

Town of Scottsville
401 Valley Street, Scottsville, VA 24590
434-286-9267 – 434-286-4237 (f)

Application Form
For Zoning Request
www.scottsville.org

Date: August 19, 2020 Number: _____ Fee: _____

Type of Request: Special Use Permit Variance Appeal of Decision by Zoning Administrator
 Subdivision Amendment to Zoning Map Other _____

Applicant: (Owner of Property):
Name: Tiger Fuel Company
Address: 200 Carlton Ave
Charlottesville, VA 22902
Daytime Phone Number: 434.293.6157

Agent:
Name: Aaron Revere
Address: _____
Phone: 804.687.6316
Contractor's License #: _____

Land Description:
Street Address: 153 James River Road, Scottsville, VA
Tax Map and Parcel No: 130A1 49

Section of Ordinance: 11.10.3 (i) carwash, and 11.10.3 (f) drive-in window
(See Attached)
STATEMENT of REQUEST: _____

The applicant must be present or represented at meetings or hearings.

Signature:  Owner Contractor / Representative

Public Meeting/Hearing: This request will be considered at a meeting or a hearing:
 Planning Commission Date: _____ Time: _____
 Board of Zoning Appeals Date: _____ Time: _____
 Town Council Date: _____ Time: _____

For Official Use:
 Chairperson Contacted _____ to place on Agenda.
 Public notice made Dates of notice: _____

Statement of Request

Tiger Fuel Market at Scottsville

We are requesting a special use permit (SUP) specifically to allow: 1) the inclusion of a car wash, and 2) a drive-thru/pick-up window as a part of our envisioned re-development of this 2.9-acre site at 153 James River Road in Scottsville, VA. These uses are complimentary to other By-Right uses allowed and currently planned for this site, such as convenience store/gas sales. Overall, our vision for this property will be to develop and operate a Tiger Fuel Market at this location.

Background and context

Tiger Fuel is an established local business in Central Virginia, offering petroleum products, as well as a variety of fresh market goods and deli options in their stores. Tiger Fuel was founded in Central Virginia in 1982 and over the past 38 years has grown to employ 270 people. Tiger Fuel has transformed the convenience store experience for local customers by offering freshly prepared deli sandwiches, hot meals, and an abundance of healthy fresh food options in their markets.

