

**400 Rio Road West**  
**Conceptual Architectural Review**  
**ARB 2024-\_\_\_\_\_**

**Owner:** Brightspeed of Virginia, LLC f/k/a Central Telephone Company of Virginia (shown in GIS as Virginia Telephone & Telegraph Co)

**Contract Purchaser:** B&D Holdings

**Tax Map Parcels:** 45-25C and 45-25C1

**Current Zoning:** Light Industrial (LI) and Entrance Corridor Overlay (EC)

**Current Use:** Brightspeed of Virginia, LLC f/k/a Central Telephone Company of Virginia

**Historic Use:** Industrial, Office, Outdoor Storage of Vehicles and Trailers

**Proposed Use:** By-right Ferguson Enterprises, LLC wholesale center and office with outdoor storage

**Comprehensive Plan Designation:** Rural Area

**Parcel Size:** Approximately 12.58 acres

**Adjacent Parcel Zoning:** Rural Area, Light Industrial, Planned Residential Development, and R-6 Residential

**Project Description and Background:**

B&D Holdings is the contract purchaser (the “Applicant”) for parcels 45-25C and 45-25C1, located at 400 Rio Road West (the “Property”). The Property is located on the north side of Rio Road West, is zoned Light Industrial, and consists of approximately 12.58 acres of land.

4.352 acres of the Property was rezoned in 1970 from R-3 to M-1 for “Office and Equipment Storage” (Exhibit A). Since that time, the Property has been used for storage of trucks and other equipment on site including bucket trucks and trailers (Exhibit B). The current owner of the Property is Brightspeed of Virginia, LLC f/k/a Central Telephone Company of Virginia which provides internet to customers in Charlottesville who were previously served by CenturyLink. The applicable approved site plan is SDP 1986-00047, and is attached as Exhibit C.

A preapplication meeting with County staff was held on November 4<sup>th</sup>, 2024 to discuss the existing non-conforming status for outdoor storage and display of the Property as well as the process for approval for the proposed changes to the site, including new fencing. The Applicant will continue to store items on site, although in addition to storing vehicles and trailers, the Applicant will also store materials for wholesale. The Applicant also proposes to replace the existing chain link fence with a new taller fence for security and safety purposes as conceptually shown on a Concept Plan. The proposed Concept Plan includes enhanced landscaping comprised of a mixture of trees and shrubs and a 3 foot berm for screening, street trees, new 8 foot black aluminum fence, and vegetative screening of the existing mechanical equipment to mitigate the impact to the EC.

The Applicant proposes to reuse the existing office building for a wholesale plumbing tenant, Ferguson Enterprises, LLC, who will also store the listed items below on the property, outside of the building. The materials

will be sold to wholesale contractors only, and not to the general public. In addition, the hours of operation would be from 7am-4pm, Monday through Friday. Attached in Exhibit D are photos of the types of materials proposed to be stored at the Property and Exhibit E are google street view photos of the existing Property. Ferguson's employees and customers would park in the existing lot on the eastern side of the Property.

## CORE PRODUCTS

Ferguson Waterworks is your source for a wide variety of products that are needed to meet your local requirements and specifications. Some of the core products that we carry include:

- Ductile iron, PVC & HDPE pipe
- Valves
- Fittings
- Fire hydrants
- Joint restraints
- Valve boxes
- Saddles, clamps and couplings
- Service brass
- Water meters
- Meter boxes
- Municipal castings
- Geosynthetics
- Corrugated metal pipe
- Carbon steel and stainless steel pipe
- Backflow devices
- Pumps
- Storm drainage products
- Geotextiles, grids and liners
- Porous pavement systems
- Precast structures
- Erosion control
- Irrigation systems
- Tools and jobsite supplies
- Concrete pipe
- Precast concrete manholes
- Safety equipment

While the Property has historically been used for the storage of trucks, trailers, and equipment, Zoning staff has determined that a special use permit is needed for outdoor storage, display, and/or sales for the proposed materials. Therefore, we would like to obtain feedback regarding the proposed fencing and landscaping treatment so that the Applicant can determine the scope and scale of what will be required for Architectural Review Board approval in order to decide whether to purchase the Property.

