

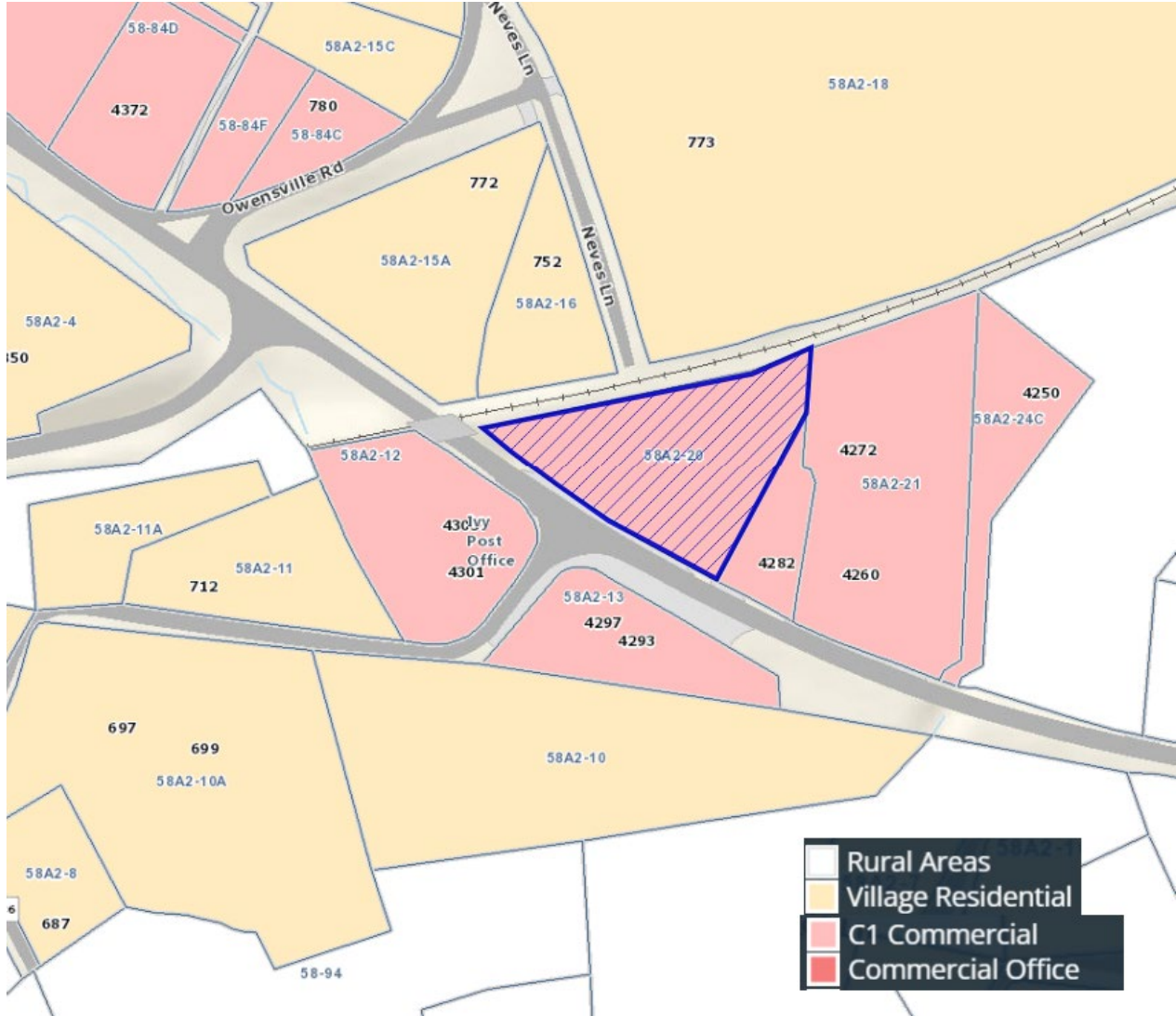
# IVY PROPER – CATERER

## PROJECT PROPOSAL

### Introduction

Ivy Proper LLC (the “Applicant”) is the owner of TMP 58A2-20 (the “Property”). The parcel is currently zoned C-1 but is embedded Albemarle County’s Rural Area in the iconic community of Ivy. See Image 1.