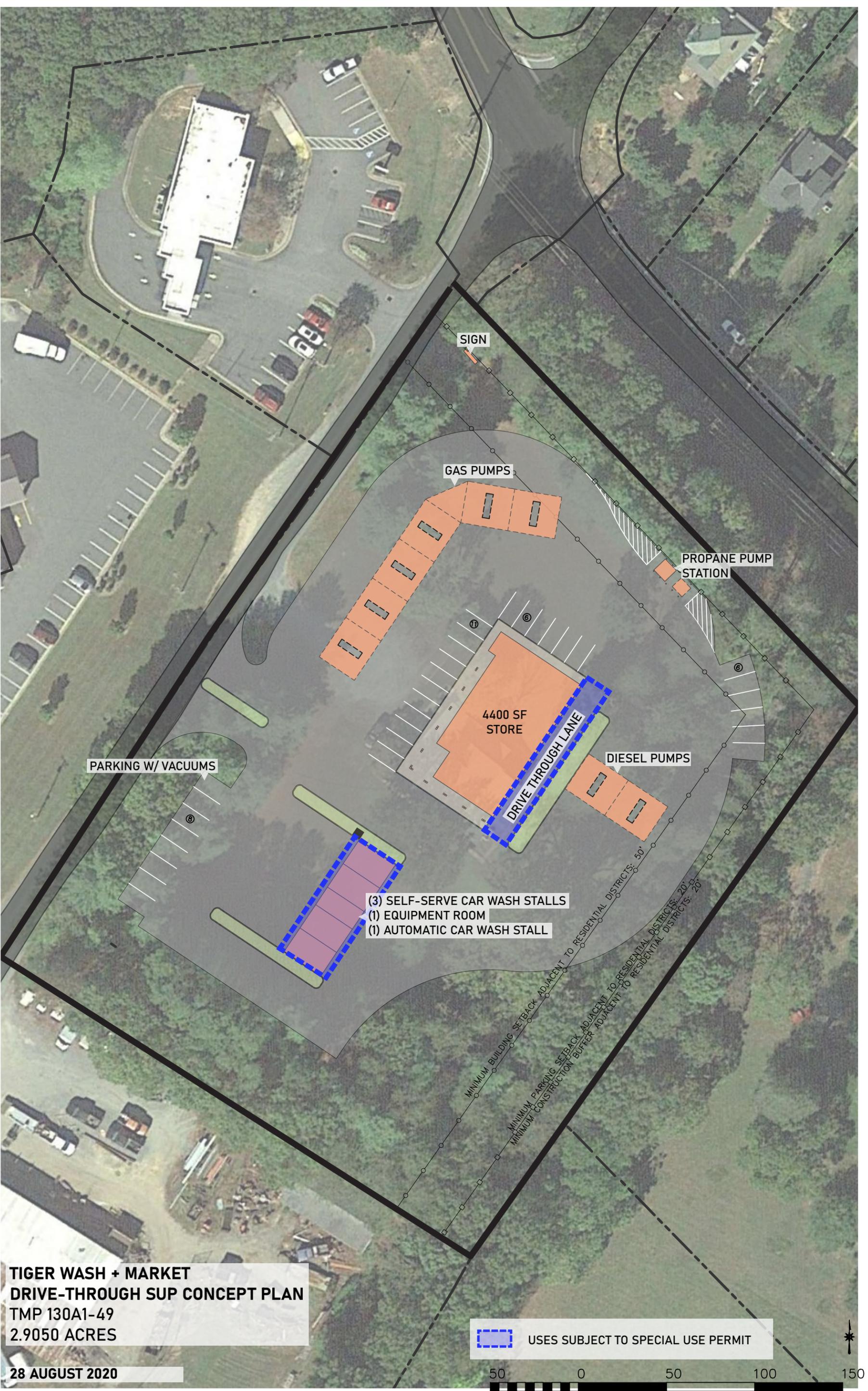
A Tiger Fuel establishment is local by design, as a typical Tiger Fuel Market is of a scale that is complementary of existing neighborhood fabric, maintaining appropriate store footprints, and by incorporating architectural elements that draw on inspiration from the local architectural landscape, incorporating muted colors and classic country store features like interior and outdoor porch seating. Development on the property will be subject to ARB review and approval and as such key design elements such lighting and landscaping on the site will be further evaluated during ARB review. There are no residences proposed by the project and therefore there will be no additional pupils anticipated to be enrolled in the Public Schools; however, we do expect to create 24 high paying jobs with benefits. The hours of operation will be from 5 a.m. to 11 p.m. for convenience/propane, while gas pumps and the self-serve car wash would be 24 hours. As a company, Tiger Fuel supports a variety of environmental initiatives, several of which we are considering at this Scottsville location such as solar panels, EV chargers, and reforestation efforts at the pump.

Car Wash

For the Car Wash request specifically, we seek to provide automated and self-serve car wash facilities and self-serve vacuums, to accommodate customers with varying vehicle types and needs. Our desire is to continue the compatibility and enhance customer service of the overall project. Often customers refuel and wash their vehicles when each are located conveniently in a single stop. This request conforms with the Town Comprehensive Plan and Future Land Use map, which calls for commercial development on this property. Attached is a conceptual site layout illustrating how the car wash is integrated into the overall site program. Detailed site plans will be presented to ARB to ensure key details like landscaping, lighting, and material façade treatments are thoughtful and meet expectations of the local review Board.

Drive-thru / Pick-up Window

Regarding our request for the inclusion of the drive-thru / pick-up window, this is a new operational offering we are considering, especially considering the evolving services/needs for our customers due to Covid-19. That option may make it easier to offer coffee and freshly prepared meals utilizing our pre-order Tiger-app. As shown on the conceptual site layout, the project is able to accommodate appropriate on-site circulation and queuing for this feature and we believe this will be a welcomed service to offer our customers in Scottsville.



TIGER WASH + MARKET
DRIVE-THROUGH SUP CONCEPT PLAN
TMP 130A1-49
2.9050 ACRES

28 AUGUST 2020

 USES SUBJECT TO SPECIAL USE PERMIT

50 0 50 100 150
Graphic Scale: 1"=50'