



**COUNTY OF ALBEMARLE
PLANNING STAFF REPORT SUMMARY**

Project Name: SP202400017 Funk Brothers Furniture	Staff: Jered Tate, Senior Planner I
Planning Commission hearing: November 25, 2025	Board of Supervisors hearing: February 4, 2026
Owner: By the Road, LLC	Applicant: Mike and Dan Funk, Funk Brothers Furniture
Acreage: 3.07 acres	Special Use Permit: Section 10.2.2 (36) for a gift, craft, antique shop
TMP(s): 079A1-00-0B-02700 Location: 3756 Richmond Rd/Moose Lane	Zoning/By-right Use: Rural Areas (RA)
Magisterial District: Scottsville	Conditions: Yes EC: Yes
Proposal: Custom furniture business.	Comp. Plan Designation: Rural Area – preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources; residential (0.5 unit/acre in development lots).
Character of Property: The property contains a vacant commercial structure that historically served as the Moose Lodge along with a large parking lot. Additionally, there is an open grass field in the southwest corner of the property adjacent to Rt. 250.	Use of Surrounding Properties: The property is bounded on the south by Rt. 250. To the east is a single-family residence. To the north is an undeveloped wooded parcel, and to the west are two parcels used for commercial businesses.
Positive Aspects: <ol style="list-style-type: none">1. The use is consistent with the review criteria for special use permits contained in the Zoning Ordinance.2. No detrimental impacts to adjoining properties are anticipated.	Concerns: <ol style="list-style-type: none">1. The existing building is nonconforming to setbacks, located 17' from the eastern side property line. However, a buffer and screening will be provided.
Recommendation: Staff recommends approval of SP202400017 Funk Brothers Furniture with the conditions stated in the staff report.	

STAFF CONTACT:
PLANNING COMMISSION:
BOARD OF SUPERVISORS:

Jered Tate
November 25, 2025
To be scheduled

CHARACTER OF THE AREA

The subject parcel is 3.07-acres located at 3756 Richmond Road (Route 250), zoned Rural Areas. The property contains a vacant commercial structure (approximately 12,100 square feet) that was formerly a Moose Lodge. There is also a large parking lot (approximately 90 spaces) that served the former use and two accessory structures to the rear of the vacant commercial structure. The property currently has an entrance onto Route 250, as well as a secondary entrance onto Moose Lane (Route 823) to the West. There is also an open grass field in the southwestern corner of the property, adjacent to Route 250 and Moose Lane. (Attachment 1- Location Map)

Adjacent properties consist of the Rivanna Village subdivision to the south, across Route 250, a single-family residence to the east, an undeveloped wooded lot to the north, and two parcels used for commercial businesses to the west, across Moose Lane. The parcels to the east, north, and west are each zoned Rural Areas as well. The parcels to the south are part of the future Rivanna Village subdivision and are zoned Neighborhood Model Development.

PLANNING AND ZONING HISTORY

Based on County records, the existing fraternal building and outbuildings were built in 1965. A special use permit (SP197000094) was approved in 1971 to allow an addition. In 2022, a request to amend the Albemarle County Service Authority Jurisdictional Area (ACSA202200003) to allow water service was approved.

DETAILS OF THE PROPOSAL

Funk Brothers Furniture is a craft shop located in the City of Charlottesville that sells hand-made custom furniture and restores and sells antiques. It has operated in the City of Charlottesville for over 15 years and primarily does business with Charlottesville and Albemarle residents, with a large portion of its customer base located in the Keswick and Glenmore areas. The business is proposing to relocate to the existing structure on the parcel for a larger operating space. The applicant has provided a detailed narrative, a concept plan, and a conceptual floor plan (Attachment 2 and Attachment 3).

The project narrative includes a breakdown of how the approximately 12,100 square-foot existing structure is intended to be used, including retail space, a machinery and finishing space, and space for restoration, and storage. These spaces would accommodate current business needs and allow room for future growth. The proposed concept plan illustrates the intended use of the site which includes maintaining the existing structure, existing green spaces, and existing parking areas, as well as adding landscape screening adjacent to Route 250 and Moose Lane and adding additional landscaping along the eastern boundary of the property. A commercial use buffer is proposed along the eastern property boundary. Access to the site is provided by existing entrances onto Route 250 and Moose Lane.

COMMUNITY MEETING

The required community meeting for the proposal was held at Stone Robinson Elementary School on July 11, 2024. Two neighbors attended in addition to Staff, the Applicant, and the PC

and Board member for the Scottsville district. Overall, the neighbors who were in attendance and those who have reached out to Staff directly are supportive of this use citing they are happy the property will be improved from its existing conditions. There were no concerns about the amount of traffic generated by the business or the noise that would be created.

ANALYSIS OF THE SPECIAL USE PERMIT REQUEST

Special Use Permits are evaluated under reasonable standards, based on zoning principles which include the proposal's compliance with the Comprehensive Plan. Any impacts caused by the proposal may be addressed through conditions which must be reasonably related and roughly proportional to the impacts.

