COUNTY OF ALBEMARLE
STAFF REPORT SUMMARY

Project Name: SP201900011 Malloy Ford Outdoor Storage and Display	**Staff:** Margaret Maliszewski, Chief of Planning/Resource Management
Planning Commission Public Hearing: May 12, 2020	**Board of Supervisors Public Hearing:** TBA
Owner: Malloy Properties III LLC c/o Malloy Companies LLC	**Applicant:** Malloy Properties III LLC c/o Malloy Companies LLC
Acreage: approximately 2 acres	**Special Use Permit:** Section 30.6.3 - Outdoor storage, display and/or sales serving or associated with a permitted use within the Entrance Corridor Overlay
TMP: 045000000068A0, 045000000112B1 (part) **Location:** 2060 Seminole Trail	**Existing Zoning and By-right use:** HC Highway Commercial – commercial and service; residential by special use permit (15 units/acre)
Magisterial District: Rio	**Conditions:** Yes
School District: Albemarle HS, Burley MS, Agnor-Hurt ES	**Requested # of Dwelling Units:** N/A
Proposal: Establish outdoor sales/storage/display of vehicles	**Comprehensive Plan Designation:** Commercial Mixed Use – commercial, retail, employment uses, with supporting residential, office, or institutional uses in Neighborhood 1 – Places 29
Character of Property: This is a mostly level property that was developed as the former Better Living Furniture Store building. The front showroom portion of the building was under demolition at the writing of this report, leaving the rear warehouse portion of the building standing. Paved areas surround the building pad on the north, northwest and east.	**Use of Surrounding Properties:** Commercial uses predominate in the area along Rt. 29, including the Malloy Ford showroom immediately to the north. A vacant parcel is adjacent to the south, and residential properties are located across Rt. 29 to the east.
Factors Favorable 1. The request is consistent with the Comprehensive Plan. 2. The ARB has reviewed the request and has recommended no objection, with conditions.	**Factors Unfavorable** None.
RECOMMENDATION: Staff recommends approval of SP201900011 with conditions.	

STAFF PERSON: **Margaret Maliszewski**
PLANNING COMMISSION: **May 12, 2020**
BOARD OF SUPERVISORS: **TBA**

PETITION:
PROJECT: SP201900011 Malloy Ford
MAGISTERIAL DISTRICT: Rio
TAX MAP/PARCEL: 045000000068A0, 045000000112B1 (part)
LOCATION: 2060 Seminole Trail
PROPOSAL: Establish outdoor sales/storage/display of vehicles on approximately 2 acres
PETITION: Outdoor storage, display and/or sales serving or associated with a permitted use within the Entrance Corridor Overlay under Section 30.6.3.a.2.b of zoning ordinance. No dwelling units proposed.
ZONING: HC Highway Commercial – commercial and service; residential by special use permit (15 units/acre); EC Entrance Corridor Overlay District – overlay to protect properties of historic, architectural or cultural significance from visual impacts of development along routes of tourist access.
AIA Airport Impact Area: Yes
COMPREHENSIVE PLAN: Commercial Mixed Use – commercial, retail, employment uses, with supporting residential, office, or institutional uses in Neighborhood 1 – Places 29.

CHARACTER OF THE AREA:
The subject property is located just south of the recently renovated Malloy Ford auto dealership on Rt. 29 and is the location of the former Better Living Furniture store. (See Attachment A for a vicinity map.) The front showroom portion of the store was undergoing demolition at the writing of this report, leaving the rear warehouse portion of the building to house body shop functions. The recently constructed Better Living building supply is located to the west, fronting on Berkmar Drive. The parcel immediately to the south (a small portion of which is included in this special use permit request), is partly cleared and partly wooded. A single-family residence is located to the southwest, on a parcel owned by the applicant. Commercial uses predominate in the general vicinity. Among them are additional automobile showrooms, including the Jim Price and Umansky dealerships, which, like Malloy Ford, include showrooms and outdoor vehicle display areas. A 24' access easement runs along the Rt. 29 side of the subject property. A travelway extends along the property, providing access to the traffic signal at Gander Drive. Two long islands located in the right-of-way separate the access easement travelway from the Rt. 29 travel lanes. The Carrsbrook residential development is located across Rt. 29 to the east.

PLANNING AND ZONING HISTORY:

- Site plans/amendments were reviewed/approved for the Better Living Furniture site in 1987 and 1996 (SDP-1987-06 and SDP-1996-138). An easement plat was approved under SUB-2017-143.
- Special Use Permits for outdoor sales/storage/display (SP-2016-11) and body shop uses (SP-2016-18) were approved for the Malloy Ford dealership site on the adjacent parcel to the north (TMP 45-68C1) in December 2016. Expansion of the Malloy Ford body shop use to the rear warehouse portion of the Better Living Furniture store (TMP 45-68A, SP-2018-05) was approved in October 2018.
- The Architectural Review Board (ARB) reviewed this proposal at its meetings on January 21, 2020 and February 3, 2020. At the February meeting, the ARB voted 5:0 to forward a recommendation of "no objection" with conditions to the Planning Commission regarding this proposal. See Attachment B for the ARB's action letter.
- Violations are pending for the subject parcel and the parcel adjacent to the south (45-112B1) related to unapproved sales, vehicle storage, and employee parking uses.
- Demolition permits (B2020-06D and B2020-647D) were issued on March 17, 2020 and March 31, 2020 for the front showroom portion of the Better Living Furniture store building.

DETAILS OF THE APPLICANT'S PROPOSAL:

The applicant proposes to establish outdoor sales/storage/display of vehicles in the area previously occupied by the recently demolished Better Living Furniture showroom building on parcel 45-68A. (See

Attachment C for the applicant's proposed plan.) The remaining rear warehouse building would continue to be available for body shop operations. The proposal includes 114 display spaces, 13 guest parking spaces just east of the body shop, a vehicle storage area northwest of the body shop, a tractor trailer loading/unloading area in the existing access easement/travelway, and new planting areas. Eight of the display spaces are proposed on parcel 45-112B1, adjacent to the south. A boundary line adjustment to add this portion of 45-112B1 to parcel 45-68A is required prior to site plan approval.

