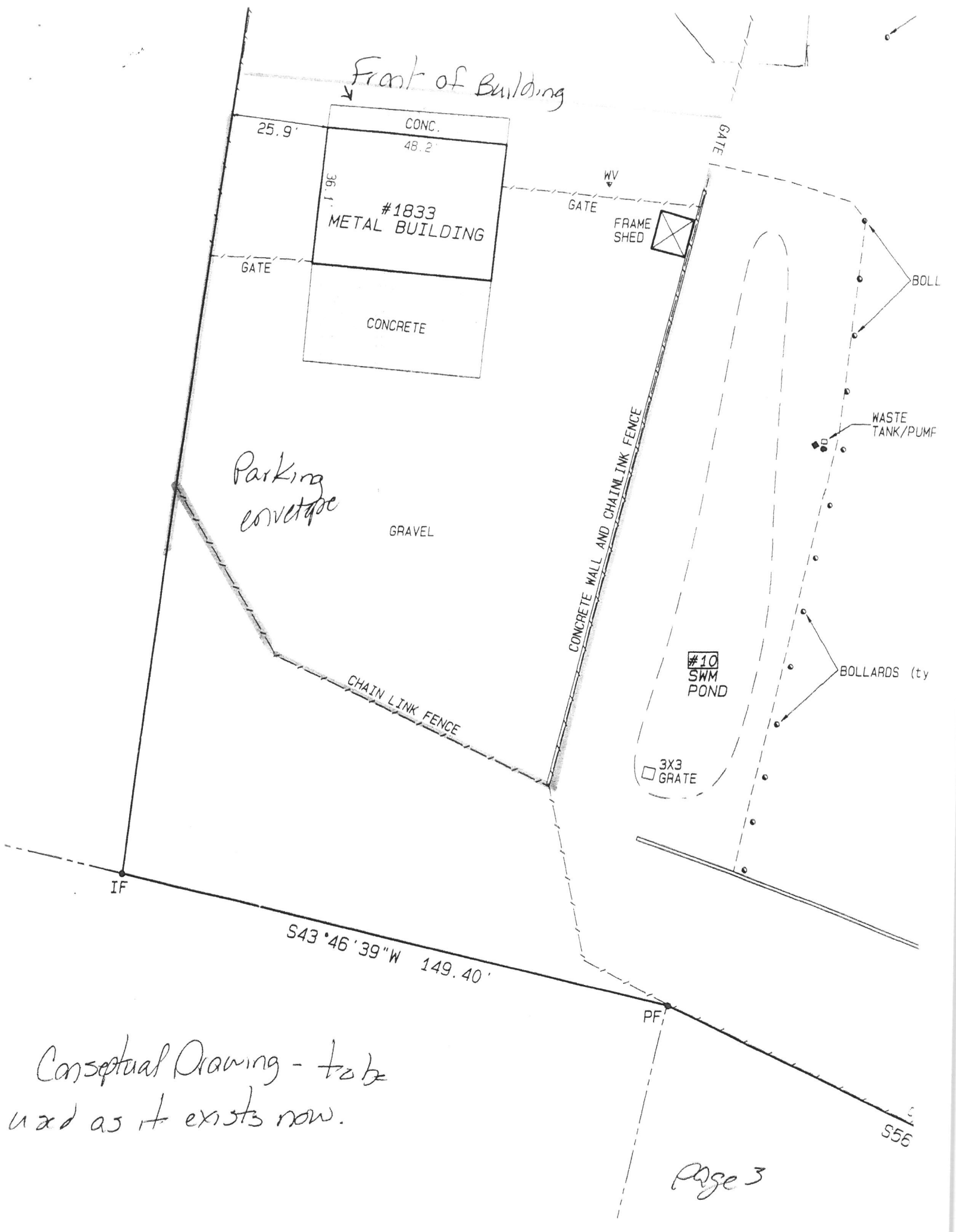
Figure 1 Albemarle GIS Map (90-35X)

B. H&H Quality Car Care / Waxmaster Mobile Detailing is not currently conducting business. In accordance with Zoning Ordinance Section 26.2(a), this use requires a Special Use Permit to locate on the subject property due to the LI zoning category.

