CITY OF CHARLOTTESVILLE
DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES
STAFF REPORT

APPLICATION FOR A REZONING OF PROPERTY

JOINT CITY COUNCIL AND PLANNING COMMISSION PUBLIC HEARING

DATE OF HEARING: July 14, 2020
APPLICATION NUMBER: ZM19-00004

Project Planner: Joey Winter
Date of Staff Report: July 6, 2020
Applicant: Long Street LLC by Stockbridge OPCO LLC
Applicants Representative: Aaron Revere
Current Property Owner: Long Street LLC

Application Information
Property Street Address: 909 Landonia Circle
Tax Map/Parcels #: 490079000
Total Square Footage / Acreage Site: Approx. 0.6790 acres
Comprehensive Plan (General Land Use Plan): Low Density Residential
Current Zoning Classification: B-1 (Business)
Proposed Zoning Classification: B-2 (Business)
Completeness: The application generally contains all of the information required by Zoning Ordinance (Z.O.) Sec. 34-41.

Applicant’s Request (Summary)
Mr. Aaron Revere, on behalf of Long Street LLC, has submitted a Rezoning Petition for 909 Landonia Circle. The petition proposes a change in zoning from B-1 Business to B-2 Business with a proffer. The property is further identified on City Real Property Tax Map 49 Parcel 79 (Parcel ID: 490079000), is approximately .679 acres, and has approximately 378 feet of frontage on Landonia Circle. The rezoning application proposes to change the zoning district classification of the Subject Property from B-1 Business to B-2 Business subject to a proffered development condition ("Proffer"). The Proffer states the following shall not be permitted on the Subject Property: Amusement Center; Auditoriums, Theaters; Bowling Alleys; Clubs, Private; Dry Cleaning Establishments; Movie Theaters; Dance Hall / all night; Pharmacies >1,700 SF, GFA. The Comprehensive Land Use Map for this area calls for Low Density Residential Development.

The owner of the All-American Car Wash located at 1315 Long Street intends to modernize and expand their business which has operated at this location for over 25 years. The All-American Car Wash currently exists on two parcels fronting Long Street (Route 250 Bypass) and contains a self-serve car wash with vacuuming, an automated car wash, and a propane refilling kiosk. The owner purchased the Subject Property in 2019 and intends to expand the car wash use onto the parcel. (See the applicant’s conceptual layout in ATTACHMENT 4 for more information.)
The expansion of the car wash onto the Subject Property requires a zoning map amendment since car wash is not a permitted use in the B-1 district. Car wash is a by-right use in the proposed new zoning district (B-2). The proposed use of the expanded All-American Car wash will be identical to the use at the existing car wash. However, a site plan is not being proffered with this rezoning application so this owner (or any future owner) would theoretically be free to redevelop the Subject Property with a different use in the future. It is important to emphasize that the applicant has indicated that their intent is to develop the Subject Property as part of the expanded car wash and no other redevelopment is planned for the property.

**Standard of Review**

City Council may grant an applicant a rezoning request, giving consideration to a number of factors set forth within Z.O. Sec. 34-41. The role of the Planning Commission is and make an advisory recommendation to the City Council, as to whether or not Council should approve a proposed rezoning based on the factors listed in Z.O. Sec. 34-41(a):

(a) All proposed amendments shall be reviewed by the planning commission. The planning commission shall review and study each proposed amendment to determine:

1. Whether the proposed amendment conforms to the general guidelines and policies contained in the comprehensive plan;
2. Whether the proposed amendment will further the purposes of this chapter and the general welfare of the entire community;
3. Whether there is a need and justification for the change; and
4. When pertaining to a change in the zoning district classification of property, the effect of the proposed change, if any, on the property itself, on surrounding property, and on public services and facilities. In addition, the commission shall consider the appropriateness of the property for inclusion within the proposed zoning district, relating to the purposes set forth at the beginning of the proposed district classification.

**Staff Analysis**

Staff analysis is based off the highest intensities and densities that would be permitted in the B-2 zoning district other than uses that have been proffered out. The applicant is proposing to rezone the Subject Properties from B-1 to B-2 with the following eight uses proffered out:

<table>
<thead>
<tr>
<th>Amusement Center</th>
<th>Auditoriums, Theaters</th>
<th>Bowling Alleys</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clubs, Private</td>
<td>Dry Cleaning Establishments</td>
<td>Movie Theaters</td>
</tr>
<tr>
<td>Dance Hall / all night</td>
<td>Pharmacies &gt;1,700 SF, GFA</td>
<td></td>
</tr>
</tbody>
</table>

**Dimensional Requirements by Zoning District**

There is no change to the dimensional requirements for the B-1 and B-2 zoning districts.

<table>
<thead>
<tr>
<th>Zoning</th>
<th>Height Restrictions</th>
<th>Required Front Yard</th>
<th>Required Side Yard</th>
<th>Required Rear Yard</th>
</tr>
</thead>
<tbody>
<tr>
<td>B-1</td>
<td>45 feet, max.</td>
<td>20 feet, min.</td>
<td>None Req’d.</td>
<td>None Req’d.</td>
</tr>
<tr>
<td>B-2</td>
<td>45 feet, max.</td>
<td>20 feet, min.</td>
<td>None Req’d.</td>
<td>None Req’d.</td>
</tr>
</tbody>
</table>

**Zoning History of the Subject Property**

<table>
<thead>
<tr>
<th>Year</th>
<th>Zoning District</th>
</tr>
</thead>
<tbody>
<tr>
<td>1949</td>
<td>A-1 Residence</td>
</tr>
<tr>
<td>1958</td>
<td>R-2 Residential</td>
</tr>
<tr>
<td>1976</td>
<td>R-2 Residential</td>
</tr>
<tr>
<td>1991</td>
<td>B-1 Business</td>
</tr>
<tr>
<td>2003</td>
<td>B-1 Business</td>
</tr>
</tbody>
</table>
**Use Comparison – B-1 vs. B-2:** As per the use matrix in City Code Sec. 34-480, certain uses permitted in the B-2 district are not permitted in the B-1 district. Uses proffered out by the applicant are crossed out.

