

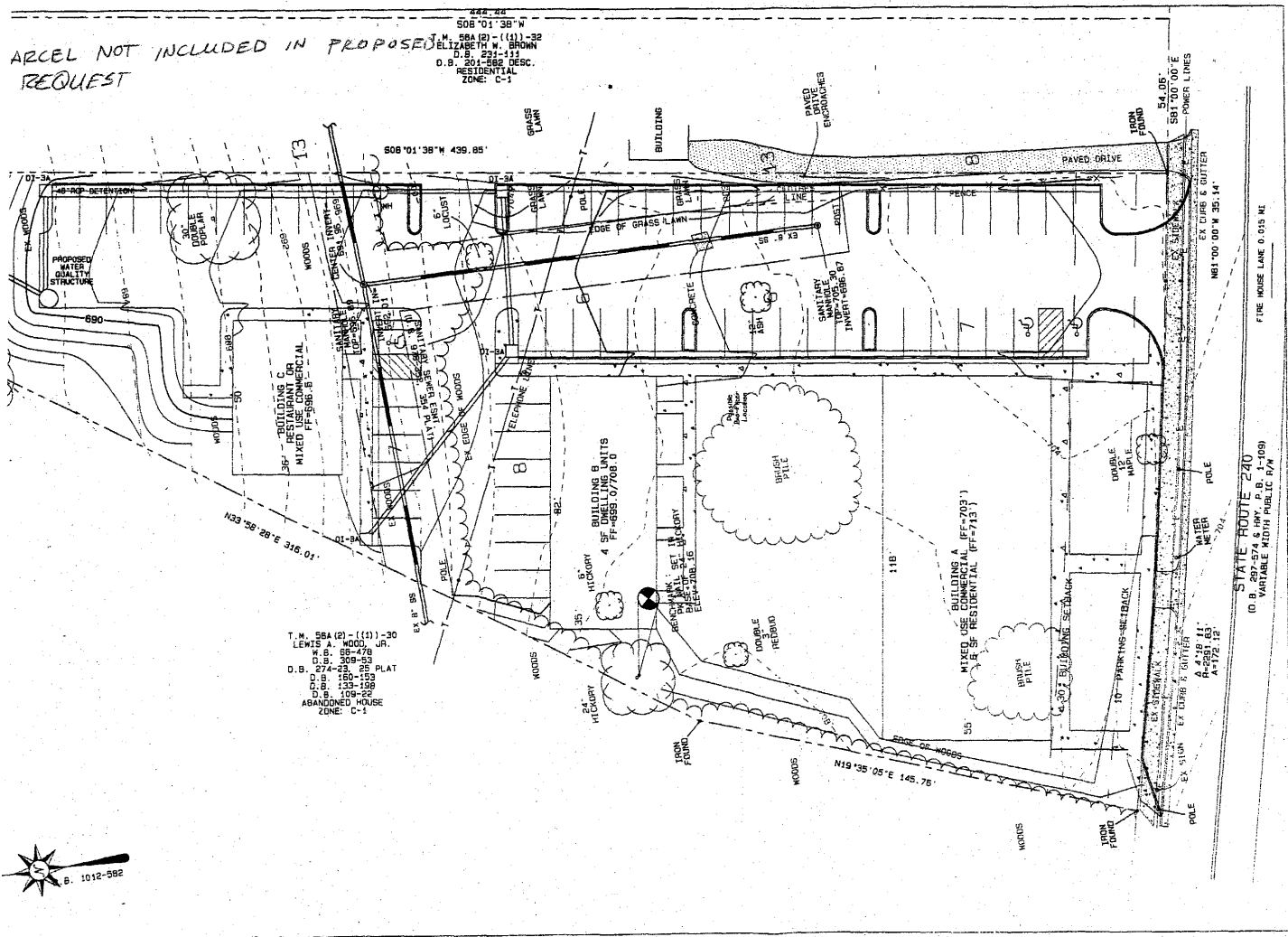
**MUNCASTER ENGINEERING**  
 1700 LAMAR ROAD, CHARLESTONVILLE VA. 22061 (404) 938-7019