C. Zoning Ordinance Section 26.2(a) requires a Special Use Permit for commercial uses in the LI district that are allowed by-right or by Special Use Permit in the Commercial (C-1), Commercial Office (CO) and Highway Commercial (HC) districts. During the pre-application meeting, it was stated that an auto detailing business is allowed **by-right in the HC district under use #2. Automobile, truck repair shops.**

D. H&H Quality Car Care / Waxmaster Mobile Detailing is not a high-volume detailer. An appointment is needed and five to six vehicles will be serviced per day, on site. This is a detailing service that prides itself on exceptional work and customer service. Among the services offered are:

Hand Wash & Dry	Interior Vacuum and Shampoo	Chrome Polishing
Compounding	Stain removal – where possible	Engine Cleaning
Hand Wax	Wheel & Trim Clean & Dress	R.V's & Boats



Conseptual Drawing - to be used as it exists now.

Pick-up and Delivery, is offered as well as Free Shuttle Service

E. Hours of operation will be Monday through Friday from 9:00 a.m. to 6:00 p.m. and Saturday from 10:0 a.m. to 6:00 p.m. There will be after hours drop off.

F. The mobile wash vans will be parked inside the fence each night. The Conceptual Plan, (see page 3), indicates the parking envelope for the vans and oversized vehicles.

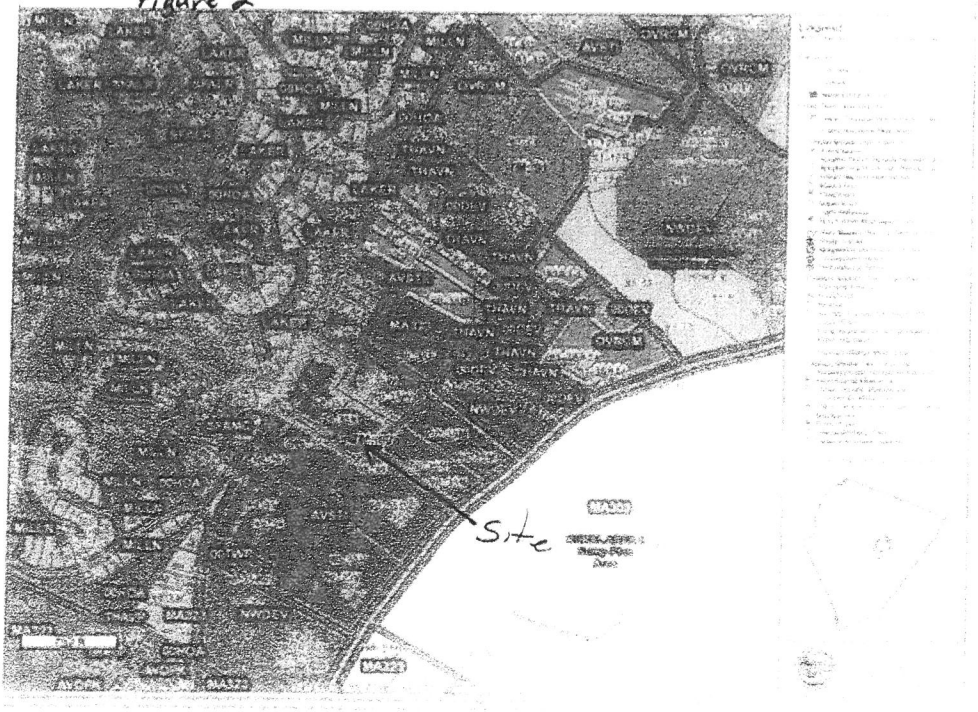
G. The auto detailing use is a benefit to the public and will also bring jobs to Albemarle County. H&H Quality Car Care / Waxmaster Mobile Detailing has been in business for 30 years and has a stellar reputation and faithful clientele.

H. The majority of the site is not visible from Avon Street Extended as there is a significant drop in grade as you move to the rear of the property, (away from Avon St Ext) and is well screened by trees and plants in the rear. The site is bordered on the sides by Waste Management and Snow's Garden Center and the rear is well screened with trees and vegetation. There is a 170' setback from the property line in the rear, owned by Betty Lee Properties, LLC.