SUMMARY OF THE COMMUNITY MEETING:

A community meeting was held as part of the Places 29 Rio Community Advisory Committee meeting on January 23, 2020. County staff provided a general overview of the special use permit process, a brief summary of the proposal, and an update on the status of the ARB and Special Permit reviews. The applicant described the proposal in detail for the attendees. Some CAC members commented that the existing Malloy site was too bright and asked for reduced illumination. (See Attachment D for the CAC minutes.) After the meeting, a member expressed concern over the negative visual impact of parked cars, noise from unloading of vehicles, and overly bright illumination, particularly as viewed from the Carrsbrook neighborhood entrance. A summary of these concerns was subsequently emailed to staff. (See Attachment E.)

ANALYSIS OF THE SPECIAL USE PERMIT REQUEST:

Section 33.8 of the Zoning Ordinance states that the Planning Commission and Board of Supervisors shall reasonably consider the following factors when reviewing and acting upon an application for a special use permit:

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

Although the parcel adjacent to the south of the subject property and the parcel adjacent to the north of the Malloy Ford showroom are vacant and partially wooded, the predominant character of the Rt. 29 North corridor is that of a commercial strip. Retail development in the area includes Northtown Center, Lowe's, the Rivanna Plaza Shopping Center, Schewel's, and Walmart. The commercial corridor also includes the Malloy Ford, Jim Price and Umansky auto dealerships, each of which includes outdoor sales, storage and display of vehicles. The proposed expansion of sales, storage and display parking is compatible with those sites. The ARB has reviewed this request for impacts on the Entrance Corridor (EC) and has recommended approval with conditions to limit negative impacts on the Rt. 29 corridor. With the ARB's conditions of approval, no substantial detriment is anticipated.

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 intent of the special use permit requirement for outdoor sales, storage and display is to review the potential impacts of the activity on the ECs. Section 30.6 of the Zoning Ordinance states that the intent of the EC Overlay District is, in part, to implement the comprehensive plan's goal of preserving the county's scenic resources because they are essential to the county's character, economic vitality and quality of life. An objective of this goal is to maintain the visual integrity of the county's roadways by using design guidelines. The ARB has applied the County's adopted design guidelines for development within the EC to the review of this request and has recommended approval with conditions. With those conditions of approval, the existing character and visual integrity of the area will be maintained.

Harmony. Whether the proposed special use will be in harmony with the purpose and intent of this chapter, with the uses permitted by right in the district,

One of the purposes of this chapter is "to facilitate creating a convenient, attractive and harmonious community" (Section 1.4.C). The proposed use will achieve this by satisfying the ARB's recommended conditions of approval, as outlined elsewhere in this report. Although a special use

permit is required for this use on this site due to the location within the EC overlay district, this use is considered accessory to motor vehicle sales. Motor vehicle sales is one of the commercial uses permitted by right within the Highway Commercial zoning district. The focus of the review for the sales/storage/display use is on the impacts to the EC, not on the use itself. Consequently, the proposed use is expected to be in harmony with the other by-right uses in the district and with the intent of this chapter.

…with the regulations provided in section 5 as applicable,

There are no additional regulations in section 5 related to vehicle sales, storage or display.

…and with the public health, safety and general welfare.

The intent of the special use permit requirement for outdoor sales, storage and display is based on the need to mitigate the potential negative impact of this use on the aesthetics of the ECs and to mitigate the potential for development that is incompatible with the historic resources of the County. This is directly related to promoting public welfare and general quality of life. The ARB has reviewed the proposal and has recommended approval with conditions regarding appropriate lighting and landscaping. In addition, the way vehicles may be stored and displayed on site is a potential aesthetic issue and a typical concern for this type of use. Elevating vehicles for display purposes is not considered appropriate, and parking vehicles in multiple, tightly packed rows is also considered to have a negative visual impact. Consequently, the ARB has recommended standard conditions of approval to address these issues. With these conditions, the visual integrity of the corridor will be maintained, thereby protecting the quality of life. Furthermore, a site development plan is required for this proposal. The Site Review Committee will review the site plan for compliance with the relevant development review regulations that are also set forth to protect the public health, safety and general welfare. Therefore, a combination of proper site design and implementation of the recommended conditions, along with the issuance of a Certificate of Appropriateness by the ARB, would sufficiently address this objective.

Consistency with the Comprehensive Plan. Whether the proposed special use will be consistent with the Comprehensive Plan.

The Places 29 Master Plan designates this property as Commercial Mixed Use. Auto commercial sales and service is one of the primary uses designated in this category. The Places29 Master Plan recommends a "Landscaped Development" frontage treatment for this area. This includes a planting strip with trees between the street and sidewalk and additional landscaping in the form of a landscaped buffer (to help reduce auto-dominance) between the back of the sidewalk and the parking area. The existing access easement and travelway on the subject property are inconsistent with this preferred treatment, but a planting island is proposed between the travelway and the parking lot, and the added landscaping will help mitigate visual impacts of the increased parking area. (See the Landscape Plan, C1 of 1, at the end of Attachment C.)

Chapter 2 of the Comprehensive Plan (Natural Resources and Cultural Assets) establishes the goals for preserving the scenic resources that are essential to the County's character, economic vitality and quality of life. The EC Overlay District is intended to support those goals by maintaining the visual integrity of the County's roadways. The ARB addresses potential adverse aesthetic impacts in the ECs by applying the County's Entrance Corridor Design Guidelines during the review of development proposals. The ARB reviewed the subject request for conformance with those guidelines. On February 3, 2020, the ARB voted 5:0 to forward a recommendation of "no objection" with conditions to the Planning Commission regarding this proposal. See Attachment F for the ARB's action letter.

By renovating an existing developed parcel, this proposal meets the Neighborhood Model principle of redevelopment and Economic Development Strategy 4c of the Comprehensive Plan, which encourages exploration of opportunities to redevelop underutilized commercial and industrial zoned properties.

For all these reasons, the outdoor sales/storage/display use is consistent with the Comprehensive Plan.