There is a potential for Brightspeed to temporarily relocate its operations to the small existing building on parcel 45-25C1 if Ferguson takes over the primary building and parking/storage area. Brightspeed would also continue to store its trucks, equipment, and materials for its business on the Property in the area shown on the Conceptual Plan as "Existing Non-conforming Storage." During the preapplication meeting Zoning staff provided feedback that this area is considered existing non-conforming for outdoor storage and display given the historic photographs showing continuous storage of materials in this area.

### **Consistency with the Surrounding Area and Entrance Corridor Overlay:**

As stated above, the Property has been used for storage of vehicles, equipment and trailers for over 50 years as shown on Exhibit B. Property to the south is zoned Light Industrial and is occupied by Comfort Source, an HVAC company, to the south across Rio Road are single family residential homes, and to the east adjacent to the existing employee parking lot are single family residential homes. The proposed continuation of outdoor storage and display is consistent with the current use of the site and will continue to operate in a similar manner that has been in place without issue on land zoned Light Industrial for over five decades.

The purpose and intent of the Entrance Corridor Overlay is to "implement the comprehensive plan's goal to preserve the county's scenic resources because they are essential to the county's character, economic vitality and quality of life." The Comprehensive Plan designates this Property as Rural Area, although it is located immediately adjacent to the Development Area boundary. The location for this type of use on existing LI property is ideal, as the infrastructure along Rio Road is in place to accommodate the trucks that will be coming to and from the site. This use has been in place since before the first County Comprehensive Plan was

adopted, and prior to the creation of the Entrance Corridor Overlay District. Further, no expansion of the use is expected, and the areas currently used for storage and/or parking will continue to be used as such.

Chapter 2 of the Comprehensive Plan (Natural Resources and Cultural Assets) establishes the goals for preserving the scenic resources that are essential to the County's character, economic vitality, and quality of life. The Entrance Corridor Overlay District is intended to support those goals by maintaining the visual integrity of the County's roadways. The Architectural Review Board addresses potential adverse aesthetic impacts along the Entrance Corridors by applying the County's Entrance Corridor Design Guidelines during the review of development proposals. The proposed design will significantly enhance this area of the Entrance Corridor with additional landscaping and attractive fencing to mitigate any impacts of the continued storage to the EC, while continuing to support the light industrial use of the Property in furtherance of economic vitality.

Given the historic use of the Property for outdoor storage for vehicles, trailers, materials, and equipment, as well as the proximity of the Property immediately adjacent to the Development Areas, the proposed use will remain consistent with the surrounding area and provide an enhanced design creating a substantially more attractive frontage along the EC.

**Exhibits:**

- A. 1970 Rezoning Action Letter
- B. Historic Aerial Photographs
- C. Approved 1986 Site Development Plan (SDP 1986-00047)
- D. Photographs of Typical Storage Areas
- E. Google Street View Images of Site

# COUNTY OF ALBEMARLE



Planning Department  
COUNTY OFFICE BUILDING  
CHARLOTTESVILLE, VIRGINIA 22901

JOHN L. HUMPHREY  
County Planner

October 16, 1970

Mr. W. Sterling Carter  
P. O. Box 1414  
Charlottesville, Virginia

Dear Mr. Carter:

This is to inform you that on October 15, 1970  
during the regular meeting of the Albemarle County Board of  
Supervisors, your application for rezoning 4.352 acres  
from R-3 to M-1  
was approved

If this approval is for a Conditional Use Permit, please  
come to this office to obtain your Zoning Permit.