<table>
<thead>
<tr>
<th>NON-RESIDENTIAL: GENERAL and MISC. COMMERCIAL</th>
<th>B-1</th>
<th>B-2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amusement center</td>
<td>Not permitted</td>
<td>Special use permit</td>
</tr>
<tr>
<td>Assembly (indoor) – Auditoriums, theaters</td>
<td>Not permitted</td>
<td>By-right use</td>
</tr>
<tr>
<td>Automobile uses: Gas station</td>
<td>Not permitted</td>
<td>By-right use</td>
</tr>
<tr>
<td>Automobile uses: Parts and equipment sales</td>
<td>Not permitted</td>
<td>By-right use</td>
</tr>
<tr>
<td>Automobile uses: Repair/servicing business</td>
<td>Not permitted</td>
<td>By-right use</td>
</tr>
<tr>
<td>Bakery, wholesale: GFA 4,000 SF or less</td>
<td>Not permitted</td>
<td>By-right use</td>
</tr>
<tr>
<td>Bowling alleys</td>
<td>Not permitted</td>
<td>By-right use</td>
</tr>
<tr>
<td>Car wash</td>
<td>Not permitted</td>
<td>By-right use</td>
</tr>
<tr>
<td>Clubs, private</td>
<td>Special use permit</td>
<td>By-right use</td>
</tr>
<tr>
<td>Data center &gt; 4,000 sq ft</td>
<td>Not permitted</td>
<td>By-right use</td>
</tr>
<tr>
<td>Dry cleaning establishments</td>
<td>Special use permit</td>
<td>By-right use</td>
</tr>
<tr>
<td>Educational facilities (non-residential): Artistic up to 4,000 SF, GFA</td>
<td>Not permitted</td>
<td>By-right use</td>
</tr>
<tr>
<td>Educational facilities (non-residential): Artistic up to 10,000 SF, GFA</td>
<td>Not permitted</td>
<td>By-right use</td>
</tr>
<tr>
<td>Educational facilities (non-residential): Vocational, up to 4,000 SF, GFA</td>
<td>Not permitted</td>
<td>By-right use</td>
</tr>
<tr>
<td>Educational facilities (non-residential): Vocational, up to 10,000 SF, GFA</td>
<td>Not permitted</td>
<td>By-right use</td>
</tr>
<tr>
<td>Hotels/motels: Up to 100 guest rooms</td>
<td>Special use permit</td>
<td>By-right use</td>
</tr>
<tr>
<td>Hotels/motels: 100+ guest rooms</td>
<td>Not permitted</td>
<td>Special use permit</td>
</tr>
<tr>
<td>Laundromats</td>
<td>Ancillary use</td>
<td>By-right use</td>
</tr>
<tr>
<td>Micro-producers</td>
<td>Not permitted</td>
<td>By-right use</td>
</tr>
<tr>
<td>Small Breweries</td>
<td>Not permitted</td>
<td>Special use permit</td>
</tr>
<tr>
<td>Music halls</td>
<td>Not permitted</td>
<td>Special use permit</td>
</tr>
<tr>
<td>Indoor Recreational facilities on private property (GFA between 4,000 SF and 10,000 SF): health/sports clubs; tennis club; swimming club; yoga studios; dance studios, skating rinks, recreation centers, etc.</td>
<td>Not permitted</td>
<td>Special use permit</td>
</tr>
<tr>
<td>Indoor Recreational facilities on private property (GFA more than 10,000 SF): health/sports clubs; tennis club; swimming club; yoga studios; dance studios, skating rinks, recreation centers, etc.</td>
<td>Not permitted</td>
<td>Special use permit</td>
</tr>
<tr>
<td>Restaurants: Dance hall/all-night</td>
<td>Not permitted</td>
<td>Provisional use permit</td>
</tr>
<tr>
<td>Restaurants: Drive-through windows</td>
<td>Not permitted</td>
<td>Special use permit</td>
</tr>
<tr>
<td>Restaurants: Fast food</td>
<td>Not permitted</td>
<td>By-right use</td>
</tr>
<tr>
<td>Restaurants: Full service</td>
<td>Not permitted</td>
<td>By-right use</td>
</tr>
<tr>
<td>Restaurants: 24-hour</td>
<td>Not permitted</td>
<td>Provisional use permit</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>NON-RESIDENTIAL USES: RETAIL</th>
<th>B-1</th>
<th>B-2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Consumer service businesses: between 4,000 SF, GFA and 10,000 SF, GFA</td>
<td>Special use permit</td>
<td>By-right use</td>
</tr>
<tr>
<td>Farmer’s market</td>
<td>Not permitted</td>
<td>Special use permit</td>
</tr>
<tr>
<td>Grocery stores: Convenience</td>
<td>Not permitted</td>
<td>By-right use</td>
</tr>
</tbody>
</table>
### NON-RESIDENTIAL USES: RETAIL

<table>
<thead>
<tr>
<th></th>
<th>B-1</th>
<th>B-2</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Grocery stores:</strong> General, up to 10,000 SF, GFA</td>
<td>Not permitted</td>
<td>By-right use</td>
</tr>
<tr>
<td><strong>Grocery stores:</strong> General, 10,001+ SF, GFA</td>
<td>Not permitted</td>
<td>By-right use</td>
</tr>
<tr>
<td><strong>Pharmacies:</strong> 1,701—4,000 SF, GFA</td>
<td>Special use permit</td>
<td>By-right use</td>
</tr>
<tr>
<td><strong>Pharmacies:</strong> 4,001+ SF, GFA</td>
<td>Special use permit*</td>
<td>Special use permit</td>
</tr>
<tr>
<td>Shopping centers</td>
<td>Not permitted</td>
<td>By-right use</td>
</tr>
<tr>
<td>Shopping malls</td>
<td>Not permitted</td>
<td>Special use permit</td>
</tr>
<tr>
<td>Temporary sales, outdoor (flea markets, craft fairs, promotional sales, etc.)</td>
<td>Not permitted</td>
<td>Temporary use permit</td>
</tr>
<tr>
<td><strong>Other retail stores (non-specified):</strong></td>
<td>Not permitted</td>
<td>Special use permit</td>
</tr>
<tr>
<td>Up to 20,000 SF GFA</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### NON-RESIDENTIAL: INDUSTRIAL

<table>
<thead>
<tr>
<th></th>
<th>B-1</th>
<th>B-2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Assembly, industrial</td>
<td>Special use permit*</td>
<td>Special use permit</td>
</tr>
<tr>
<td>Frozen food lockers</td>
<td>Not permitted</td>
<td>By-right use</td>
</tr>
<tr>
<td>Laundries</td>
<td>Not permitted</td>
<td>By-right use</td>
</tr>
</tbody>
</table>

Although the Comprehensive Land Use Map for this area calls for Low Density Residential Development, the Subject property has been zoned for business since 1991. The applicant’s plans for development of the Subject Property should this rezoning be approved are to expand the car wash use onto the neighboring property.