SUMMARY AND ACTION:

Staff has identified factors which are favorable to the request for outdoor sales/storage/display. Factors favorable include:

1. The request is consistent with the Comprehensive Plan.
2. The ARB has reviewed the request and has recommended no objection, with conditions.

Staff has identified no unfavorable factors.

RECOMMENDATIONS:

Staff recommends approval of **SP201900011 Malloy Ford Outdoor Sales, Storage and Display** based upon the analysis provided herein, subject to the following conditions:

1. Use of this site must be in general accord with the concept plan "Special Use Permit Concept Plan SP201900011 Malloy Ford Concept Plan Sheet 4 of 7" last revised March 24, 2020, as determined by the Director of Planning and the Zoning Administrator. To be in general accord with this plan, development and use of the site shall reflect the general size, arrangement and location of the vehicle display and storage areas. Permitted modifications may include those required by the ARB, those necessary to satisfy the conditions of this special use permit, and additional landscaping/screening approved by the Site Plan Agent.
2. Vehicles must be displayed or stored only in areas indicated for display or storage on the plan entitled "Special Use Permit Concept Plan SP201900011 Malloy Ford Concept Plan Sheet 4 of 7" last revised March 24, 2020 (the Concept Plan).
3. Vehicles for display must be parked in striped parking spaces.
4. Vehicles must not be elevated anywhere outside of a building on site.
5. Final site plan approval is subject to ARB approval of the lighting plan (submitted with the site plan). Maximum height of new pole lights (including bases and fixtures), must not exceed 20'. Maximum light levels must not exceed 22.8 footcandles at the ground in the display lot and 20 footcandles in all other locations.
6. 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, Albemarle County Code 18-32.9, or both, to mitigate visual impacts of the proposed use, and must include, but not be limited to, the landscaping shown on the Malloy Ford Landscape Plan C1 of 1 revised March 24, 2020.
7. A boundary line adjustment to add the portion of 45-112B1 on which parking is shown to parcel 45-68A must be approved prior to final site plan approval.

PLANNING COMMISSION MOTIONS:

A. Should the Planning Commission **choose to recommend approval** of this special use permit:

Move to recommend approval of SP201600011 Malloy Ford Outdoor Sales Storage and Display with conditions stated in the staff report.

B. Should the Planning Commission **choose to recommend denial** of this special use permit:

Move to recommend denial of SP201600011 Malloy Ford Outdoor Sales Storage and Display.
Should a commissioner motion to recommend denial, he or she should state the reason(s) for recommending denial.

ATTACHMENTS:

Attachment A – Vicinity Map
Attachment B – ARB action letter
Attachment C – Applicant's proposed plan
Attachment D – CAC minutes
Attachment E – Citizen comments

SP-2019-11 Malloy Ford Outdoor Sales/Storage/Display Vicinity Map

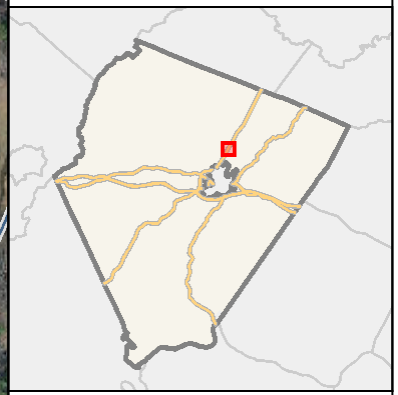


Legend

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

Parcel Info

- ☐ Parcels



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

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.

April 22, 2020

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)

COUNTY OF ALBEMARLE
Department of Community Development
401 McIntire Road, North Wing
Charlottesville, Virginia 22902

Phone (434) 296-5832 **Fax (434) 972-4126**

February 4, 2020

David Timmerman, AIA
BRW Architects
112 Fourth Street, NE
Charlottesville, VA 22902

RE: ARB-2019-143: Malloy Route 29 Furniture Store Building Repurposing – Conceptual Review (TMP: 04500-00-00-068A0)

Dear Mr. Timmerman,

The Albemarle County Architectural Review Board, at its meeting on Monday, February 3, 2020, completed an advisory review of the above-noted request. The Board, by a vote of 5:0, forwarded the following recommendation to the Planning Commission:

The ARB expresses no objection to the special use permit/rezoning, subject to the following conditions:

1. Vehicles must be displayed or stored only in areas indicated for display or storage on the Concept Plan.
2. Vehicles for display must be parked in striped parking spaces.
3. Vehicles must not be elevated anywhere outside of a building on site.
4. Maximum light levels must not exceed 22.8 fc at the ground in the display lot and 20 fc in all other locations.
5. Maximum height of new pole lights (including bases and fixtures), must not exceed 20'.
6. The site must be landscaped in general accord with the Concept Plan, except that:
    a. The minimum depth of the planting island adjacent to the easternmost parking row must be 10'.
    b. The planting island adjacent to the easternmost parking row must contain 6 large shade trees, 3½" caliper at planting, interspersed ornamentals, and a row of shrubs. Trees shown adjacent to the frontage planting bed are acceptable due to the preexisting geometry of the access road.
    c. Add two interior parking lot trees in the double-parking row, consistent with those on the Malloy showroom site.
    d. Shrubs provided at the perimeter of the display area must be a minimum of 30" high at planting.
    e. One large shade tree, 2½" caliper at planting, must be added along the south side of the southernmost parking row.

f. The ARB may require landscaping that is in excess of its design guidelines, Albemarle County Code § 18-32..9, or both, in order to mitigate the visual impacts of the proposed use on the Entrance Corridor.

The ARB also offered the following comments for the applicant's next site and architectural submittals:

Recommended changes to the proposed building renovation:

1. Indicate new and existing equipment locations on the plans.
2. Add the standard equipment note to the site and architectural plans. "Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated."

Recommended changes to the site plan:

1. Indicate new and existing equipment locations on the plans.
2. Add the standard equipment note to the site and architectural plans. "Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated."
3. Add a row of shrubs and one large shade tree, 2½" caliper at planting, along the south side of the southernmost parking row.
4. Add the standard plant health note to the site 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."
5. Show tree protection on the site plan.
6. On the site plan, round contours with a ten-foot minimum radius where they meet the adjacent condition.