**RECEIVED**  
**FEB - 3 2004**

NO.	DATE	BY	REVISIONS
1			
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**CROZET COMMONS**  
 ALBEMARLE COUNTY, VIRGINIA  
 TAX MAP 56A (2), PARCEL 31  
**CONCEPT PLAN**

DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
TITLE	EGIT
SCALE	1"=20'
DRAWING	
PROJECT	113814



T.M. 56A (2) - (11) - 30  
 LEWIS A. WOOD, JR.  
 D.B. 058-58-478  
 309-53  
 D.B. 074-23-30 PLAT  
 150-153  
 D.B. 133-198  
 108-26  
 ABANDONED HOUSE  
 ZONE: C-1

ARCEL NOT INCLUDED IN PROPOSED REQUEST  
 M. 56A (2) - (11) - 30  
 ELIZABETH W. BROWN  
 D.B. 231-133  
 D.B. 201-582 DESC.  
 RESIDENTIAL  
 ZONE: C-1

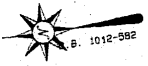
WHITEHALL DISTRICT  
 CURRENT USE: UNDEVELOPED  
 PROPOSED USE: MIXED USE (COMMERCIAL/RESIDENTIAL)  
 ZONING: C-1 (SP-2000-01)  
 LAND USE SUMMARY:  
 BUILDINGS: 11,560 SF FOOTPRINTS  
 TRAVELWAYS & PARKING: 22,775 SF  
 DRIVEWAYS: 3,715 SF  
 IMPERVIOUS AREA: 37,848 SF (63%)  
 OPEN: 26,028 SF (37%)  
 TOTAL SITE: 56,071 SF (11.37 AC)  
 OWNER: CLASON LAND TRUST  
 TOPOGRAPHY: RIDER RAY & ASSOCIATES  
 PLAT DATA: RIDER RAY & ASSOCIATES  
 THIS PROJECT LIES WITHIN THE WATERSHED OF THE  
 BEAVER CREEK AND SOUTH FORK RIVANNA RESERVOIR WATERSHEDS  
 THIS PROJECT DOES NOT LIE WITHIN THE FEMA  
 100-YEAR FLOODPLAIN  
 MAXIMUM BUILDING HEIGHT 35'