Image 1.



The Applicant requests a Special Use Permit for a CATERING KITCHEN of approximately 2,000 sf located within a +/- 6,500 square foot, multi-tenant structure on the Property. Anticipated potential hours of operation are from 7:00 am to 7:00 pm seven days per week. The caterer is not serving meals or beverages on the premises.

The SUP is required under the C-1 zoning subject to Chapter 18, Article III, Section 22.2.2.16(c) requiring a Special Use Permit for a restaurant in the C-1 zoning district.

## Factors for Consideration (per 18-33.40)

- **Public Need and Benefit**

Ivy epitomizes one of Albemarle County's rural communities complete with a full-service garage, a U.S. Post Office, a four-season nursery and garden center, and an old motel converted to retail and service-oriented enterprises servicing the community, and, of course, Duner's Restaurant. This location is ideally suited for a catering business that serves the greater Charlottesville community, Crozet, and the burgeoning event-industry throughout Albemarle County.

- **No Substantial Detriment**

The development of the Property has been approved under SDP2021000001. The presence of a caterer on this Property will be a benefit to the community.

- **Character of the Nearby Area is Unchanged**

The proposed use does not adversely change the character of the proximate uses, which include a service station, a post office, a nursery and garden center, offices, a convenience store, and others.

- **Harmony**

A catering kitchen is harmonious with other uses designated on the Comprehensive plan as rural areas, especially considering the C-1 zoning, which allows processing/assembly uses.

## **CONSISTENCY WITH ALBEMARLE COUNTY'S COMPREHENSIVE PLAN**

The subject property for this proposal is 58A2-20 located at the intersection of Route 250/Ivy Rd and Ivy Depot Rd, between the railroad and 4282 Ivy Rd, across from the Ivy Store. The Comprehensive Plan recognizes that "traditional crossroads communities" are an essential and vibrant part of our unique fabric. Ivy's origins as a community village date back to 1826 when it was known as Woodville.

The [Rural Area Chapter](#) (Chapter 7) of the Comprehensive Plan designates these parcels for Rural Area land use. The intent of the Rural Area designation is to allow uses that preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources; and also to allow residential uses at a density of up to 0.5 acres per dwelling unit. The proposed catering kitchen use aligns with the Rural Area's intent for crossroads communities to provide support services and opportunities to engage in community life (Objective 5).

## **IMPACTS ON PUBLIC FACILITIES AND INFRASTRUCTURE**

No impacts to the public sanitary sewer or water infrastructure are proposed. This project will utilize a private well and private septic system. SDP2021000001 includes a septic system with full reserve approved by VDH capable of handling 875 gallons per day. A Tier 3 groundwater analysis for the Property performed by Virginia Groundwater LLC (Exhibit 1) suggests in the section *Water Budget Analysis of Project Impact* (p.8) that natural recharge of groundwater on the site, post-development, is 450 gallons per day while the estimated proportion of daily withdrawal that is consumptive (i.e. not returned to the groundwater on site) is only 43.8 gallons per day. In summary, "the water budget analysis, above, suggests that a well drilled on this site and pumped to supply the modest demands of the proposed use [up to 875 gpd] will have no foreseeable impact on existing groundwater on nearby parcels" (p.9).

The approved SDP2021000001 also included multiple studies with VDOT including a Turn Lane Warrant Analysis, an Access Management Exception Request, and a Design Waiver Request; all related to the current and

projected increases in traffic and the location of a shared access between the Property and TMP 058A2-00-00-020A0 to the east. Based on all of these studies and the resultant design modifications, VDOT approved SDP2021000001 on June 8, 2022 satisfied that traffic concerns related to the Property were sufficiently addressed (Exhibit 2).

### **IMPACTS ON ENVIRONMENTAL FEATURES**

The catering kitchen use will have no negative impact on the environment. All waste that could be harmful to the environment and/or to a well-functioning septic system will be contained separately and removed by licensed contractors.