You may submit your application for preliminary ARB review at your earliest convenience. Application forms, checklists and schedules are available on-line at www.albemarle.org/ARB.

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

Sincerely,

Margaret Maliszewski

Margaret Maliszewski
Chief of Planning/Resource Management
434-296-5832 x3276
mmaliszewski@albemarle.org

cc: Malloy Propreties VII, LLC
c/o Malloy Companies
8150 Leesburg Pike Ste 720
Vienna, VA 22181

Valerie Long
Williams Mullen Law Office
321 E. Main Street, Ste 400
Charlottesville, VA 22902

File

SPECIAL USE PERMIT

CONCEPT PLAN

SP 201900011

MALLOY FORD

TMP 45-68A & 45-112B1 (portion)

project ID: 19.057

Submitted 18 November 2019
Revised 02 March 200
REVISED 24 MARCH 2020

Context Map

Sheet 1 of 7



Image provided by Google Maps

INDEX OF SHEETS

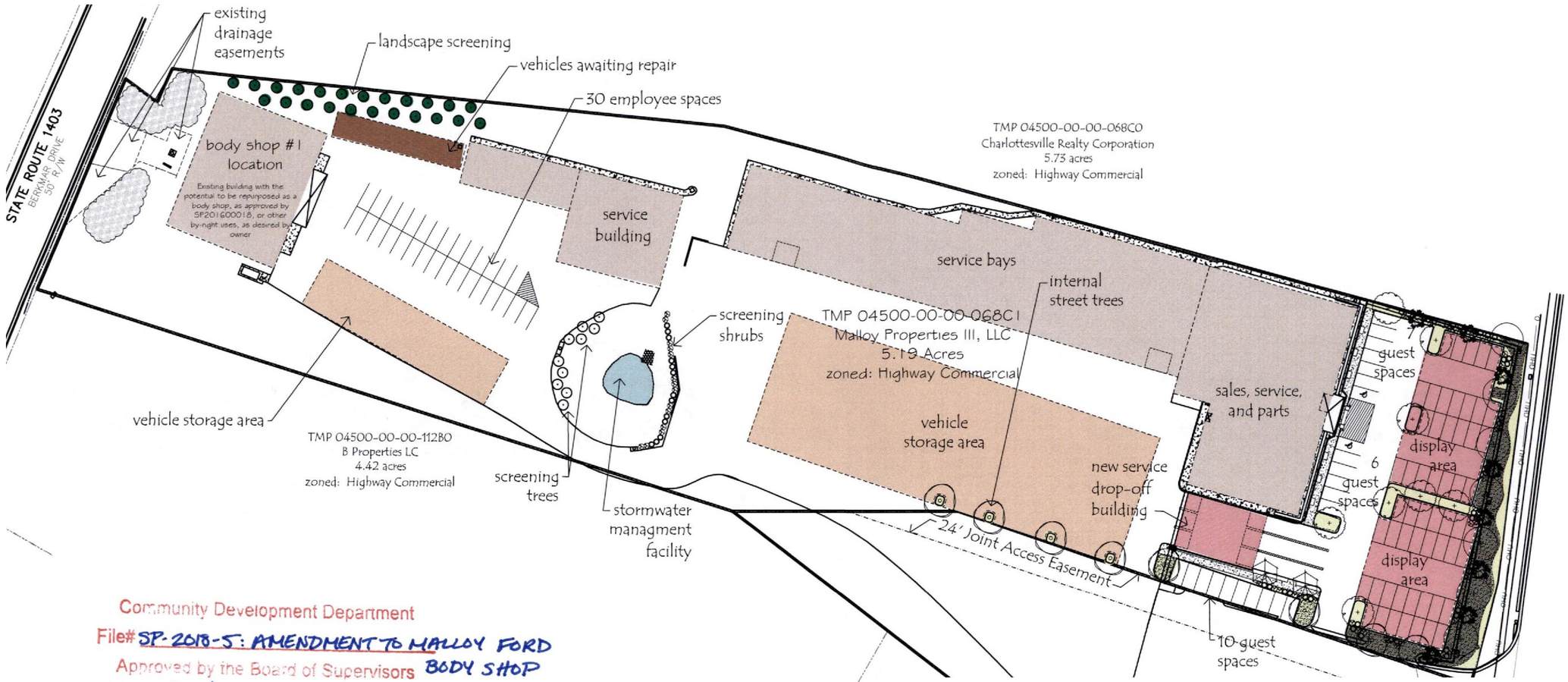
1 - Cover & Context Map
2 - Approved SP201800005
3 - Demo & Boundary Line Adjustment
4 - Concept Plan
5 - Circulation
6 - Circulation - Trucks
7 - Conceptual Section

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SPECIAL USE PERMIT
CONCEPT PLAN
SP201900011

MALLOY FORD

APPROVED SP201800005



Community Development Department
File# SP-2018-5: AMENDMENT TO MALLOY FORD
Approved by the Board of Supervisors BODY SHOP
Date 10/10/18
Signature - Planner

SP 201800005
Amendment to SP 201600018
May 21, 2018
revised July 11, 2018

Additional Notes:

1. Sheet 2 has been included for illustrative purposes only and is not subject to conditions of SP2019-11

80 0 80 160 240
Graphic Scale: 1"=80'

Submitted 18 November 2019
Revised 02 March 2020
REVISED 24 MARCH 2020

project: 19.057

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SPECIAL USE PERMIT
CONCEPT PLAN
SP201900011

MALLOY FORD
DEMO & BOUNDARY LINE ADJUSTMENT

TMP 45-112B
Owner: B Properties LC
D.B. 1723-690

TMP 45-112A
Owner: Malloy Properties III LLC
D.B. 4863-471

Body shop permitted by SP2018-5

Vehicle Storage Area permitted by SP2016-11

Existing 22,550 SF Service Area 26 Stalls

Existing Malloy Ford Dealership
TMP 45-68C1
Owner: Malloy Properties III LLC
D.B. 4863-461