PARKING SCHEDULES

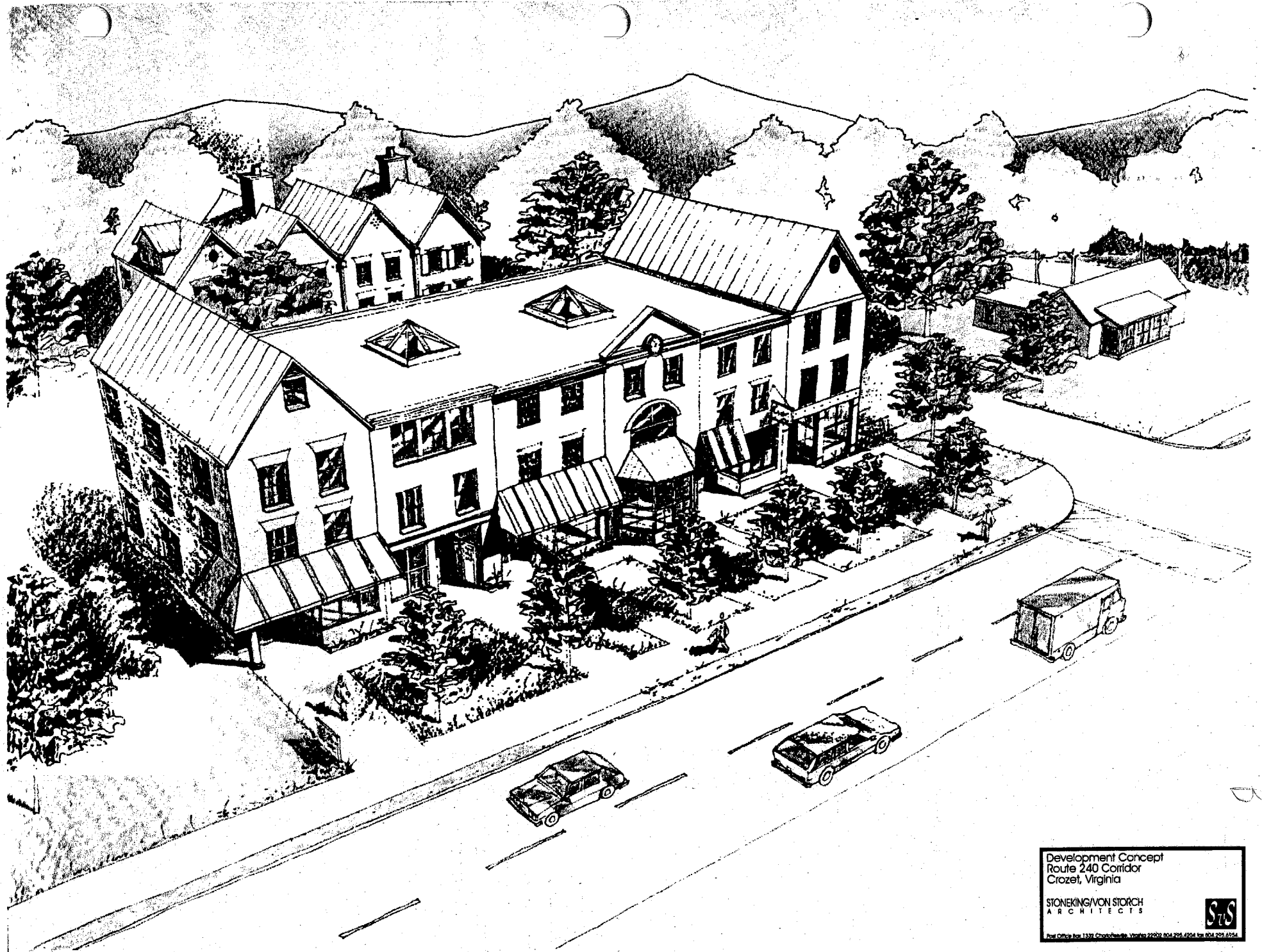
Building A:	8000 sq gross x 0.8 = 6400 sq net @ 1sp / 200 = 32 units
Building B:	7000 sq gross @ 0.25 sp/unit = 1750 units
Building C:	7000 sq gross @ 0.25 sp/unit = 1750 units
Shared:	10000 sq @ 0.25 sp/unit = 2500 units
Total:	8200 units

(shared parking)

GRASS & TREES CURRENTLY COVER THE SITE.



B. 1012-592



Development Concept  
Route 240 Corridor  
Crozet, Virginia

STONEKING/VON STORCH  
ARCHITECTS



Arch. Concept No. 11377, Charlottesville, Virginia 22901, 804.925.4204, fax 804.925.6354

3-22-00

7

**ALBEMARLE COUNTY CODE**

**CHAPTER 18**

**ZONING**

**SECTION 22**

**COMMERCIAL - C-1**

**Sections:**

- 22.1 INTENT, WHERE PERMITTED**
- 22.2 PERMITTED USES**
- 22.2.1 BY RIGHT**
- 22.2.2 BY SPECIAL USE PERMIT**
- 22.3 ADDITIONAL REQUIREMENTS**

**22.1 INTENT, WHERE PERMITTED**

C-1 districts are hereby created and may hereafter be established by amendment to the zoning map to permit selected retail sales, service and public use establishments which are primarily oriented to central business concentrations. It is intended that C-1 districts be established only within the urban area, communities and villages in the comprehensive plan. (Amended 9-9-92)

**22.2 PERMITTED USES**

**22.2.1 BY RIGHT**

The following uses shall be permitted in any C-1 district subject to the requirements and limitations of these regulations. The zoning administrator, after consultation with the director of planning and other appropriate officials, may permit as a use by right, a use not specifically permitted; provided that such use shall be similar to uses permitted by right in general character and more specifically, similar in terms of locational requirements, operational characteristics, visual impact and traffic generation. Appeals from the zoning administrator's decision shall be as generally provided in section 34.0.

- a. The following retail sales and service establishments:
  - 1. Antique, gift, jewelry, notion and craft shops.
  - 2. Clothing, apparel and shoe shops.
  - 3. Department store.
  - 4. Drug store, pharmacy.
  - 5. Florist.
  - 6. Food and grocery stores including such specialty shops as bakery, candy, milk dispensary and wine and cheese shops.
  - 7. Furniture and home appliances (sales and service).