Sincerely,

*John L. Humphrey*  
John L. Humphrey  
Zoning Administrator

JLH/bct



# ALBEMARLE COUNTY, VIRGINIA

## APPLICATION FOR REZONING

Date of application 9/18/70

No. ZMP-~~140~~ 141

I/~~WE~~ Elkcar, Incorporated, as Owners, ~~contract purchasers~~, of the property mentioned below, hereby petition the Albemarle County Board of Supervisors to amend the Zoning Map of Albemarle County as hereinafter requested.

Location of property Rio Road (State Route 631)

Frontage on State Route 631

Map Location 45-250 Acreage 4.352

Proposed use Office and Equipment Storage

Present Owner Elkcar, Incorporated D B 328 - 251

It is requested that the foregoing property be rezoned.

\_\_\_\_\_ acres from R-3 to M-1

### Adjacent Owners

Woodlake Corp.

Daley Craig, Inc.

Arthur M. Smith

Roy B. and Anne M. Bondurant

Mobile Parks of Charlottesville, Inc.

G. Benton and Clarice B. Patterson

Merle G. and Mary C. Bickel

I/We understand the fact that all adjacent property owners, including those across any street are to be notified by registered/certified mail not less than ten (10) days prior to the first public hearing date and evidence of having accomplished this is to be submitted to the Zoning Administrator's office no later than five (5) days prior to the first public hearing date. Applicant or representative must be present at both public hearings.

P. O. Box 1414, Charlottesville, Va.

Address

Elkcar, Incorporated

By [Signature]

Signature of Owner, ~~contract purchaser~~

Planning Commission public hearing

October 12, 1970 7:30 P.M. Deferral  
OCT. 14, 1970 7:30 P.M. → Approval  
Date Time Action