9120 SF of existing building to remain

TMP 45-112B1
Owner: Malloy Properties III LLC
D.B. 4863-471

Proposed boundary line

Demo 30,096 SF

~3,225 SF boundary line adjustment from TMP 45-112B1 to TMP 45-68A

TMP 45-68A
Owner: Malloy Properties III LLC
D.B. 4863-467

Existing boundary line

Guest Spaces

Existing Showroom

Guest Spaces

Outdoor Sales/Storage/Display Use permitted by SP2016-11

60 0 60 120 180
Graphic Scale: 1”=60’

Additional Notes:

1. SP2018-5 permits a body shop in existing ~9120 SF building

TMP 45-68A & 45-112B1 (portion)

Submitted 18 November 2019
Revised 02 March 2020
REVISED 24 MARCH 2020

project: 19.057

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SPECIAL USE PERMIT
CONCEPT PLAN
SP201900011

MALLOY FORD
CONCEPT PLAN
Sheet 4 of 7

Additional Notes:

1. 13 guest spaces provided

2. 110 spaces designated for outdoor sales/ storage/display use

3. Total parking on-site: 123 spaces

4. Landscape to comply with Entrance Corridor Design Guidelines

Vehicle Storage

9120 SF
of existing building
to remain

13 guest parking spaces

Existing boundary line

60 0 60 120 180
Graphic Scale: 1”=60’

Key

- Conceptual Grading
- Existing Stormwater
- Conceptual Stormwater
- Vehicle Storage Subject to SP2019-11
- Vehicle Storage Approved by SP2016-11
- Outdoor Sales/Storage/Display Use Subject to SP 2019-11
- Outdoor Sales/Storage/Display Use Approved by SP2016-11

TMP 45-68A & 45-112B1 (portion)

Submitted 18 November 2019
Revised 02 March 2020
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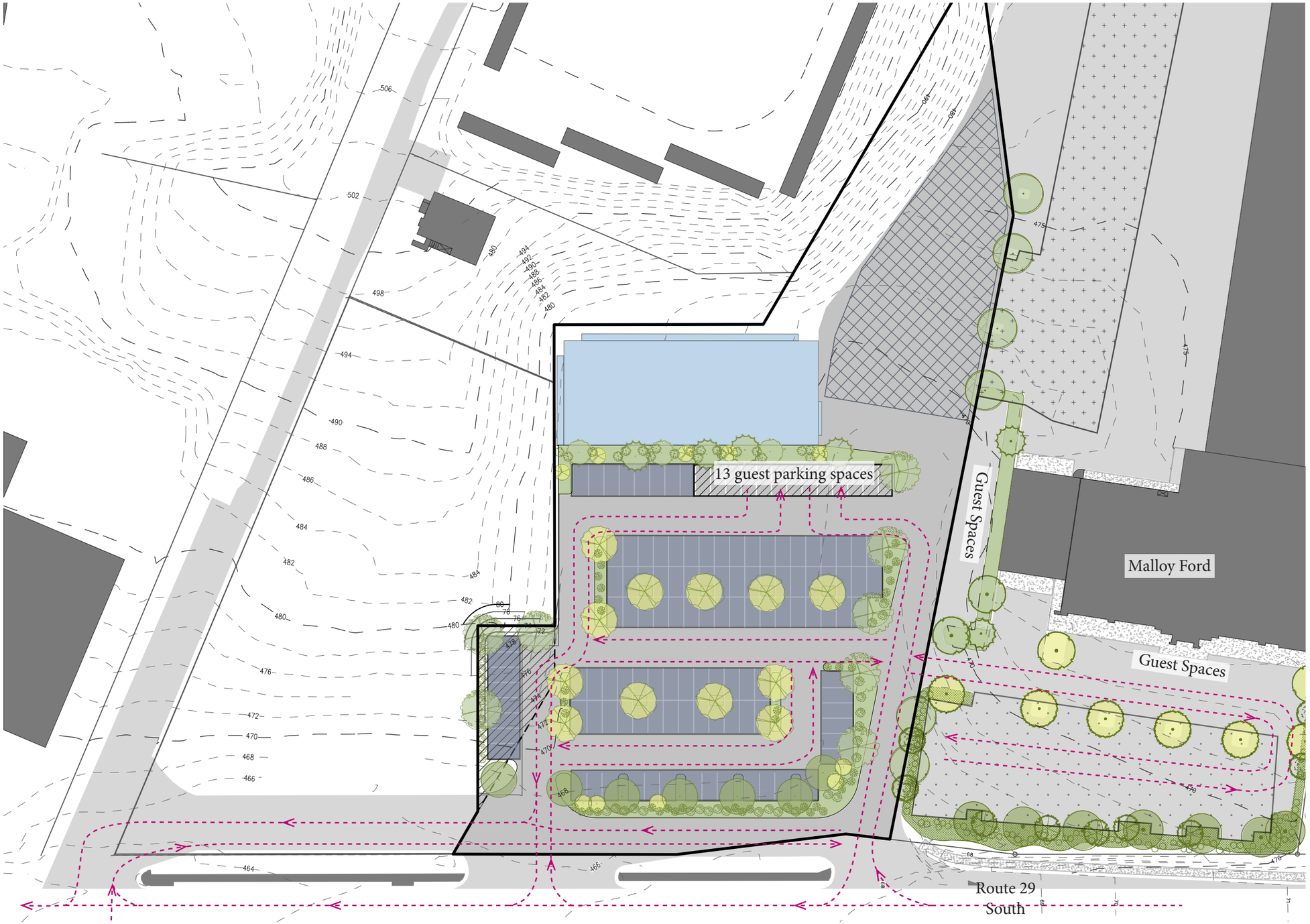
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SPECIAL USE PERMIT
CONCEPT PLAN
SP201900011

MALLOY FORD

CIRCULATION

Sheet 5 of 7



Key

- Guest Circulation
- Vehicle Storage Subject to SP2019-11
- Vehicle Storage Approved by SP2016-11
- Outdoor Sales/Storage/Display Use Subject to SP2019-11
- Outdoor Sales/Storage/Display Use Approved by SP2016-11