Sec. 34-42

1. **Whether the proposed amendment conforms to the general guidelines and policies contained in the comprehensive plan;**
   
The applicant’s own analysis of the proposed amendment’s consistency with the Comprehensive Plan, as required by City Code Sec. 34-41(d)(2), is provided in the application materials [ATTACHMENT 2](#). Below (a–g) is staff’s analysis.

   a. **Land Use**

   **Staff Analysis**

   The Subject Property is bordered by:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning</th>
<th>Current Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>East</td>
<td>CC</td>
<td>Automobile repair/servicing business</td>
</tr>
<tr>
<td>South</td>
<td>B-2</td>
<td>Car wash</td>
</tr>
<tr>
<td>South/West</td>
<td>B-2</td>
<td>Shopping center</td>
</tr>
<tr>
<td>West</td>
<td>R-2</td>
<td>Residential</td>
</tr>
<tr>
<td>North</td>
<td>R-2</td>
<td>Residential</td>
</tr>
</tbody>
</table>

   The Subject Property is currently zoned B-1, the most restrictive commercial zoning classification in the City. All by-right, provisional, and special uses allowed within this zoning district are also allowed in the B-2 district. The applicant intends to use the Subject Property as a car wash; though the absence of a proffered site plan creates the possibility that the Subject Property can be redeveloped with any of the uses listed above in the future. To alleviate concerns about hypothetical future redevelopment, the applicant has proffered out eight uses that they feel would not be consistent with the character of the neighborhood.
The 2013 Comprehensive Plan’s Land Use Map indicates the Subject Property should be the site of low-density residential development which would not be consistent with the proposed rezoning. However, the 2013 Comprehensive Plan directly contradicts the stated intent of both the current zoning district (B-1) and the proposed new zoning district (B-2). The change in topography between the Subject Property and the properties to the north and west creates a natural transition from commercial uses along the 250 Bypass and residential uses to the north.

b. **Community Facilities**
   **Staff Analysis**
   When the All-American Car Wash is expanded, the applicant will be required to provide sidewalk improvements along the entire frontage of the Subject Property on Landonia Circle. This will greatly increase pedestrian connectivity between residential areas to the north and west and commercial areas to the southeast.

c. **Economic Sustainability**
   **Staff Analysis**
   A change in zoning from B-1 to B-2 to facilitate the expansion of a locally-owned business will align with the stated goals in Chapter 3 (Economic Sustainability) of the Comprehensive Plan.

d. **Environment**
   **Staff Analysis**
   There will be no conflict with Chapter 4 (Environment) of the Comprehensive Plan with a change in zoning from B-1 to B-2.

e. **Housing**
   **Staff Analysis**
   There will be no impact on housing stock by rezoning the Subject Property from B-1 to B-2. The residential uses permitted in the B-1 district are identical to the residential uses permitted in the B-2 district.

f. **Transportation**
   **Staff Analysis**
   A rezoning of the Subject Property from B-1 to B-2 would have minimal impact on traffic. No new points of ingress are proposed so vehicle traffic would continue to come almost exclusively from Long Street. The applicant was supportive of closing the portion of Landonia Circle where the property has frontage, but the City Traffic Engineer ruled out this option since several residences up the hill rely on Landonia Circle for access. Any by-right development on the site would need to meet current parking standards.

g. **Historic Preservation & Urban Design**
   **Staff Analysis**
   The Subject Property is not in an Entrance Corridor, but the two parcels which contain the existing car wash are. The expanded All-American Car Wash will therefore have to comply with Entrance Corridor guidelines and materials standards.
2. **Whether the proposed amendment will further the purposes of this chapter and the general welfare of the entire community;**
   The applicant’s own analysis of can be found in the application materials (ATTACHMENT 2).

**Staff Analysis**
The All-American Car Wash is a local business which has been part of the Charlottesville community for several decades. Rezoning the Subject Property to facilitate the expansion of the business will be a positive for the entire community. Other improvements that will be required during the site plan approval process will benefit pedestrian connectivity and urban design of the entire community.

3. **Whether there is a need and justification for the change;**
   The applicant has provided information on the factors that led to a request to rezone the subject properties from B-1 to B-2 in the narrative section of their application (ATTACHMENT 2).

**Staff Analysis**
According to the City's 2013 Land Use Map, development of the Subject Property should be Low Density Residential with a DUA under (15). However, the site has not been zoned for residential use since 1991 and the previous use of the property (daycare facility) was also commercial. An adequate transition exists between the commercial use of this property and the residential uses to the north and west due to the change in elevation and the landscaping buffer which must remain in place. There is justification for the change considering that the City's Zoning Map does not align with the Comprehensive Land Use Map and the proposed use relates to the expansion of an existing business.

4. **When pertaining to a change in the zoning district classification of property, the effect of the proposed change, if any, on the property itself, on surrounding property, and on public services and facilities. In addition, the commission shall consider the appropriateness of the property for inclusion within the proposed zoning district, relating to the purposes set forth at the beginning of the proposed district classification.**
   The location of the subject properties are currently served by existing public utilities and facilities. The applicant has provided a narrative statement on adverse effects and mitigation in their application materials (Attachment B).

**Staff Analysis**
Any proposed development would be evaluated during site plan review and need to meet all current zoning regulations. Due to the location of the Subject Property, staff believes all public services and facilities would be adequate to support development.

The purposes set forth in City Code Sec. 34-440 are:

**B-1:** The B-1 business district is established to provide for service-type businesses and office uses of a limited size, which are open primarily during daytime hours. The intent of the B-1 regulations is to provide a transitional district between residential areas and other commercial areas of the city. The uses permitted within this district are those which will have only minimal traffic impacts, and only minimal noise, odors, smoke, fumes, fire or explosion hazards, lighting glare, heat or vibration.
The B-2 business district is established to provide for commercial uses of limited size, primarily serving neighborhood needs for convenience goods. The intent of the B-2 regulations is to encourage clustering of these neighborhood-serving commercial uses. The uses permitted within this district are those which will generate minimal traffic originating outside the neighborhood areas served, and that will generate minimal noise, odors and fumes, smoke, fire or explosion hazards, lighting glare, heat or vibration.

