

ALBEMARLE COUNTY PLANNING
STAFF REPORT SUMMARY

Project Name: SP2024-20: Carter Machinery Outdoor Storage, Display, and Sales	Staff: Khris Taggart, Senior Planner I Margaret Maliszewski, Planning Manager
Planning Commission (PC) Hearing: November 26, 2024	Board of Supervisors (BOS) Hearing: TBD
Owner: Mount Sinai Properties-Charlottesville, LLC	Applicant: Gentry Locke, Conor O'Donnell
Acreage: Approximately 4.37	Special Use Permit for: Outdoor storage, display and sales serving or associated with a permitted use in accordance with Section 30.6.3.a.2(b) of the Zoning Ordinance on approximately 4.37 acres. No dwelling units proposed.
Tax Map Parcel (TMP): 06100-00-00-12000	Zoning/by-right use: Highway Commercial (HC) – commercial and service; residential by special use permit (15 units/acre), Entrance Corridor (EC) overlay
Magisterial District: Rio	Location: 721 Rio Rd. W
School Districts: Agnor-Hurt – Elementary, Burnley – Middle, and Albemarle – High	Conditions: Yes
Development Area: Neighborhood 1 – Places 29	Requested # of Dwelling Units/Lots: N/A
Proposal(s): Establish outdoor storage, display, and sales of construction equipment/vehicles.	Comp. Plan Designation: Core Area within Rio 29 Small Area Plan - area intended to have a mixture of uses including residential, commercial, retail, office, institutional and employment uses. Buildings with heights of 3-6 stories, built close to the street, with pedestrian access and relegated parking.
Character of Property: The property contains a warehouse consisting of multiple structures at the front of the parcel with paving surrounding it.	Use of Surrounding Properties: Commercial uses predominate in the surrounding area along Rio Rd. Northside Library is adjacent to the west.
Factors Favorable: 1. The proposed outdoor storage, display and sales use is consistent with the EC Design Guidelines if the ARB's recommended conditions are upheld.	Factors Unfavorable: 1. None.
Recommendation: Staff recommends approval of SP202400020 with conditions.	

STAFF CONTACT:

Khris Taggart, Senior Planner I;
Margaret Maliszewski, Planning Manager
November 26, 2024
TBD

**PLANNING COMMISSION:
BOARD OF SUPERVISORS:**

PETITION:

PROJECT: SP202400020 Carter Machinery Outdoor Storage, Display, and Sales
MAGISTERIAL DISTRICT: Rio
TAX MAP/PARCEL: 06100-00-00-12000
LOCATION: 721 Rio Rd. W
PROPOSAL: Establish outdoor storage, display, and sales of vehicles within the Entrance Corridor
PETITION: Outdoor storage, display, and sales serving or associated with a permitted use in accordance with Section 30.6.3.a.2(b) of the Zoning Ordinance on approximately 4.37 acres. No dwelling units proposed.
ZONING CATEGORY/GENERAL USAGE: HC Highway Commercial – commercial and service; residential by special use permit (15 units/ acre)
SECTION: 30.6.3.2.b Outdoor storage, display, and sales in the Entrance Corridors
COMPREHENSIVE PLAN LAND USE/DENSITY: Core Area within Rio 29 Small Area Plan - area intended to have a mixture of uses including residential, commercial, retail, office, institutional and employment uses. Buildings with heights of 3-6 stories, built close to the street, with pedestrian access and relegated parking.
ENTRANCE CORRIDOR: Yes

CHARACTER OF THE AREA:

This parcel is located on the south side of Rio Rd., approximately 295' west of Rt. 29 (see Attachment 1). The property contains a warehouse consisting of multiple structures at the front of the parcel with paving surrounding it. Commercial uses predominate in the general vicinity.

PLANNING AND ZONING HISTORY:

On October 21, 2024, the ARB reviewed the Special Use Permit request. During that meeting, the ARB requested revisions to the concept plan, to be reviewed by the ARB prior to Planning Commission review. On November 4, 2024, the ARB reviewed the revised concept plan and voted unanimously to recommend no objection to the request, with recommended conditions. The action letters from the ARB meetings are included as Attachments 5 and 7 to this report. After the ARB action, the proposed storage area boundaries were extended on the plan to be consistent with the fenced boundary of the area. This includes the paved area behind the building, which has reduced visibility from the street, and facilitates enforcement.

COMMUNITY MEETING

A community meeting will be held during the Places29-Hydraulic Community Advisory Committee meeting on November 18, 2024. A summary of the meeting will be provided at the November 26, 2024 Planning Commission meeting.