60 0 60 120 180

Graphic Scale: 1”=60’

TMP 45-68A & 45-112B1 (portion)

Submitted 18 November 2019
Revised 02 March 2020
REVISED 24 MARCH 2020

project: 19.057

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SPECIAL USE PERMIT
CONCEPT PLAN
SP201900011

MALLOY FORD

CIRCULATION - TRUCKS

Sheet 6 of 7

13 guest parking spaces

Guest Spaces

Guest Spaces

Truck reversal movement

Route 29
South

Route 29
North

Route 29
South

60 0 60 120 180

Graphic Scale: 1”=60’

Key

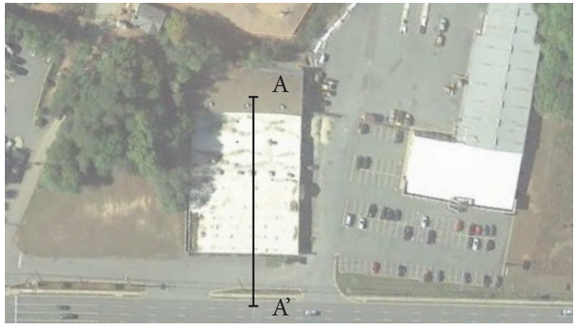
- Truck Circulation Southbound Approach
- Truck Circulation Northbound Approach: Entry
- Truck Circulation Northbound Approach: Reversal
- Truck Circulation Northbound Approach: Exit
- Tractor Trailor Loading/Unloading Area
- Vehicle Storage Subject to SP2019-11
- Vehicle Storage Approved by SP2016-11
- Outdoor Sales/Storage/Display Use Subject to SP2019-11
- Outdoor Sales/Storage/Display Use Approved by SP2016-11

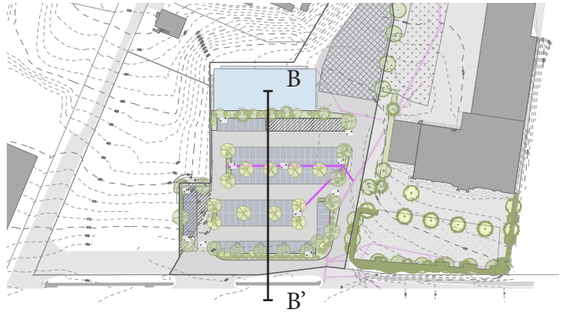
TMP 45-68A & 45-112B1 (portion)

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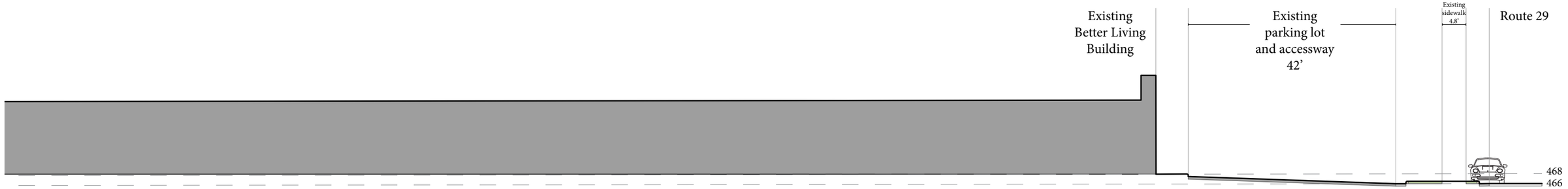




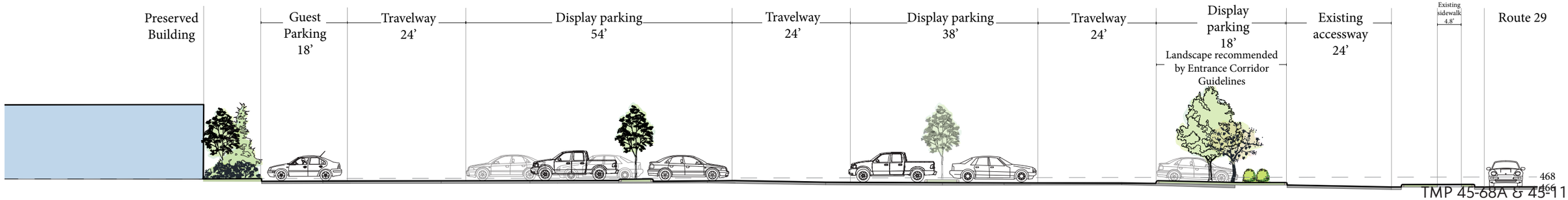
SPECIAL USE PERMIT
CONCEPT PLAN
SP201900011

MALLOY FORD
CONCEPTUAL SECTION

Section A-A'



Section B-B'



20 0 20 40 60

Graphic Scale: 1"=20'