It is most likely that any development proposed on the Subject Property would comply with the purposes set forth at the beginning of the proposed district classification. This cannot be fully determined until a proposed development is under site plan review.

Public Comments Received
The applicant held a community meeting as required by City Code Sec. 34-41(c)(2) on February 13, 2020 at Burnley-Moran Elementary School. Two members of the public attended the meeting and were generally supportive of the applicant's plans for the property. To this point staff has received no written feedback in favor of or opposed to ZM19-00004.

Staff Recommendation
Staff recommends approval of ZM19-00004. Neighbors have not raised any concerns about rezoning the Subject Property for the purpose of expanding the All-American Car Wash. The benefits to pedestrian connectivity, specifically sidewalk improvements which will be required along Landonia Circle will benefit nearby residential areas. The proposed zoning change could also contribute to goals of the City's 2013 Comprehensive Plan related to Economic Sustainability. The uses permitted within the B-1 district are similar to the uses permitted in the B-2 district and the applicant has proffered out some of the more intense uses permitted in the new proposed new zoning district.

Suggested Motions
1. On the basis that the proposal would service public necessity, convenience, general welfare, and good zoning practice, I move to recommend approval of application ZM19-00004.
   OR
2. On the basis that the proposal would NOT service public necessity, convenience, general welfare, and good zoning practice, I move to recommend approval of application ZM19-00004.

Attachments
1. Rezoning Application ZM19-00004
2. Applicant’s Narrative Statement
3. Signed Proffer Statement from Landowner
4. Conceptual Site Plan and Layout from Applicant
5. Community Meeting Information
City of Charlottesville
Application for Rezoning

Project Name: Long Street Car Wash

Address of Property: 909 Landonia Circle

Tax Map and Parcel Number(s): Parcel 490079000; TRA BK 13 Sec 1 Parcels

Current Zoning: B-1
Proposed Zoning: B-2

Comprehensive Plan Land Use Designation: Neighborhood Commercial

Applicant: Long Street LLC by StockBridge OPCO LLC
Address: 9830 Mayland Dr., Suite 1, Richmond, VA 23233
Phone: 804-687-6316 Email: arevere@newbayllc.com

Applicant’s Role in the Development (check one):

Owner ✓ Owner’s Agent Contract Purchaser

Owner of Record: Long Street LLC
Address: 200 CARLTON Road, Charlottesville, VA 22902
Phone: 434-293-6157 Email: suttong@tigerfuel.com

(1) Applicant’s and (2) Owner’s Signatures

(1) Signature [Signature] Print J. Aaron Revere Date 12-16-19
Applicant’s (Circle One): LLC Member ✓ LLC Manager Corporate Officer (specify)
Other (specify):

(2) Signature [Signature] Print Gordon Sutton Date 12/16/19
Owner’s (Circle One): LLC Member LLC Manager ✓ Corporate Officer (specify)
Other (specify):
City of Charlottesville
Pre-Application Meeting Verification

Project Name: Long Street Car Wash

Pre-Application Meeting Date: Thursday, November 7th, 2019 at 10:00 am

Applicant’s Representative: Aaron Reeves

Planner: Joey Winter

Other City Officials in Attendance:

Brennan Duncan - Traffic Engineer
Jeff Werner - Historic Pres. Planner & Entry Coordinator

The following items will be required supplemental information for this application and must be submitted with the completed application package:

1. Elevations / Illustrative materials that show how proposed project fits character of neighborhood / entrance corridor
2. Traffic - information on entrances / trip generation (ITE)

3. 

4. 

5. 

Planner Signature: ______________________
City of Charlottesville
Application Checklist

Project Name: Long Street Car Wash

I certify that the following documentation is ATTACHED to this application:

- 34-157(a)(2) Narrative statement: applicant's analysis of conformity with the Comprehensive Plan
- 34-157(a)(4) Narrative statement identifying and discussing any potential adverse impacts, as well as any measures included within the development plan, to mitigate those impacts
- 34-158(a)(6): other pertinent information (narrative, illustrative, etc.)

Completed proffer statement

All items noted on the Pre-Application Meeting Verification.

Applicant
Signature ______________________ Print ______________________ Date 12-16-19

By Its: Stockbody OPCO LLC, Member (As Owner’s Agent)

(For entities, specify: Officer, Member, Manager, Trustee, etc.)
Section 34-41(c)(2) of the Code of the City of Charlottesville (adopted October 19, 2015) requires applicants seeking rezonings and special use permits to hold a community meeting. The purpose of a community meeting is to provide citizens an opportunity to receive information about a proposed development, about applicable zoning procedures, about applicable provisions of the comprehensive plan, and to give citizens an opportunity to ask questions. No application for a rezoning shall be placed on any agenda for a public hearing, until the required community meeting has been held and the director of neighborhood development services determines that the application is ready for final review through the formal public hearing process.

By signing this document, the applicant acknowledges that it is responsible for the following, in connection to the community meeting required for this project:

1. Following consultation with the city, the applicant will establish a date, time and location for the community meeting. The applicant is responsible for reserving the location, and for all related costs.

2. The applicant will mail, by U.S. mail, first-class, postage pre-paid, a notice of the community meeting to a list of addresses provided by the City. The notice will be mailed at least 14 calendar days prior to the date of the community meeting. The applicant is responsible for the cost of the mailing. At least 7 calendar days prior to the meeting, the applicant will provide the city with an affidavit confirming that the mailing was timely completed.

3. The applicant will attend the community meeting and present the details of the proposed application. If the applicant is a business or other legal entity (as opposed to an individual) then the meeting shall be attended by a corporate officer, an LLC member or manager, or another individual who can speak for the entity that is the applicant. Additionally, the meeting shall be attended by any design professional or consultant who has prepared plans or drawings submitted with the application. The applicant shall be prepared to explain all of the details of the proposed development, and to answer questions from citizens.

4. Depending on the nature and complexity of the application, the City may designate a planner to attend the community meeting. Regardless of whether a planner attends, the City will provide the applicant with guidelines, procedures, materials and recommended topics for the applicant’s use in conducting the community meeting.

5. On the date of the meeting, the applicant shall make records of attendance and shall also document that the meeting occurred through photographs, video, or other evidence satisfactory to the City. Records of attendance may include using the mailing list referred to in #1 as a sign-in sheet (requesting attendees to check off their name(s)) and may include a supplemental attendance sheet. The City will provide a format acceptable for use as the supplemental attendance sheet.