DETAILS OF THE SPECIAL USE PERMIT PROPOSAL:

The applicant proposes to establish outdoor storage, display, and sales (storage) of construction equipment and vehicles associated with an equipment/machinery rental store. The storage area, encompassing approximately 111,851 sf, is shown to the south and east of the existing brick-faced building at 721 Rio Road West. The proposed site changes include demolition of the eastern portions of the existing warehouse buildings, enclosure of the outdoor storage area with a combination of security and chain link fencing, creation of planting areas at the western side of the building and the front of the property, and creating new parking spaces along the north side of the proposed storage area. The equipment to be stored includes hydraulic excavators, backhoes, compact track loaders, telehandlers, skid steer loaders, boom lifts, and scissor lifts. (See Attachments 1-3 for a location map, project narrative, and proposed concept plan.)

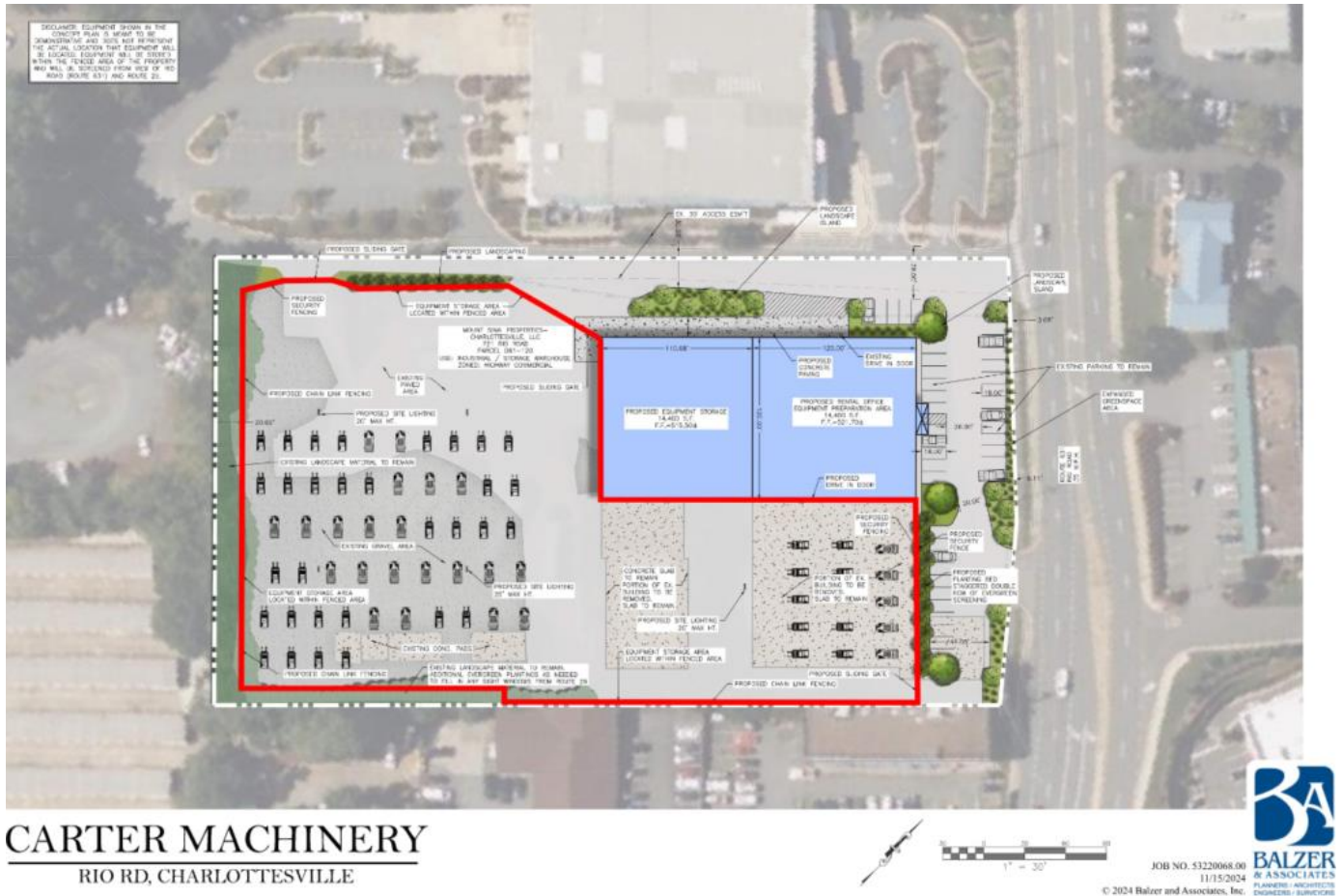


Fig. 1: Proposed concept plan with the outdoor storage area outlined in red.