II. Project Consistency with the Comprehensive Plan

A. The property is in the southern portion of the Southern and Western Urban Neighborhoods Master Plan and its Comprehensive Land Use Designation is Office/R&D/Flex/Light Industrial as shown in Figure 2

Figure 2



B. Surrounding Properties
Property fronts Avon Street Extended, is bordered on the left by Snow's Garden Center. The property is bordered on the right by Hatmaker LLC and the rear by Betty Lee Properties LLC. All bordering properties are zoned LI.

C. The purpose of Office/R&D/Flex/ Light Industrial (ORDFLI) zoning is to provide employment generating uses and not impact the surrounding areas with the heavy industrial side effects, such as noise, large warehouses, big truck traffic and the like. This commercial business will bring jobs to the county and will have no ill side effects on the Light Industrial area.

D. One of the primary uses for the ORDFLI designation, per the Master Plan, is office use. This business plans on using part of the existing building as office space.

E. The Master Plan states that secondary use for LI zones is commercial. The vehicle detailing will fit in among the businesses already located nearby. There are several towing companies, an auto body repair shop and an auto repair/towing shop very close by.

F. The proposed commercial use is well suited for this site. It is for the most part, shielded from public view. (The top of the metal building can be seen from Avon Street Ext.) There are several residential developments nearby to draw additional customer base for the business and add convenience for the folks that live nearby.

G. The site for this proposed Special Use is not very big, but the parcel it is a part of consists of a little over five acres, and fits with the Master Plan. All sides of the site are bordered by LI zoned properties, (please refer to figure 2).

III. Impact on Public Facilities and Infrastructure

A. As this property is already developed, no significant impact to public facilities or infrastructure is anticipated.

B. The property is currently served by public water and sewer.

C. Stormwater Management
This the majority of this site is covered in gravel, so drains well with very little runoff.

D. Traffic and Access
This business generates a low volume of traffic and no adverse effects are anticipated.

E. Fire and Rescue
The site is located approximately one mile from Monticello Fire and Rescue.

IV. Impact on Environmental Features

A. There are no significant environmental impacts anticipated with this business.

B. The applicant proposed to maintain the current grading of the site .

C. The site is located outside of the 100-year flood plain and Water Protection Stream Buffer.

D. There are no known wetlands or streams on the property.

E. The existing 170' vegetative buffer at the rear of the site will remain undisturbed to provide filter for any heavy storm runoff and preserve animal habitat.

V. Additional Zoning Ordinance Factors Related to Special Use Permit

A. Zoning Ordinance Section 26.3 additional factors for granting general commercial Special Use Permits

1. The purpose of the industrial district in which the use is proposed:
   - *The existing industrial district is characterized by light industrial uses including a garden shop, contractor offices, towing businesses, and auto body repair, so a vehicle detailing business should fit well in the LI district.*
2. The proposed use and its proposed size should be consistent with the intent of the applicable industrial district.
   - *The use and size are consistent with the intent of the applicable industrial district.*
3. The use proposed should not be located on the lowest floor of any building having direct exterior access to the ground surface in order to allow that floor to be used for industrial purposes.

There are no industrial purposes proposed with this application. This will not preclude the property from being used for industrial purposes in the future.

4. The gross floor area of each establishment should not exceed three thousand (3,000) square feet
   - *The gross floor area of the vehicle detailing business will be 1,80 square feet.*
5. The aggregate gross floor area of the independent offices or general commercial uses, or both, should not exceed twenty-four thousand (24,000) square feet and should not exceed twenty-five (25) percent of the gross floor area of the building.
   - *The aggregate floor area of the commercial uses will be 1,800 square feet, the total gross floor area of the building.*