Applicant: Long Street LLC
By: Stockbridge OPCO LLC (Owner’s Agent)
Signature ___________________________ Print ___________________________ Date __________
Its: ___________________________ (Officer, Member, Trustee, etc.)
City of Charlottesville

Personal Interest Statement

Project Name: _LONG STREET CAR WASH_

I swear under oath before a notary public that:

☐ A member of the City of Charlottesville Planning Commission (identified below), or their immediate family member, has a personal interest in the property or transaction that is the subject of this application.

Planning Commissioner(s): ____________________________

Or

☐ No member of the City of Charlottesville Planning Commission, or their immediate family member, has a personal interest in the property or transaction that is the subject of this application.

And

☐ A member of the City of Charlottesville City Council (identified below), or their immediate family member, has a personal interest in the property or transaction that is the subject of this application.

City Councilor(s): ____________________________

Or

☐ No member of the City of Charlottesville Planning Commission, or their immediate family member, has a personal interest in the property or transaction that is the subject of this application.

Applicant: ____________________________

By:

Signature ____________________________ Print ____________________________ Date __________

Its: ____________________________ (Officer, Member, Trustee, etc.)

Commonwealth of Virginia

City of Charlottesville

The foregoing instrument was subscribed and sworn before me this ______

day of ________________, 20_____ by ____________________________.

Notary Signature __________________________________________

Registration #: ____________________________ Expires ____________________________
City of Charlottesville
Owner's Authorizations
(Not Required)

Project Name: Long Street Car Wash

Right of Entry - Property Owner Permission

I, the undersigned, hereby grant the City of Charlottesville, its employees and officials, the right to enter the property that is the subject of this application, for the purpose of gathering information for the review of this rezoning application.

Owner: Long Street LLC Date: 12-16-19
By (sign name): Stockbridge OPCO LLC Print Name: J. Aaron Revenue
Owner's: LLC Member LLC Manager Corporate Officer (specify): 
Other (specific): Owner's Agent / member

Owner's Agent

I, the undersigned, hereby certify that I have authorized the following named individual or entity to serve as my lawful agent, for the purpose of making application for this rezoning, and for all related purposes, including, without limitation: to make decisions and representations that will be binding upon my property and upon me, my successors and assigns.

Name of Individual Agent: Aaron Revenue
Name of Corporate or other legal entity authorized to serve as agent: Stockbridge OPCO LLC

Owner: Long Street LLC Date: 12-16-19
By (sign name): Print Name: 
Circle one:
Owner's: LLC Member LLC Manager Corporate Officer (specify):
Other (specific):
Section 34-8 of the Code of the City of Charlottesville requires that an applicant for a special use permit make complete disclosure of the equitable ownership "real parties in interest") of the real estate to be affected. Following below I have provided the names and addresses of each of the real parties in interest, including, without limitation: each stockholder or a corporation; each of the individual officers and directors of a corporation; each of the individual members of an LLC (limited liability companies, professional limited liability companies): the trustees and beneficiaries of a trust, etc. Where multiple corporations, companies or trusts are involved, identify real parties in interest for each entity listed.

Name: David C. Sutton
Trust for: David C. Sutton, Jr.
Address: 200 Carlton Rd, Charlottesville, 22902

Name: David C. Sutton
Trust for: Frank T. Sutton
Address: 200 Carlton Rd, Charlottesville, 22902

Name: David C. Sutton
Trust for: Elizabeth Y. Sutton
Address: 200 Carlton Rd, Charlottesville, 22902

Name: __________________________
Address: ________________________

Attach additional sheets as needed.

Note: The requirement of listing names of stockholders does not apply to a corporation whose stock is traded on a national or local stock exchange and which corporation has more than five hundred (500) shareholders.

Applicant: __________________________

By: ________________________________
Signature: __________________________
Print: _____________________________
Date: ______________________________

Its: __________________________________ (Officer, Member, Trustee, etc.)
Project: Long Street Car Wash

Request: Rezone the 909 Landonia Circle lot (Parcel 490079000) to B-2 to consolidate and enable modernization of existing car wash and propane facilities

Owner: Long Street LLC c/o Tiger Fuel

Address: 1315 Long Street and 909 Landonia Circle

Site: 1.178 acres comprised of Three parcels (490094000, 490094100, 490079000); two are zoned B-2, one is zoned B-1

December 17, 2019

Project Narrative

The objective of our proposed project is to improve the functionality and aesthetics of the existing site and car wash facility. No new use is proposed – this facility has functioned as a car wash for nearly three decades. Today the site provides self-serve car wash and vacuuming, an automated car wash that is nearly obsolete, as well as a propane refilling kiosk. For years, the access and scale of this site has enabled us to accommodate individual and commercial customers alike. We cater to many repeat customers, including local food trucks that regularly need washing and propane.

It is time to improve and modernize facilities to better serve our long-standing customers. Our desire is to 1) integrate a third parcel (back lot) into the site to improve circulation and 2) modernize the propane filling station, self-serve and automated car washes to improve quality of service, safety and water quality standards, while maintaining compatibility with the surrounding area. Self-serve car wash improvements include new building, pulled back away from the road, to better accommodate site circulation and equipment. The automated carwash will have improved queue to enable payment prior to entering modern contained tunnel. Self-serve vacuums are organized between the car wash options with convenient circulation within the center of the site. Propane kiosk is located on the back of the self-serve carwash and will include a small step/pedestal to improve safety and better enable our staff to serve our customers whose trucks often have propane tanks elevated at the back of their vehicle - utilizing the fixed step would enhance our service and improve safety.

To implement these improvements and to best integrate the back parcel into the program, we are seeking a “zoning amendment” to rezone that portion of the site, parcel 490079000, from B-1 to B-2. This parcel appears to be the only “Neighborhood Commercial” parcel that is not already zoned B-2. This project as proposed is consistent with and supportive of the current City of Charlottesville Comprehensive Plan, as well as the working draft for the plan update.