Board of Supervisors public hearing

October 15, 1970 1:30 P.M. Approval  
Date Time Action

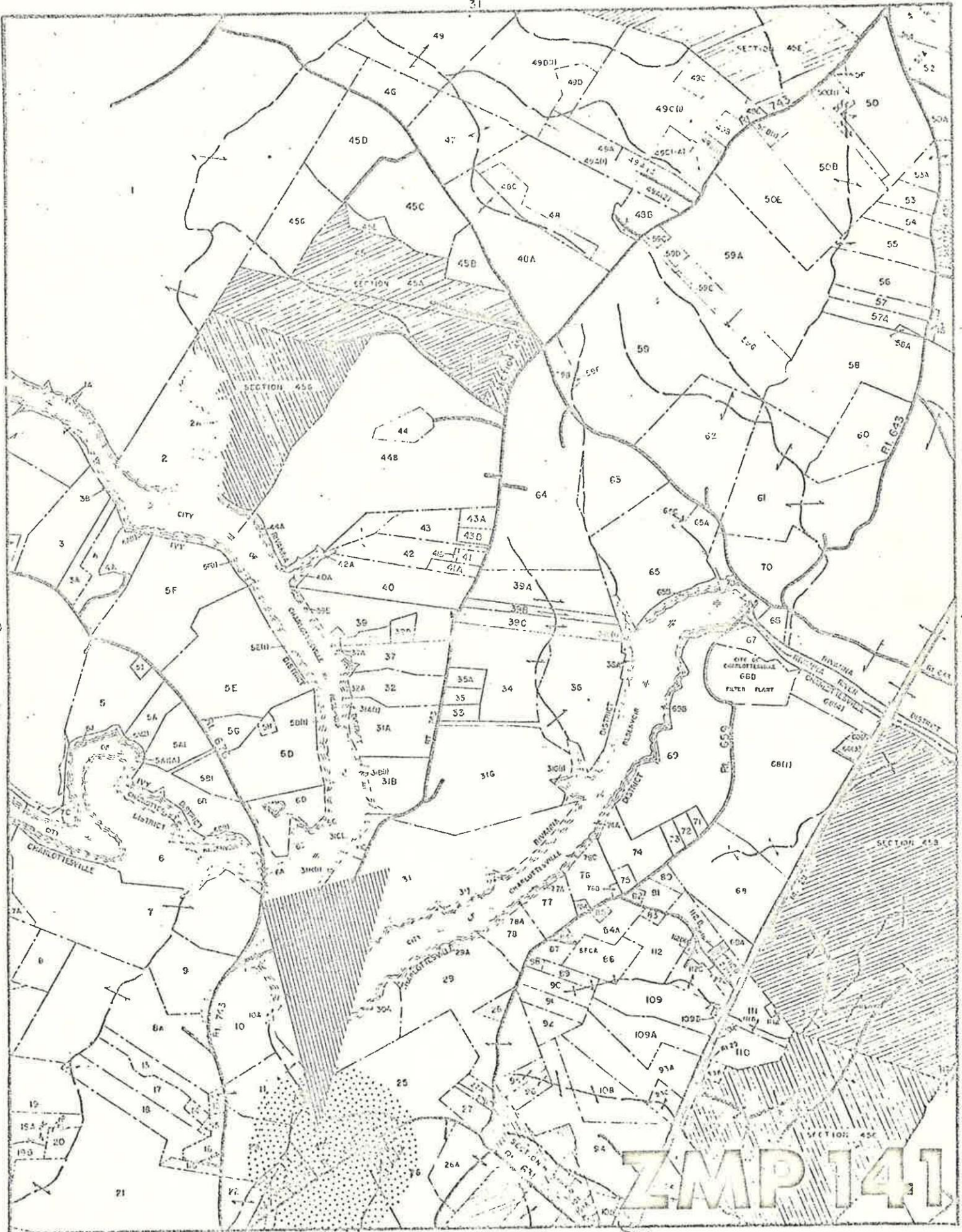
Requirements to be attached to Petition

- Site or plat plan
- Justification



# ALBEMARLE COUNTY

31



SCALE IN FEET

1000

0

1500

CHARLOTTESVILLE, IVY  
AND RIVARNA DISTRICTS

SECTION 45



## Exhibit B



1974



1980

Aerial Imagery



Operational Layers		
<input type="checkbox"/>	Albemarle Aerials 1996	...
<input type="checkbox"/>	Albemarle Aerials 1990	...
<input checked="" type="checkbox"/>	Albemarle Aerials 1980	...
<input type="checkbox"/>	Albemarle Aerials 1974	...
<input type="checkbox"/>	Albemarle Aerials 1966	...
<input type="checkbox"/>	Albemarle Aerials 1957	...
<input type="checkbox"/>	Albemarle Aerials 1937	...





POWERED BY  
**esri**  
1990

## Aerial Imagery



### Operational Layers

- |  |     |
|--|-----|
| <input type="checkbox"/> Albemarle Aerials 1996            | ... |
| <input checked="" type="checkbox"/> Albemarle Aerials 1990 | ... |
| <input type="checkbox"/> Albemarle Aerials 1980            | ... |
| <input type="checkbox"/> Albemarle Aerials 1974            | ... |
| <input type="checkbox"/> Albemarle Aerials 1966            | ... |
| <input type="checkbox"/> Albemarle Aerials 1957            | ... |
| <input type="checkbox"/> Albemarle Aerials 1937            | ... |



