



COUNTY OF ALBEMARLE
Department of Community Development
401 McIntire Road, North Wing
Charlottesville, Virginia 22902-4579

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MEMORANDUM

TO: MEMBERS, SITE REVIEW COMMITTEE:

Adam Moore ~ VDOT (Charlottesville)	Frank Pohl ~ Engineering
Alan Mazurowski ~ Health Dept. (Charlottesville)	Richard Nelson ~ ACSA
Tim Keller ~ At-Large PC Member	Michael Dellinger ~ Inspections
Brian Becker ~ GIS	Shawn Maddox ~ Fire & Rescue
Margaret Maliszewski ~ ARB	Dan Mahon ~ Parks & Rec.
Brian Walton ~ Thomas Jefferson Soil and Water Conservation District	

FROM: Albemarle County Department of Community Development – Division of Planning

DATE: March 31, 2020

RE: Site Review Committee Meeting scheduled for Thursday, May 7, 202 at 10 a.m. will not be held.

Please be advised that due to the Covid-19 pandemic and efforts to maintain recommended social distancing, the Site Review Meeting listed on the schedule for **May 7, 2020**, will not take place. **Review and comment can instead be provided electronically.** Please contact the lead reviewer for an online link through which you can view the plans, comments, and provide feedback. The comments will be available to view on **May 4, 2020**. We are also currently developing alternative methods that will allow more virtual interactions in the near future for Site Review and public engagement.

Please note that one purpose of a Site Plan Review is to provide an opportunity for the applicant and reviewers to discuss review comments. These projects are “by-right”, which means that if the proposed plans meet the minimum requirements of the County’s zoning, site plan, or subdivision ordinances, they must be approved. Recognizing the importance of public comment, we encourage you to reach out to the lead reviewer to express any concerns or questions you may have regarding the application.

Attached is the list of site plans and subdivisions to be reviewed based on the schedule below. This list may include electronic submittals which may be accessed by clicking on the link provided. Please review these projects and send your written comments to the applicable planner as noted below.

The Submission and Review Schedule is as follows:

SITE REVIEW COMMENTS DUE:
SITE REVIEW MEETING DATE:

Monday, May 4, 2020
Will not be held (see above)

For the attached site plans please review each plan for compliance with the technical requirements of Chapters 14 and 18 of the Code of the County of Albemarle and/or other applicable laws enforced by your agency/department. Please either

1. Recommend approval, including conditions that must be met prior to approval of the final plan and including conditions required to be satisfied before a grading permit may be issued under chapter 17 of the Code. Any recommended conditions shall pertain to any requirements of this chapter and other applicable laws. Or,
2. Recommend denial. Any recommendation for denial shall clearly state what requirements of Chapter 18 of the Code or other applicable laws that the plan does not satisfy.

If you have any recommendations for revisions, please feel free to provide that information. Please be clear in your comments what a “required” revision is and what a “recommended” revision is.

PROJECT LEAD REVIEWER: Paty Saternye psaternye@albemarle.org

PROJECT: [SDP202000025 Airport Road Sheetz - Initial Site Plan](#)

MAGISTERIAL DISTRICT: Rio

TAX MAP/PARCEL: 03200000003800, 03200000003900, 032000000039A0

LOCATION: Northwest corner of Route 29 and Airport Road, 3510 Seminol Trail & 1831 Airport Road

PROPOSAL: Request for initial site plan approval to construct a 6,077 square foot convenience store and a 1,024 square foot carwash with fuel canopies and associated parking.

ZONING: C-1 Commercial – retail sales and service; residential by special use permit (15 units/ acre)

ENTRANCE CORRIDOR: Yes

OVERLAY DISTRICT: Steep Slopes (Managed), AIA Airport Impact Area

COMPREHENSIVE PLAN: Urban Mixed Use (in Centers)/Neighborhood Service Center – commercial, retail, and employment uses with supporting residential (3-20 units/acre); Hollymead – Places 29.

PROJECT LEAD REVIEWER: Christopher Perez cperez@albemarle.org

PROJECT: [SDP202000027 29th Place Restaurant w/Drive-thru](#)

MAGISTERIAL DISTRICT: Rio

TAX MAP/PARCEL: 061U0010001500

LOCATION: 1500 Seminole Trail, located in the Shoppers World Shopping Center

PROPOSAL: New 2,225 SF restaurant, drive thru, associated entrance and parking modifications.

ZONING: PD-SC Planned Development Shopping Center – shopping centers, retail sales and service uses; residential by special use permit (15 units/acre)

ENTRANCE CORRIDOR: Yes

PROFFERS: Yes

COMPREHENSIVE PLAN: Flex Area within Rio29 Small Area Plan – area intended to allow a flexibility of uses including residential, commercial, retail, office, institutional and employment uses. Buildings with heights of 2-5 stories, built close to the street, with pedestrian access and relegated parking. (Neighborhood 1 – Places 29)

PROJECT LEAD REVIEWER: Cameron Langille clangille@albemarle.org

PROJECT: [SDP202000029 Woolen Mills Industrial Park – Major Amendment](#)

MAGISTERIAL DISTRICT: Scottsville

TAX MAP/PARCEL: 077000000040B0

LOCATION: Property is located at the southeast corner of the intersection of Franklin Street and Broadway Street

PROPOSAL: Major site plan amendment to SDP201800065 to revise some of the building footprints and layout. Six (6) new buildings are proposed for a total of 11 buildings with a combined floor area of 125,205 sq. ft. Proposal includes new parking spaces, vehicular travel ways, and utilities. No dwelling units are proposed.

ZONING: LI – Light Industry – industrial, office, and limited commercial uses (no residential use)

PROFFERS: No

OVERLAY DISTRICTS: Managed and Preserved Steep Slopes Overlay District, Flood Hazard Overlay District

ENTRANCE CORRIDOR: No

COMPREHENSIVE PLAN: Parks and Green Systems – parks, playgrounds, play fields, greenways, trails, paths, recreational facilities and equipment, plazas, outdoor sitting areas, natural areas, preservation of stream buffers, floodplains and steep slopes adjacent to rivers and streams in Neighborhood 4 of the Southern and Western Neighborhoods Master Plan.

Cc:

Architectural Review Board
Krystal Brinkley
Jennifer Whitaker
Melvin Kosler
Sprint-Manager of Engineering
Ronnie Rutherford

Mary Hughes
Irene Peterson
United States Postal Service
Sandy VonThelen

E-mail copy:

Board of Supervisors
Joe Letteri
David Benish
Claudette Borgersen
Steve Blaine
Mike Heckman
Sabrina Stanwood
William D. Fritz

Planning Commission
Dan Mahon
Brad Sheffield
Jack McClelland
Karen Davis
Francis MacCall
Steve Allshouse
Doug Walker