Attached for your initial review we have included:

- A site plan illustrating the improved configuration and facilities.
- Example elevations illustrating the improved architectural aesthetics
We propose to maintain the use of our two current access points, thus avoiding changes to traffic patterns. The former access point to the daycare center, currently located on parcel 490079000, will be removed. The queue for the improved automated car wash is contained within our site, avoiding potential lines impeding traffic flows and allowing the circulation within our own site to be maintained for our other customers. With regard to traffic counts, we have run ITE trip generation number to compare current uses (car wash and child day) to our proposed use (upgraded car wash). These results indicate that traffic count is expected to remain consistent with existing conditions that include our smaller car wash and propane re-fill station in the front portion of the project site, and the Day-Care in the back portion of the project site. The anticipated additional traffic from our improved car wash facility is offset by the elimination of traffic associated with the operating Day Care Center. ITE trip numbers are included on the site plan, but in general reflect a minor reduction during average weekdays, and small increase during weekends.

We plan to incorporate a perimeter sidewalk and do not plan any changes to the adjacent sections of Landonia Circle road. Currently there is a sidewalk along the southern perimeter of our site along Long Street (route 250). We will connect to this sidewalk and bring it northward along the eastern and northern perimeters of our property at existing grade. This will help facilitate pedestrian access down to Long Street, which helps enable connection to the Rivanna Trail just one block to the east. Cross-slope on the sidewalks, including the driveways, will be improved to meet ADA standards. Sidewalk is envisioned to be constructed at grade and conveyed to City upon completion, per common practice.

Per section 34-872, we will incorporate screening from adjacent properties. We plan for vegetated buffers along the western, northern, and eastern perimeters of the site to maintain a visual buffer to which our residential neighbors are accustomed and improve upon the screening to the dinner parking lot to west. This will enhance the pedestrian sidewalk experience as well. Planting will conform to City’s recommended tree list.

Similarly, within the site we are integrating thoughtful landscaping to not only enhance the entry corridor, but to break up the visual elements within the project. We will incorporate plantings within/along the retaining system at the rear of the project to provide visual interest and softening of the hardscape. We intend to incorporate vegetated bio-swales within project to meet stormwater requirements, while further enhancing the design aesthetic. A linear bio-swale is planned along the car-wash queue, while a second bio-swale is planned along the front corner of the project to address stormwater requirements and improve the entry corridor.

Further, we fully intend to leave the “Happy Birthday” sign that has served for years as an iconic community element. Site lighting will be appropriately located and provide downlighting helping avoid light trespass. Our dumpster will be screened behind front corner of the car wash exit, providing easy service access. Also, to enhance the entry corridor we propose to locate the self-serve car wash bays further away from Long Street, helping with the street level scale and view corridors. The color palette for the improvements will be neutral tones.
In addition to the Narrative above, below is specific statements regarding Sec. 34-157.

**Sec. 34-157. (a) (2)** Whether the proposed use or development and associated public facilities will substantially conform to the city’s comprehensive plan;

The vision for use of land in Charlottesville is one that “supports human activities and reflects community values. Our land use plan aims to promote harmonious development and support neighborhoods and places that allow residents to live, work, shop and play in proximity. Charlottesville’s land use patterns will create, preserve, and enhance neighborhood character, improve environmental quality, integrate a diversity of uses, encourage various modes of transportation, promote infill development, and increase commercial vitality and density in appropriate areas. These interdependent parts will converge to enhance the social, cultural, recreational and economic needs of our City.”

This project, as proposed, is consistent with and supportive of this Vision, the current City of Charlottesville Comprehensive Plan, as well as the working draft for the plan update. It supports the Neighborhood Commercial character along the Long Street area of Locust Grove. It is a reinvestment in a local business, with local and regional customers, that is providing value added services to individuals and businesses alike. The design and implementation is proposing an aesthetic that positively contributes to the entrance corridor and multi-use trial / sidewalk along Long Street.

**Sec. 34-157. (a) (4)** Whether the proposed use or development will have any potentially adverse impacts on the surrounding neighborhood, or the community in general; and if so, whether there are any reasonable conditions of approval that would satisfactorily mitigate such impacts. Potential adverse impacts to be considered include, but are not necessarily limited to, the following:

a. Traffic or parking congestion;

We propose to maintain the use of our two current access points, thus avoiding changes to traffic patterns. The former access point to the daycare center will be removed. The queue for the improved automated car wash, as well as all required parking is contained within our site. We have run ITE trip generation numbers and these results indicate that traffic count is expected to remain consistent with existing conditions.

b. Noise, lights, dust, odor, fumes, vibration, and other factors which adversely affect the natural environment;

The site is in an Urbanized setting. The use remains consistent with those that have been here for decades. Site lighting will be appropriately located and provide downlighting helping avoid light trespass.

c. Displacement of existing residents or businesses;

The prior day care facility closed. No residents are being displaced.
d. Discouragement of economic development activities that may provide desirable employment or enlarge the tax base;
   The proposed project is a reinvestment to modernize and improve in a local business that is providing value added services to individuals and businesses alike.

e. Undue density of population or intensity of use in relation to the community facilities existing or available;
   The objective of our proposed project is to improve the functionality and aesthetics of the existing site and facilities thereon. No new use is proposed. This facility has functioned as a car wash for nearly three decades. It is time to modernize and improve it to better serve our long-standing customers. Today the site provides self-serve car wash and vacuuming, an automated car wash that is nearly obsolete, as well as a propane refilling kiosk.

f. Reduction in the availability of affordable housing in the neighborhood;
   No impact on affordable housing.

g. Impact on school population and facilities;
   No impact on school population.

h. Destruction of or encroachment upon conservation or historic districts;
   No impact on Conservation or Historic resources.

i. Conformity with federal, state and local laws, as demonstrated and certified by the applicant; and,
   Project is proposed to conform with federal, state, and local laws. For example, stormwater will be treated onsite.

j. Massing and scale of project.
   Project scale, massing, and color palate are consistent with and harmonious with those of the entry corridor and the neighboring properties. (see attachments)
BEFORE THE CITY COUNCIL OF THE CITY OF CHARLOTTESVILLE, VIRGINIA
IN RE: PETITION FOR REZONING (City Rezoning Application No. ZM19-00004)
STATEMENT OF PRELIMINARY PROFFER CONDITIONS
For the Long Street Car Wash Rezoning Request
Subject Property: 2020 City Tax Map 49 Parcel 79 (Parcel Id. No. 490079000)

Dated as of June 23, 2020

TO THE HONORABLE MAYOR AND MEMBERS OF THE COUNCIL OF THE CITY OF CHARLOTTESVILLE:

The undersigned limited liability company is the owner of land subject to the above-referenced rezoning petition ("Subject Property"). The Owner seeks to amend the current zoning of the property subject to certain voluntary development conditions set forth below.

