

RESOLUTION TO APPROVE SP202400017
FUNK BROTHERS FURNITURE

WHEREAS, upon consideration of the staff report prepared for SP202400017 Funk Brothers Furniture, the recommendation of the Planning Commission and the information presented at the public hearing on November 25, 2025, any comments received, and all of the relevant factors in Albemarle County Code §§ 18-10.2.2(36) and 18-33.8(A), the Albemarle County Board of Supervisors hereby finds that the proposed special use would:

1. not be a substantial detriment to adjacent parcels;
2. not change the character of the adjacent parcels and the nearby area;
3. be in harmony with the purpose and intent of the Zoning Ordinance, with the uses permitted by right in the Rural Areas district, and with the public health, safety, and general welfare (including equity); and
4. be consistent with the Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED that the Albemarle County Board of Supervisors hereby approves SP202400017 Funk Brothers Furniture, subject to the conditions attached hereto.

* * *

I, Claudette K. Borgersen, do hereby certify that the foregoing writing is a true, correct copy of a Resolution duly adopted by the Board of Supervisors of Albemarle County, Virginia, by a vote of _____ to _____, as recorded below, at a regular meeting held on February 4, 2026.

Clerk, Board of County Supervisors

	<u>Aye</u>	<u>Nay</u>
Mr. Gallaway	____	____
Ms. Duncan	____	____
Ms. LaPisto-Kirtley	____	____
Ms. Mallek	____	____
Mr. Missel	____	____
Mr. Pruitt	____	____

SP202400017 FUNK BROTHERS FURNITURE- Conditions

Staff recommends approval with the following conditions:

1. The development of the use must be in general accord (as determined by the Director of Planning and the Zoning Administrator) with the sheet titled, “Funk Brothers Furniture Concept Plan” prepared by Funk Brothers Furniture dated May 21, 2024, last revised August 8, 2025. To be in general accord with the Concept Plan, development and use must reflect the following major elements as shown on the Plan:
 - a. Location of the existing building envelopes; and
 - b. Location of parking and loading space envelopes

Minor modifications to the Plan that do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance.

2. Industrial setbacks in accordance with Section 18-4.20(b) must be established and maintained on parcel.
3. A 30-foot use buffer in accordance with Section 18-26.5(c) must be established and maintained along the shared boundary with TMP 79A1-0B-29. The use buffer area may not be disturbed other than to install screening or landscaping screening.
4. A Certificate of Appropriateness must be obtained for a landscape plan prior to issuance of a Zoning Clearance to commence the gift, craft, and antique shop use. The plan must provide landscaping to offset visual impacts of the use on the Entrance Corridors, consistent with the Entrance Corridor Design Guidelines for landscaping and section 32 of the Zoning Ordinance and must be approved by the Agent. The agent may request any additional details on the plan to address health and safety (ex. Fire emergency access) or other conditions of special use permit approval.
5. The use must commence on or before February 4, 2031, or the permit shall expire and be of no effect.