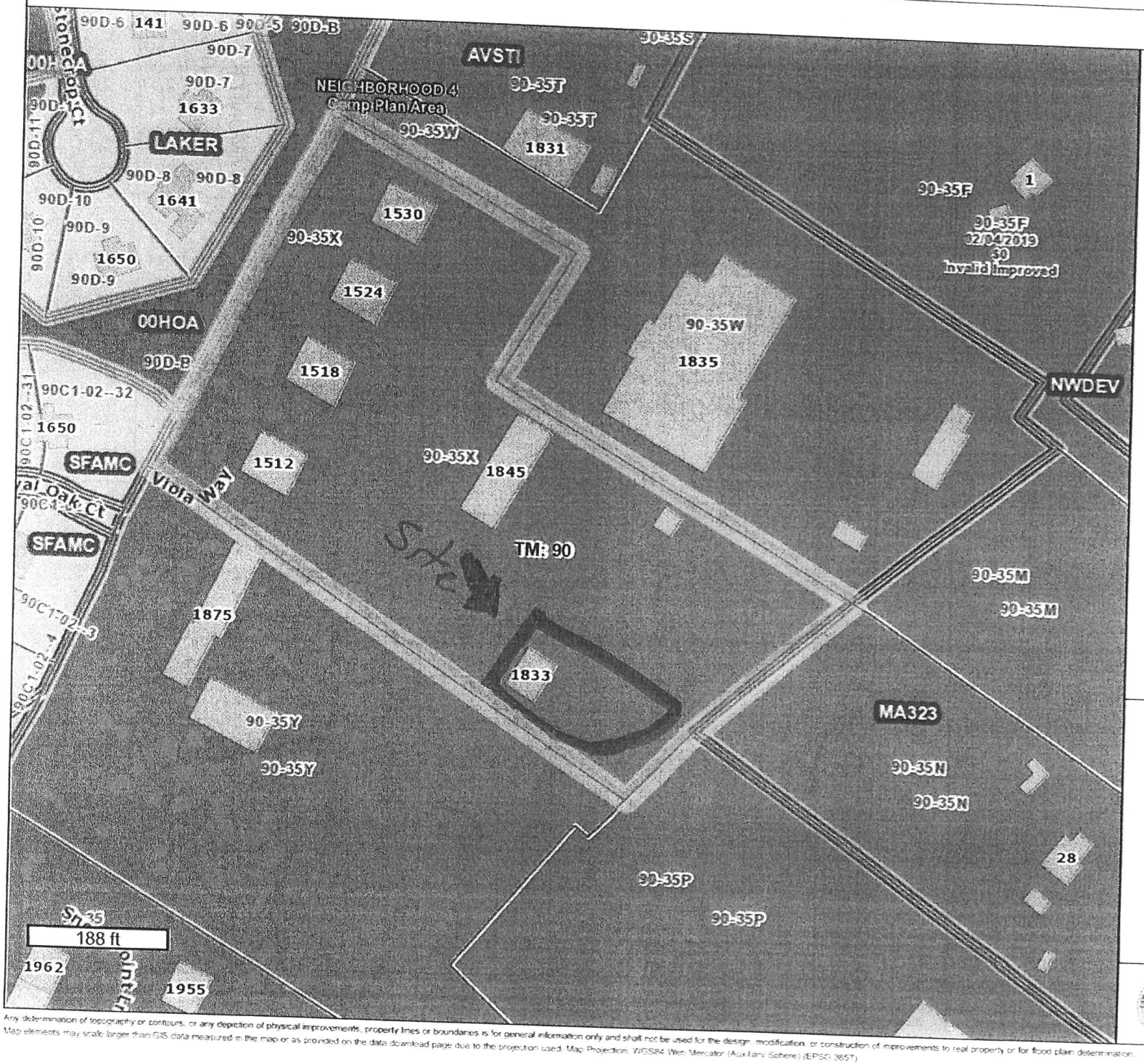
B. Zoning Ordinance Section 33.8(a) factors the Board shall reasonably consider when acting upon a Special Use Permit

1. No substantial detriment. The proposed Special Use Permit will not be a substantial detriment to adjacent lots.
   - *The proposed use in less intensive than a towing business or Waste Managements heavy trucks. The vegetative buffers and grade drop shields from view the majority of the site. There will be no substantial increase in traffic.*
2. Character of district unchanged. The character of the district will not be changed by the proposed Special Use Permit.
   - *Since the proposed use is located on a parcel that currently houses towing companies and it is a relatively small business, the character of the district will remain unchanged.*

VI. Other special studies or documentation, if applicable and any other information identified as necessary by the county on the pre-application comment form.