1996











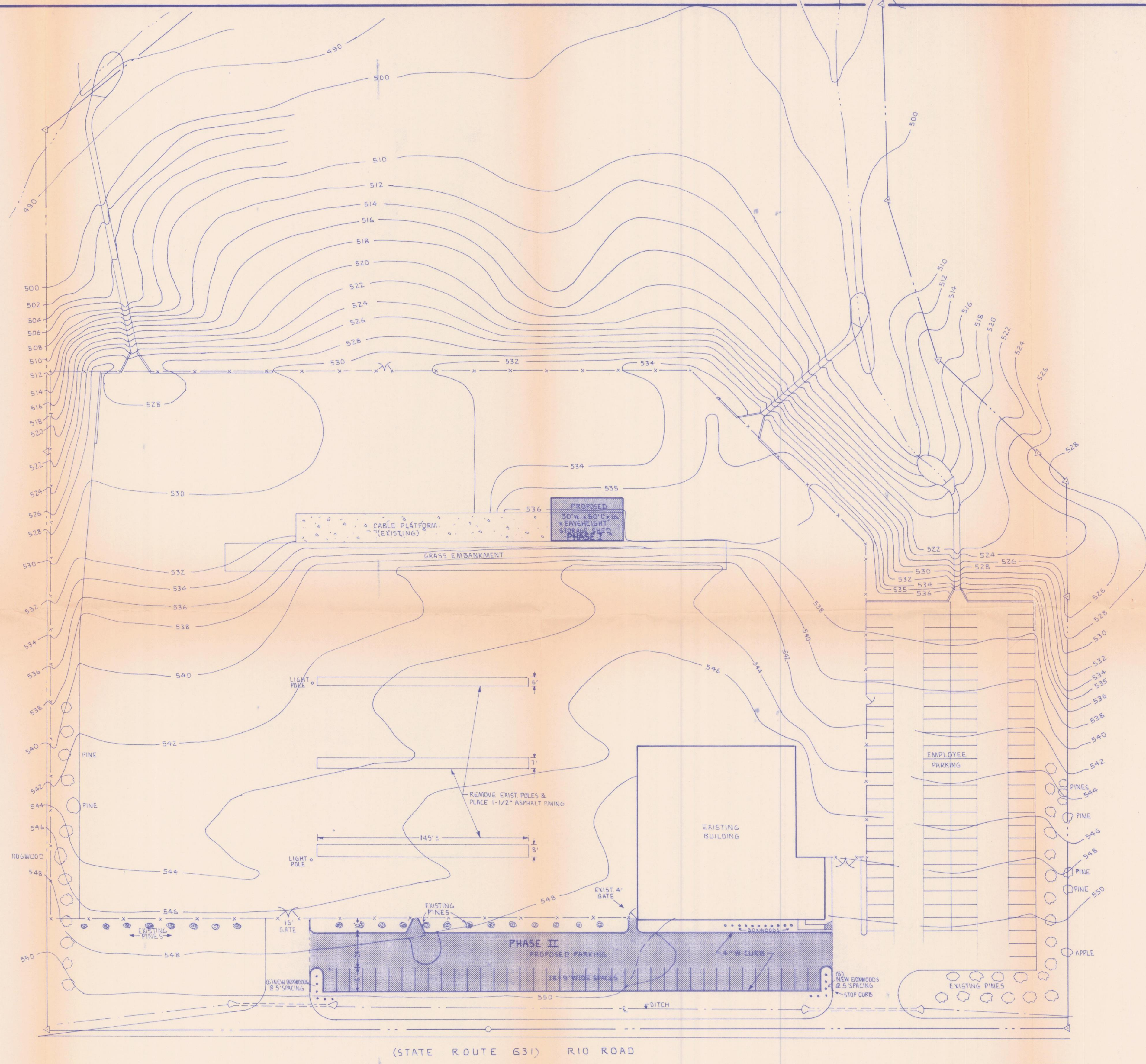


2013









APPROVED  
ADMINISTRATIVELY  
County of Albemarle  
Department of Planning  
Date: 10-30-86 By: AMP

Phase I only approved by Planning  
administratively  
10-30-86  
AMP

CENTRAL TELEPHONE CO. VA  
PLOT PLAN 400 RIO ROAD  
ADD STORAGE SHED &  
PARKING  
CHARLOTTESVILLE, VA.  
ENG: ACR III | DRN: JNH | 10-886  
SCALE: 1"=40' | SHEET 1 OF 1

DRAWING NO.



Exhibit D





Exhibit D





Exhibit D





Exhibit D





Exhibit D





Exhibit D





Exhibit E





Exhibit E



Exhibit E





Exhibit E





Exhibit E





Exhibit E