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8. Hardware store.
  9. Musical instruments.
  10. Newsstands, magazines, pipe and tobacco shops.
  11. Optical goods.
  12. Photographic goods.
  13. Visual and audio appliances.
  14. Sporting goods.
  15. Retail nurseries and greenhouses.
- b. The following services and public establishments:
1. Administrative, professional offices.
  2. Barber, beauty shops.
  3. Churches, cemeteries.
  4. Clubs, lodges, civic, fraternal, patriotic (reference 5.1.02).
  5. Financial institutions.
  6. Fire and rescue squad stations (reference 5.1.09).
  7. Funeral homes.
  8. Health spas.
  9. Indoor theaters.
  10. Laundries, dry cleaners.
  11. Laundromat (provided that an attendant shall be on duty at all hours during operation).
  12. Libraries, museums.
  13. Nurseries, day care centers (reference 5.1.06).
  14. Eating establishments.
  15. Tailor, seamstress.
  16. Automobile service stations (reference 5.1.20).
  17. Electric, gas, oil and communication facilities excluding tower structures and including poles, lines, transformers, pipes, meters and related facilities for distribution of local service and owned and operated by a public utility. Water distribution and sewerage collection lines, pumping stations and appurtenances owned and operated by the Albemarle County Service Authority. (Amended 5-2-93)

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18. Public uses and buildings including temporary or mobile facilities such as schools, offices, parks, playgrounds and roads funded, owned or operated by local, state or federal agencies (reference 31.2.5); public water and sewer transmission, main or trunk lines treatment facilities, pumping stations and the like, owned and/or operated by the Rivanna Water and Sewer Authority (reference 31.2.5; 5.1.12). (Amended 11-1-9)
19. Temporary construction uses (reference 5.1.1).
20. Dwellings (reference 5.1.21).
21. Medical center.
22. Automobile, truck repair shop excluding body shop. (Added 6-3-81; Amended 9-9-92)
23. Temporary nonresidential mobile homes (reference 5.8). (Added 3-5-6)
24. Indoor athletic facilities. (Added 9-15-93)
25. Farmers' market (reference 5.1.36). (Added 10-11-95)
26. Stormwater management facilities shown on an approved final site plan or subdivision plat. (Added 10-9-02)

**22.2.2 BY SPECIAL USE PERMIT**

The following uses shall be permitted only by special use permit approved by the board of supervisors pursuant to section 31.2.4:

1. Commercial recreation establishments including but not limited to amusement centers, bowling alleys, pool halls and dance halls. (Amended 1-1-83)
2. Electrical power substations, transmission lines and related towers; gas or oil transmission lines, pumping stations and appurtenances; unmanned telephone exchange centers; microwave and radio-wave transmission and relay towers, substations and appurtenances.
3. Hospitals.
4. Fast food restaurant.
5. Veterinary office and hospital (reference 5.1.11).
6. Unless such uses are otherwise provided in this section, uses permitted in section 18.0, residential - R-15, in compliance with regulations set forth therein, and such conditions as may be imposed pursuant to section 31.2.4.
7. Hotels, motels and inns.
8. Motor vehicle sales and rental in communities and the urban area as designated in the comprehensive plan. (Added 6-1-83)
9. Stand alone parking and parking structures (reference 4.12, 5.1.41). (Added 11-7-84; Amended 2-5-03)
10. Drive-in windows serving or associated with permitted uses. (Added 11-7-84; Amended 9-9-92)

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11. Uses permitted by right, not served by public water, involving water consumption exceeding four hundred (400) gallons per site acre per day. Uses permitted by right, not served by public sewer, involving anticipated discharge of sewage other than domestic wastes. (Added 6-14-89)
12. Body shop. (Added 9-9-92)
13. Animal shelter (reference 5.1.11). (Added 6-16-99).

**22.3 ADDITIONAL REQUIREMENTS**

In addition to the requirements contained herein, the requirements of section 21.0, commercial districts, generally, shall apply within all C-1 districts. (Amended 3-17-82; 7-10-85)