The Owner hereby proffers and agrees that if the Subject Property is rezoned as requested, the rezoning will be subject to, and the Owner will abide by, the following conditions:

1. Upon rezoning of the Subject Property all uses currently allowed within the B-2 zoning district will be permitted, except for the following uses that will be restricted as shown in the Table below:

<table>
<thead>
<tr>
<th>Use Types</th>
<th>Proffered to:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amusement Center</td>
<td>Not allowed</td>
</tr>
<tr>
<td>Auditoriums, Theaters</td>
<td>Not allowed</td>
</tr>
<tr>
<td>Bowling Alleys</td>
<td>Not allowed</td>
</tr>
<tr>
<td>Clubs, Private</td>
<td>Not allowed</td>
</tr>
<tr>
<td>Dry Cleaning Establishments</td>
<td>Not allowed</td>
</tr>
<tr>
<td>Movie Theaters</td>
<td>Not allowed</td>
</tr>
<tr>
<td>Dance Hall / all night</td>
<td>Not allowed</td>
</tr>
<tr>
<td>Pharmacies &gt;1,700 SF, GFA</td>
<td>Not allowed</td>
</tr>
</tbody>
</table>

WHEREFORE, the undersigned Owner(s) stipulate and agree that the use and development of the Subject Property shall be in conformity with the conditions hereinabove stated, and requests that the Subject Property be rezoned as requested, in accordance with the Zoning Ordinance of the City of Charlottesville.

Respectfully submitted this 23rd day of June, 2020 by:

Long Street LLC
200 Carlton Road,
Charlottesville, VA 22902

By: Gordon Sutton, Owner/Manager
Long Street Car Wash
Location & Conceptual Site Plan
BATTER MAY VARY BY MANUFACTURER

4" DIA. DRAINPIPE (ELEVATION VARIES)

6" MINIMUM COMPACTED GRANULAR-BASE LEVELING PAD

42" OF FREE-DRAINING AGGREGATE

12" OF FREE-DRAINING AGGREGATE

GEOSYNTHETIC REINFORCEMENT

CAP BLOCK

EXISTING GRADE

FINISHED GRADE

MULCH

FINISHED GRADE

CAP BLOCK

BATTER MAY VARY BY MANUFACTURER

ALL AMERICAN CAR WASH

project name

TMP 49-79 REZONING

project number

SITE DETAIL CONCEPTS

sketch title

AGF
drawn by

12.13.19
issue date
AFFIDAVIT

THIS DAY appeared before me, a Notary Public in and for the Commonwealth of Virginia, Aaron Revere, who, after being first duly sworn, did state as follows:

1. I am Aaron Revere, and I have personal knowledge of the facts set forth herein.
2. I am an authorized agent / representative for Long Street LLC, the owner of the property located at 909 Landonia Circle (the “Property”) which is the subject of a pending rezoning application from B-1 Business to B-2 Business with the City of Charlottesville.
3. As required by the application process, on January 21, 2020, I mailed notices to all property owners within 500 feet of the Property as those addresses determined and provided by Joey Winter of the City of Charlottesville. The letter provided notice of the application and proposed use and of the informational community meeting to be held at Burnley-Moran Elementary School (Library) on February 13, 2020, from 4:30 to 6:30 pm.
4. A sample copy of the notification letter is attached hereto as Exhibit A, and a copy of the list of addresses to which the letter was mailed is attached hereto as Exhibit B.

And further the affiant sayeth not.

__________________________
(seal)

Aaron Revere

SWORN TO and acknowledged before me on this 31 day of January, 2020 by Aaron Revere.

__________________________
Notary Public

My Commission expires: 2128/06/21
Notary ID Number: 7248559
January 21, 2020

Dear Neighbor,

You are receiving this letter because you are located within 500 feet of 909 Landonia Circle (the “Property”). We, the owners of the Property, have applied to the City of Charlottesville for change in zoning from B-1 Business to B-2 Business and wish to keep you informed of and involved in that process.

The Property is further identified on City Real Property Tax Map 49 Parcel 79 and has frontage on Landonia Circle. The property is approximately 0.68 acres and the General Land Use Plan calls for Neighborhood Commercial development. Previously the site was operated as a Day Care Center but today sits vacant.

The objective of our proposed project is to integrate this vacant site into our existing cash wash operations that front on Long Street. As you know, our facility has functioned as a car wash for decades. No new use is proposed. Our aim is to modernize and improve the facilities to better serve our long-standing customers. We will continue to provide self-serve car wash and vacuuming, an automated car wash, and a propane refilling kiosk.

We propose to maintain the use of our two current access points, thus avoiding changes to traffic patterns. The former access point to the daycare center will be removed from Landonia circle. Along the northern and eastern perimeter of the Property, we plan to incorporate a sidewalk facilitating pedestrian access down to Long Street. Similarly, we plan for vegetated buffers along the perimeters of the site.

We will be holding an informational meeting for any neighbors with questions or concerns. The details of that meeting are as follows:

<table>
<thead>
<tr>
<th>Location</th>
<th>Burnley-Moran Elementary School (Library)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date</td>
<td>February 13, 2020</td>
</tr>
<tr>
<td>Time</td>
<td>4:30 to 6:30 pm</td>
</tr>
</tbody>
</table>

There will be no formal presentation at the meeting, but we will be available during the hours of 4:30 to 6:30 pm to answer questions. If you cannot make it to the informational meeting, but have questions, please contact:

- Name: Aaron Revere
- Email: arevere@newbayllc.com
- Phone: (804) 687-6316

Thank you and we look forward to meeting you!
<table>
<thead>
<tr>
<th>Address</th>
<th>Name</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>1217 A &amp; B RIVER VISTA AVENUE, LLC</td>
<td>AGEE, JOHN B &amp; ELAINE</td>
<td>ASANTE, AGYA-KOFI D</td>
</tr>
<tr>
<td>3993 RED HILL SCHOOL RD</td>
<td>3029 COVE LANE</td>
<td>2000 CITY WALK #2 WAY</td>
</tr>
<tr>
<td>NORTH GARDEN VA 22959</td>
<td>CHARLOTTESVILLE VA 22901</td>
<td>CHARLOTTESVILLE VA 22902</td>
</tr>
<tr>
<td>BABER, JAMES A &amp; NATALIE A</td>
<td>BLAKE, LINDA D &amp; DANIEL E</td>
<td>BUSHING, CAROL G</td>
</tr>
<tr>
<td>1227 RIVER VISTA AVE</td>
<td>1228 RIVER VISTA AVE</td>
<td>1320 RIVERDALE DR</td>
</tr>
<tr>
<td>CHARLOTTESVILLE VA 22901</td>
<td>CHARLOTTESVILLE VA 22901</td>
<td>CHARLOTTESVILLE VA 22902</td>
</tr>
<tr>
<td>CARTER, NANCY D &amp; MATTHEW R, JR</td>
<td>CITY OF, CH’VILLE SCHOOL BOARD</td>
<td>COMFORT, JASON E &amp; CARRIE A</td>
</tr>
<tr>
<td>1214 LONG ST</td>
<td>1300 LONG ST</td>
<td>1223 RIVER VISTA AVE</td>
</tr>
<tr>
<td>CHARLOTTESVILLE VA 22901</td>
<td>CHARLOTTESVILLE VA 22902</td>
<td>CHARLOTTESVILLE VA 22901</td>
</tr>
<tr>
<td>COSNER, E GRANT &amp; BARBARA H</td>
<td>CRITZER, JESSIE</td>
<td>CRITZER, PAUL C</td>
</tr>
<tr>
<td>1510 EAST HIGH STREET</td>
<td>1205 LANDONIA CIR</td>
<td>1115 CARDINAL DRIVE</td>
</tr>
<tr>
<td>CHARLOTTESVILLE VA 22902</td>
<td>CHARLOTTESVILLE VA 22901</td>
<td>EARLYSVILLE VA 22936</td>
</tr>
<tr>
<td>DEANE, ELLIS R, JR &amp; VIVIAN C</td>
<td>DIXON, MATTHEW J</td>
<td>DUFFY, AIMEE E</td>
</tr>
<tr>
<td>104 FIELDING DR</td>
<td>1711 CHERRY AVE</td>
<td>1221 RIVER VISTA AVE</td>
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<tr>
<td>CHARLOTTESVILLE VA 22902</td>
<td>CHARLOTTESVILLE VA 22903</td>
<td>CHARLOTTESVILLE VA 22901</td>
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<tr>
<td>EASTER, VALORIE LYNN</td>
<td>FELDMAN, GARY A &amp; DEBRA J TULER</td>
<td>FOSTER, DWIGHT &amp; IRENE</td>
</tr>
<tr>
<td>1304 BELLEVUE AVE</td>
<td>1226 RIVER VISTA AVENUE</td>
<td>1821 WILDERNESS RD</td>
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<tr>
<td>CHARLOTTESVILLE VA 22901</td>
<td>CHARLOTTESVILLE VA 22901</td>
<td>REVA VA 22735</td>
</tr>
<tr>
<td>FREE BRIDGE PROPERTIES, LLC</td>
<td>GO STORE IT RIVER, LLC</td>
<td>GORMAN, TIMOTHY P &amp; SUSAN H &amp;</td>
</tr>
<tr>
<td>1510 E HIGH ST</td>
<td>5605 CARNEGIE BLVD STE 420</td>
<td>145 DURRETT TOWN RD</td>
</tr>
<tr>
<td>CHARLOTTESVILLE VA 22902</td>
<td>CHARLOTTE NC 28209</td>
<td>AFTON VA 22920</td>
</tr>
<tr>
<td>HARVEY, ALLAN LEE</td>
<td>HENRY, THOMAS E, TRUSTEE</td>
<td>HILLTOP, DAY CARE CENTER INC</td>
</tr>
<tr>
<td>1216 RIVER VISTA AVENUE</td>
<td>1200 LANDONIA CIR</td>
<td>909 LANDONIA CIRCLE</td>
</tr>
<tr>
<td>CHARLOTTESVILLE VA 22901</td>
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<td>CHARLOTTESVILLE VA 22901</td>
</tr>
<tr>
<td>HOANG, BICH THUY</td>
<td>HUCK, JENNIFER A &amp; ADAM F SLEZ</td>
<td>IVESTER, KYLE J &amp; KRISTEN G</td>
</tr>
<tr>
<td>1317 RIVERDALE DR</td>
<td>1225 RIVER VISTA AVE</td>
<td>1319 RIVERDALE DR</td>
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<tr>
<td>CHARLOTTESVILLE VA 22902</td>
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<td>CHARLOTTESVILLE VA 22902</td>
</tr>
<tr>
<td>JOHNSON, LENWOOD A &amp; IDA B</td>
<td>KIMCO, L C</td>
<td>KIRSCHNICK, DAVID M</td>
</tr>
<tr>
<td>152 KENSINGTON DRIVE</td>
<td>1510 EAST HIGH STREET</td>
<td>926 COLEMAN ST</td>
</tr>
<tr>
<td>FISHERSVILLE VA 22939</td>
<td>CHARLOTTESVILLE VA 22902</td>
<td>CHARLOTTESVILLE VA 22901</td>
</tr>
<tr>
<td>Name</td>
<td>Phone / Email</td>
<td></td>
</tr>
<tr>
<td>--------------</td>
<td>------------------------</td>
<td></td>
</tr>
<tr>
<td>Diane Blake</td>
<td>(434) 293-5260</td>
<td></td>
</tr>
<tr>
<td>Susan Kane</td>
<td>(434) 882-2103</td>
<td></td>
</tr>
<tr>
<td>Joey Winter</td>
<td>(434) 970-3991</td>
<td></td>
</tr>
<tr>
<td></td>
<td><a href="mailto:shK1952eembo@gmail.com">shK1952eembo@gmail.com</a></td>
<td></td>
</tr>
<tr>
<td></td>
<td><a href="mailto:winterj@charlottesville.org">winterj@charlottesville.org</a></td>
<td></td>
</tr>
</tbody>
</table>
2/13 4:30 pm Bumley Manor Elementary library
Long St Car wash Rezoning Community Meeting

Concern = homeless people on property
trucks parked on landscaping
concern about lighting leaving property toward duplex
concern about hours = noise at night
residents want vegetation along top of retaining wall
want more vegetation between site and duplexes
concern about sightlines for cars entering
and exiting onto bypass
Concern about park street camp
Corrected up more

2 residents, me, Aaron Revere, Alan Franklin, Brandon Sitten (owner)
Diane Blake (area agent)