ANALYSIS OF THE SPECIAL USE PERMIT REQUEST

Special Use Permits (SP) for outdoor storage, display and/or sales are reviewed under Sec. 30.6.3.a.2.b of the Zoning Ordinance and factors to be considered are limited to “determining whether the outdoor storage, display and/or sales is consistent with the applicable design guidelines”. The applicable design guidelines are the EC Design Guidelines (the Guidelines). The Architectural Review Board (ARB) applies those Guidelines in its review of development proposals within the County’s ECs and applied the Guidelines in its review of this request on October 21, 2024. The ARB found the concept plan inconsistent with the guideline related to the siting and screening of storage areas from the view of the EC and

requested revisions to the plan. The applicant revised the concept plan to address the ARB's concerns by increasing landscaping along the northern perimeter of the storage area, the western perimeter of the building, and along the street frontage. Concerns were further addressed by adding conditions requiring equipment to be stored in a retracted position and limiting the storage of equipment taller than fence height to the rear of the site. These changes better satisfy the EC requirements by reducing the visibility of the storage area from the street and better integrating the site into the corridor. After reviewing the revisions to the concept plan presented at the November 4th meeting, the ARB voted unanimously to recommend no objection to the request, with recommended conditions. The conditions are listed in the ARB action letter (Attachment 7) and included in those listed below.

SUMMARY:

After revisions to the plan to more closely align the proposal with the EC Guidelines regarding siting and screening of storage areas, the ARB recommended no objection to the proposal. Consequently, staff have identified the following factors of this proposal which are favorable and unfavorable:

Factors favorable to this request include:

1. The proposed outdoor storage, display and sales use is consistent with the EC Design Guidelines if the ARB's recommended conditions are upheld.

Factors unfavorable to this request include:

1. None.

RECOMMENDED ACTIONS:

Special Use Permit

Based on the findings described in this report and factors identified as favorable, **staff recommends approval of special use permit application SP20240020 with the following conditions.**

1. Use of this site must be in general accord with the Carter Machinery Concept Plan by Balzer & Associates dated October 29, 2024. To be in general accord, equipment must be stored only in areas indicated for storage on the Concept Plan.
2. Equipment must be kept in the retracted/stowed position.
3. Site plan approval is subject to ARB approval of the landscape plan (submitted with the site plan), including but not limited to all planting islands and areas shown on the Concept Plan. Landscaping shown on the plan may be required to be more than the minimum requirements of the ARB guidelines and/or the Zoning Ordinance to mitigate the visual impacts of the proposed use.
4. Site plan approval is subject to ARB approval of the lighting plan (submitted with the site plan). Maximum light levels must not exceed 20 footcandles. The maximum height of pole lights must not exceed 20'. All fixtures must have lamps whose color temperature is between 2000 and 3000 Kelvin. All site- and building-mounted fixtures must be full cutoff. All fixtures must have lamps whose color temperature is between 2000 and 3000 Kelvin.
5. Storage of equipment taller than the screening fence height is limited to the area labeled "existing gravel area" at the rear of the site.
6. Chain link fence must not be visible from the ECs.

POSSIBLE PLANNING COMMISSION MOTIONS – SP202400020: Carter Machinery Outdoor Storage, Display, and Sales

- A. Should the Planning Commission choose to recommend approval of this special use permit:
I move to recommend approval of SP202400020: Carter Machinery Outdoor Storage, Display, and Sales with the conditions outlined in the staff report.

- B. Should the Planning Commission choose to recommend approval of this special use permit with revised conditions:
I move to recommend approval of SP202400020: Carter Machinery Outdoor Storage, Display, and Sales with the conditions outlined in the staff report, amended as follows (state amendments).

- C. Should the Planning Commission choose to recommend denial of this special use permit:
I move to recommend denial of SP202400020: Carter Machinery Outdoor Storage, Display, and Sales for (state reasons for denial).

ATTACHMENTS:

- Attach 1 – [SP2023-20 Carter Machinery - Location Map](#)
- Attach 2 – [SP2023-20 Carter Machinery - Application Materials: Special Use Permit Project Narrative](#)
- Attach 3 – [SP2023-20 Carter Machinery - Application Materials: Concept Plan](#)
- Attach 4 – [SP2023-20 Carter Machinery - ARB Staff Report October 21, 2024](#)
- Attach 5 – [SP2023-20 Carter Machinery - ARB Action Letter October 21, 2024](#)
- Attach 6 – [SP2023-20 Carter Machinery - ARB Memo November 4, 2024](#)
- Attach 7 – [SP2023-20 Carter Machinery - ARB Action Letter November 4, 2024](#)