TMP 45-68A & 45-112B1

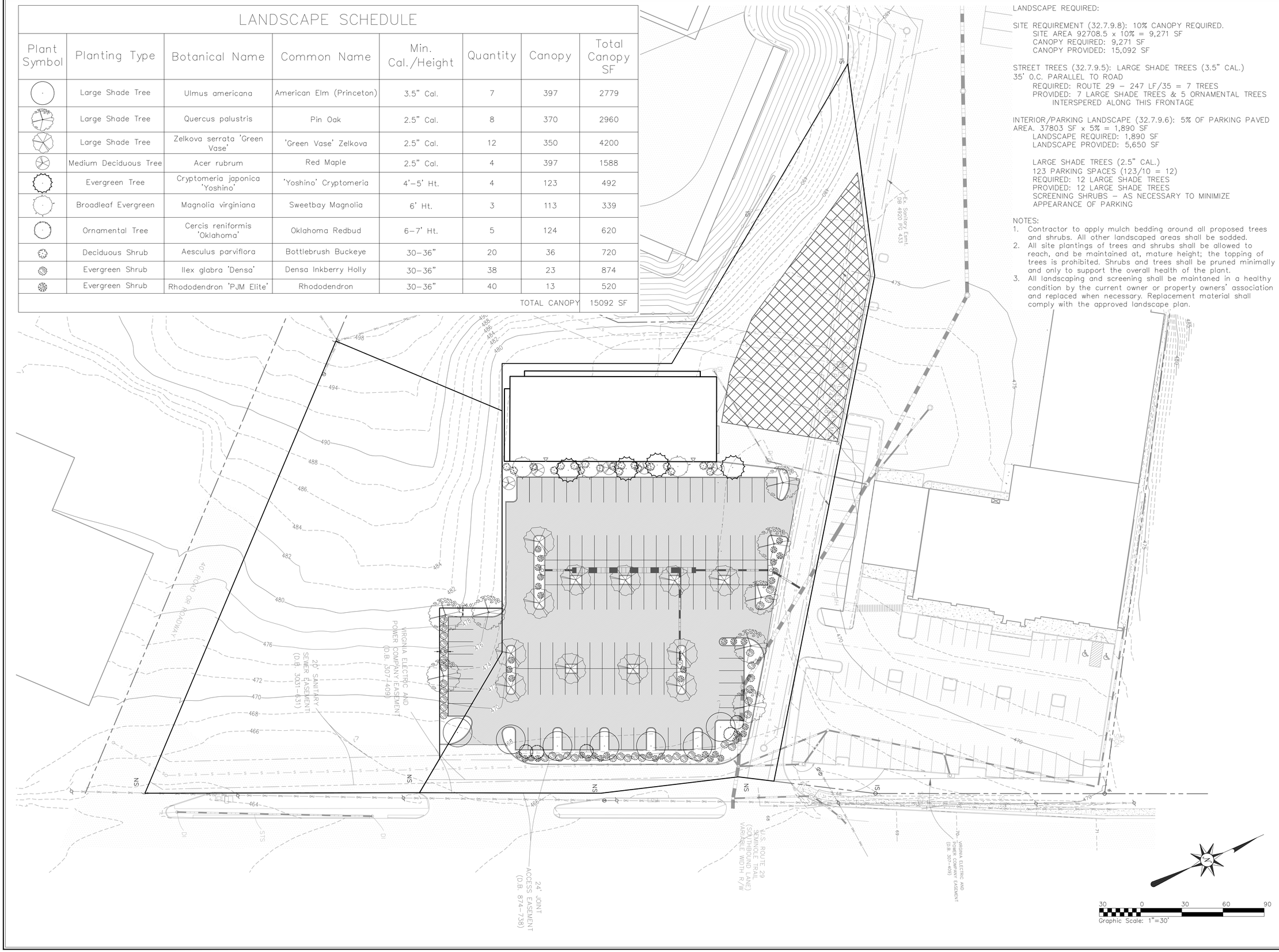
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LANDSCAPE SCHEDULE

Plant Symbol	Planting Type	Botanical Name	Common Name	Min. Cal./Height	Quantity	Canopy	Total Canopy SF
	Large Shade Tree	Ulmus americana	American Elm (Princeton)	3.5" Cal.	7	397	2779
	Large Shade Tree	Quercus palustris	Pin Oak	2.5" Cal.	8	370	2960
	Large Shade Tree	Zelkova serrata 'Green Vase'	'Green Vase' Zelkova	2.5" Cal.	12	350	4200
	Medium Deciduous Tree	Acer rubrum	Red Maple	2.5" Cal.	4	397	1588
	Evergreen Tree	Cryptomeria japonica 'Yoshino'	'Yoshino' Cryptomeria	4'-5' Ht.	4	123	492
	Broadleaf Evergreen	Magnolia virginiana	Sweetbay Magnolia	6' Ht.	3	113	339
	Ornamental Tree	Cercis reniformis 'Oklahoma'	Oklahoma Redbud	6-7' Ht.	5	124	620
	Deciduous Shrub	Aesculus parviflora	Bottlebrush Buckeye	30-36"	20	36	720
	Evergreen Shrub	Ilex glabra 'Densa'	Densa Inkberry Holly	30-36"	38	23	874
	Evergreen Shrub	Rhododendron 'PJM Elite'	Rhododendron	30-36"	40	13	520
						TOTAL CANOPY	15092 SF



LANDSCAPE REQUIRED:

SITE REQUIREMENT (32.7.9.8): 10% CANOPY REQUIRED.
SITE AREA 92708.5 x 10% = 9,271 SF
CANOPY REQUIRED: 9,271 SF
CANOPY PROVIDED: 15,092 SF

STREET TREES (32.7.9.5): LARGE SHADE TREES (3.5" CAL.) 35' O.C. PARALLEL TO ROAD
REQUIRED: ROUTE 29 - 247 LF/35 = 7 TREES
PROVIDED: 7 LARGE SHADE TREES & 5 ORNAMENTAL TREES INTERSPERED ALONG THIS FRONTAGE

INTERIOR/PARKING LANDSCAPE (32.7.9.6): 5% OF PARKING PAVED AREA. 37803 SF x 5% = 1,890 SF
LANDSCAPE REQUIRED: 1,890 SF
LANDSCAPE PROVIDED: 5,650 SF

LARGE SHADE TREES (2.5" CAL.)
123 PARKING SPACES (123/10 = 12)
REQUIRED: 12 LARGE SHADE TREES
PROVIDED: 12 LARGE SHADE TREES
SCREENING SHRUBS - AS NECESSARY TO MINIMIZE APPEARANCE OF PARKING

NOTES:
1. Contractor to apply mulch bedding around all proposed trees and shrubs. All other landscaped areas shall be sodded.
2. 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.
3. All landscaping and screening shall be maintaned in a healthy condition by the current owner or property owners' association and replaced when necessary. Replacement material shall comply with the approved landscape plan.