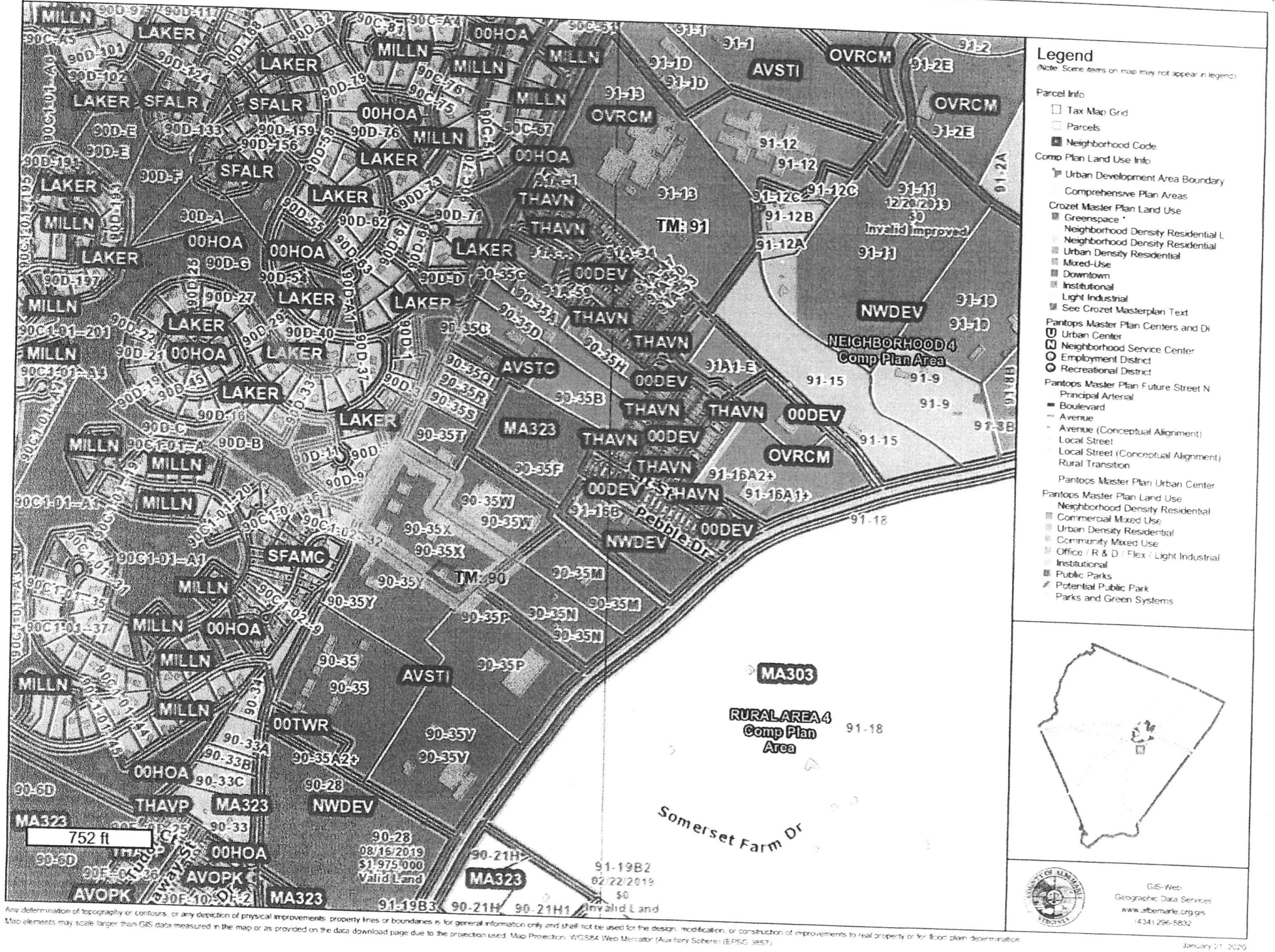
1. Provide trip count estimates for the proposed use. No traffic impact analysis (TIA) is needed.
   - *It is estimated that there will be between six and eight round trips per day, to include shuttle and customer pick-up/drop-offs.*