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COMMONWEALTH OF VIRGINIA
JUSTIN M. SHIMP
Lic. No. 45183
PROFESSIONAL ENGINEER
PRELIMINARY NOT FOR REVIEW

ARCHITECTURAL REVIEW BOARD
EXHIBIT REVISED FOR SP2019-11

MALLOY FORD

ALBEMARLE COUNTY, VIRGINIA
SUBMISSION:
2020.01.28
REVISION:
2020.03.02
2020.03.24

FILE NO.
19.057

LANDSCAPE PLAN

Places 29-Rio Community Advisory Committee
Minutes January 23, 2020 Meeting
County Office Building, 401 McIntyre, Room 235

ATTENDEES:
Committee – Nancy Hunt, Audrey Kocher, Lee Kondor, Brian MacMillan, Martin Meth, Tom Paoletti, Pete Thompson, Judy Schlussel, Nicole Scro, Rick Seaman
Board of Supervisors – Ned Gallaway (excused for emergency)
Planning Commission – Bruce Dotson
County Staff – Tori Kanellopoulos

CALL to ORDER – Chairperson Nancy Hunt called meeting to order at 6:00. Declared a quorum present.

APPROVAL of MINUTES – Minutes from December meeting approved with one spelling error correction. Vote was 10 for approval.

CAC 2020 meeting schedule: 2/27, 3/26, 4/23, 5/28, 6/25, 7/23, 8/27, 9/24, 10/22, 12/03

Election of new committee officers:

1. Chairperson:
    a. Rick moved to nominate Marty.
    b. Seconded by Nancy.
    c. Unanimous vote to elect Marty new Chairperson.
2. Vice Chairperson:
    a. Lee volunteered as Vice Chairperson.
    b. Unanimous vote to elect Lee new Vice Chairperson.
3. Secretary:
    a. Tom volunteered to continue as Secretary
    b. Unanimous vote to retain Tom as Secretary.

Community Meeting for Malloy Properties Special Use Permit (SUP) SP-2019-00011:

1. Introduction to SUP process and Malloy's request by County staff.
2. Replace most of existing building at 2060 Seminole Trail with parking for addition inventory storage and display.
3. Presented to ARB, action deferred. Several request from ARB on planned vegetation and trees
4. To be re-present to ARB in February, then Planning Commission and then BOS.
5. Audrey made comments about light pollution.
6. Pete asked about the potential for light reduction.
7. ARB has no control over setting lighting standards.

Community Meeting for ZMA 2019-00014:

1. County Staff introduced rezoning request.
2. Rezoning request to be presented to Planning Commission at February 18 meeting.

Bruce Dotson's report:

1. Planning Commission organization changes, new members, one returning member, new Chairperson elected

2. Bruce will be leaving in May
3. 999 Rio Rd project, approved by Planning Commission on 4-3 vote, on to BOS meeting on March 4.
4. 2231 Seminole Lane, former office of Real Estate III, unanimous recommendation for requested change

Old Business:

1. Revised proposed Resolution to Deny ZMA-2019-0008, introduced by Marty.
    a. Comments/explanation of proposal by Rick.
    b. Rick moved to adopt resolution, seconded by Nancy
    c. Nancy had questions about trail head parking
    d. Vote called, 6 in favor, 4 opposed, no abstentions.
    e. Proposal to be forward to Planning Commission and BOS.

New Business:

1. Marty introduced a request for CAC to consider areas of interest for the CAC to focus on for 2020.
    a. Updating master plan for the Places 29-Rio area
    b. Seek new members
2. All CAC meeting to be held January 29 at County Office Building on 5th Street.

Adjourned at 7:32

From: Martha Leinbach <pacermel13@yahoo.com>
Sent: Friday, February 28, 2020 10:04 AM
To: Margaret Maliszewski
Cc: Ned Gallaway
Subject: Information on Malloy Ford: specifically site along RT. 29 which was the old furniture building and potential plans for that site

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

I talked with you last evening at the end of your presentation to the Rt. 29-Rio CAC meeting re: Malloy Ford and my attempts to try to get information on specifics of their revised site plan for the land adjacent to their new dealership. This is the site that contains the old Better Living Furniture building in the front and their body shop in the rear.

I have concerns primarily about the **visual presentation** of that site as seen from the entrance to our neighborhood (Carrsbrook) across the street given that is our neighborhood's primary exit onto Rt. 29 and we (all residents) have to see and pass by that location sometimes numerous times in a day and certainly daily. I know other Carrsbrook and Woodbrook neighbors also have concerns about the noise in the night of transports in and out of that site and very bright lights emanating now and potentially in the future if more lighting is permitted.

Could you please help me find information on:

——new proposed site plan(s) by Malloy presented to the Rio CAC in January 23 and/or to the ARB on February 3.

——any new presentation to the Planning Commission.
I listened to the ARB podcast from February 3 and thought I heard something about Malloy going back to the Planning Commission. Have they done that already since the January 2020 presentation. Mr. Dotson told me last night after I spoke with you that he thought they had already been to the Planning Commission re: this new section of the site. Where is the process now?
When will it go before the BOS?

——any written or verbal communication available regarding their proposal for the "furniture building" site and surrounding area including
not only visual screening and landscaping but what type of cars will be allowed in this new space if indeed it just becomes a parking lot and what will be allowed to be seen there. The original site plan calls for all cars needing repair and all employee cars to be in the back area—not along the frontage. Malloy chose to move to this site and I wish them well as a business but they seem to have reduced their square footage from their previous location yet have increased their traffic, use and inventory. How is that allowed?

Malloy has repeatedly violated the parking in the grassy area near the old furniture building. I contacted the county in August of 2019 and again in January 2020 initially through Ned Gallaway who referred me to Mr. Svobova, the zoning compliance officer. They also have parked along the frontage road on both sides when told they could not use the grass with not only cars but dump trucks, small to medium size commercial vans and on occasion large empty transport tracker trailers. In one of the entrance corridor studies originally done re: original site and view of unpleasant buildings etc an engineer commented " traffic driving 45 miles per hour on Rt. 29 would only visualize that site for 3.44 seconds. The residents of Carrsbrook and Woodbrook have to see that site everyday sometimes multiple times a day and not just for 3 seconds. Please consider that other dealerships along Rt. 29 are mostly directly across from other

commercial entities and NOT a neighborhood. Also there is a traffic light very close to the furniture building location so traffic will ocasionally sit there longer to view the entrance corridor.

Thank you for offering to help me locate this newer information. Your assistance is appreciated.

Sincerely
Martha Leinbach
Carrsbrook resident