Figure 1

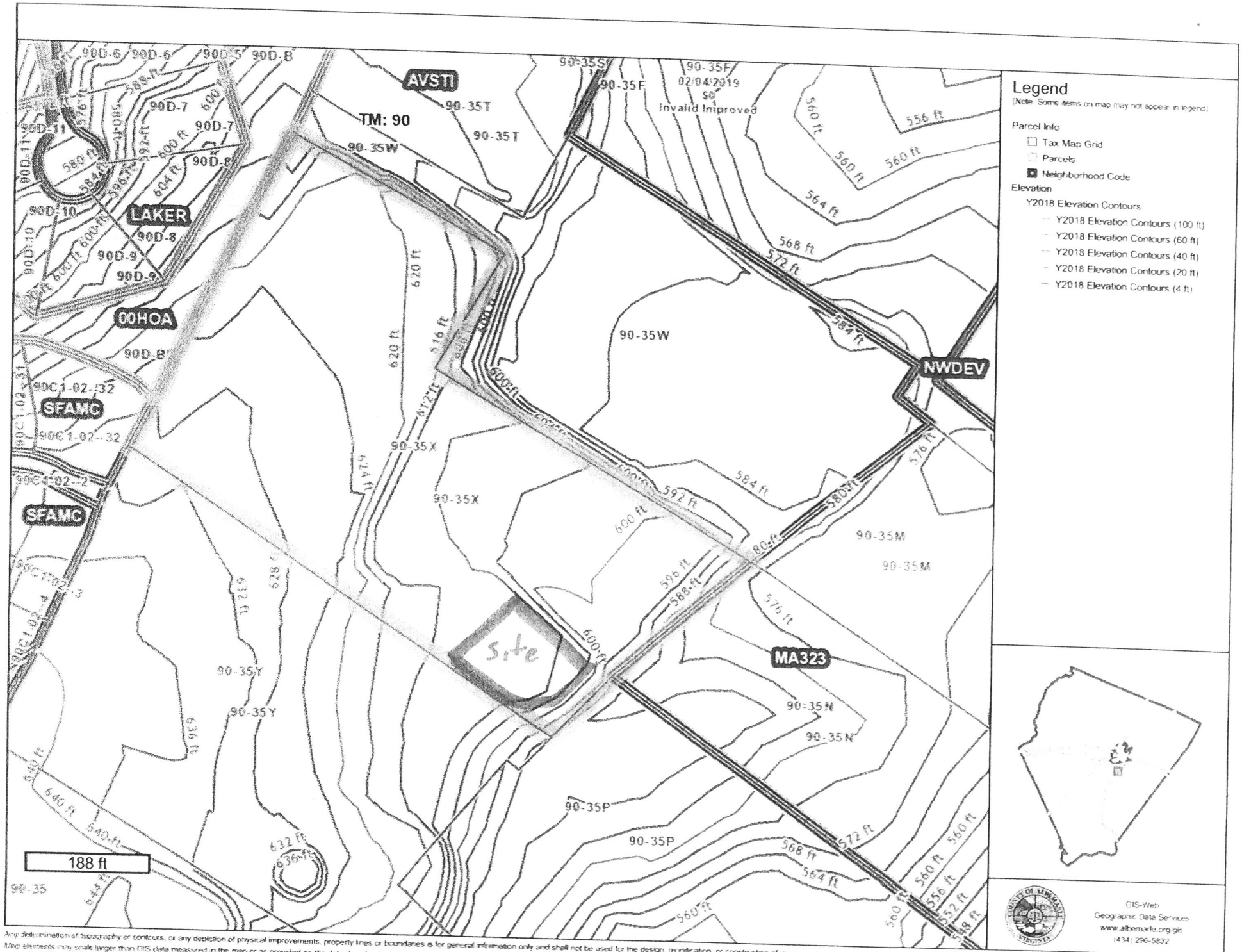


Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination. Map elements may scale larger than GIS data measured in the map or as provided on the data download page due to the projection used. Map Projection: WGS84 Web Mercator (Auxiliary Sphere) (EPSG: 3857)

January 21, 2020



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Legend

(Note: Some items on map may not appear in legend)

Parcel Info

- Tax Map Grid
- Parcels
- Neighborhood Code

Elevation

Y2018 Elevation Contours

- Y2018 Elevation Contours (100 ft)
- Y2018 Elevation Contours (60 ft)
- Y2018 Elevation Contours (40 ft)
- Y2018 Elevation Contours (20 ft)
- Y2018 Elevation Contours (4 ft)

GIS-Web
Geographic Data Services
www.albemarle.org/gis
(434) 296-5832

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January 21, 2020

H&H Car Care Concept Plan

Prepared by Lisa Scherer

100% Camera: 292 m 37°59'21"N 78°30'10"W 184 m
https://earth.google.com/web/@37.99008807,-78.50270709,186.50917424a,105.91329673d,35y,120.11812367h,0t,0r