Section 33.8(A) states that the Commission, in making its recommendation, shall consider the following factors:

1. No substantial detriment. Whether the proposed special use will be a substantial detriment to adjacent parcels

The Concept Plan proposes to maintain the existing buildings, parking areas, and open space as these areas currently exist on the parcel. The applicant has proposed landscape buffers adjacent to Route 250 and Moose Lane. Additionally, they have proposed to repair and maintain the existing screening fence and to provide additional landscaping for screening along the eastern property boundary where the subject parcel is adjacent to a residential use. If the special use permit is approved, new landscaping where landscaping does not currently exist will be provided. A final landscape plan would be required prior to establishing the use.

The existing building is a nonconforming structure and, at its nearest point, is located approximately 17 feet from the adjacent residential property to the east. Required setbacks for the RA zoning district are 75' front, 25' side, and 35' rear. The applicant proposes to use the portion of the building that is farthest from this residential property as their business location. The portion of the building nearest the adjacent residential property would be used for storage only. Additionally, if the special use permit is approved, the following two conditions will apply to require setbacks consistent with what is required for industrial zoned parcels:

- a. A 30' use buffer will be established along the property line adjacent to TMP 79A1-B-28.
- b. The 50' side setback will apply along the property line adjacent to TMP 79A1-B-28.

Staff believes that with the mitigation efforts from the applicant and the drafted conditions of approval, including those listed above, the proposed use will pose no substantial detriment to adjacent parcels.

2. Character of the nearby area is unchanged. Whether the character of the adjacent parcels and nearby area will be changed by the proposed special use.

The proposed use is not expected to change the character of the nearby area, which includes a mix of residential and non-residential uses.

The parcel is located along an Entrance Corridor and any new buildings and parking are

subject to the Architectural Review Board (ARB) guidelines which address compatibility with the area, along with landscaping requirements. ARB staff have indicated they have no objection to the current SP proposal but have noted that any changes to the exterior of the existing building and landscaping provided in the Concept Plan (Attachment 2 – Concept Plan) will need to be designed to avoid negative impact on the Entrance Corridor.

Final design of exterior renovations and a detailed landscape plan would be reviewed and approved by the ARB. Conformity with Entrance Corridor Design Guidelines will be required and will ensure that any visual impact is not negative.

With the conditions drafted by Staff, the proposed use is not expected to change the character of adjacent parcels or the nearby area.

3. *Harmony. Whether the proposed special use will be in harmony with the purpose and intent of this chapter,*

The intent of the Rural Areas District is to preserve agricultural and forestal lands and activities, and to provide water supply protection, limited service delivery to the rural areas, and to conserve natural, scenic, and historic resources. Gift, craft, and antique shops are allowed by special use permit within the Rural Areas District. The proposed craft shop is expected to be in harmony with the purpose of the Rural Areas zoning.

with the uses permitted by right in the district,

Detached single-family dwellings, country stores, and agriculture, forestry, and fishery uses are examples of uses permitted by right in the Rural Areas District. Gift, craft, and antique stores are permitted by special use and can be found on parcels in the zoning district where impacts are minimal to the area. The proposed use at this location appears to be compatible with the uses permitted by right.

with the regulations provided in Section 5 as applicable,

This section is not applicable to this proposal.

and with the public health, safety, and general welfare.

The public health, safety, and general welfare of the community are protected throughout the special use permit process, which assures that the proposed use is appropriate in the location requested. Albemarle County Zoning, Engineering, Building Inspections, E911, Transportation Planning, the Virginia Department of Transportation (VDOT), Albemarle County Fire Rescue, Rivanna Water and Sewer Authority (RWSA) and Albemarle County Service Authority (ACSA) have all reviewed this application and have provided no objections.

4. *Consistency with the Comprehensive Plan. Whether the proposed special use will be consistent with the Comprehensive Plan.*

While the County adopted an update to the Comprehensive Plan (AC44) on October 15,

2025, the effective date of the plan is January 1, 2026. This proposal has been evaluated for consistency with the 2015 Comprehensive Plan in effect currently.

Rural Area Objective 1 states “*Support a strong agricultural and forestal economy.*”

Funk Brothers Furniture sources much of the wood they use for their furniture from local lumber yards in Albemarle County, thus supporting this objective.

Objective 2 states “*Protect and preserve natural resources, which include mountains, hills, valleys, rivers, streams, groundwater, and retain continuous and unfragmented land for agriculture, forestry, biodiversity, and natural resource protection.*”

The proposal supports this objective by re-using an existing developed site. No additional development will occur that will have negative impacts on these resources.

Objective 4 states “*Promote rural and historic landscapes that enhance visitors' experience and give historic sites as authentic a setting as possible.*”

By enhancing an existing structure and property, the proposal is improving the visitors' experience. Route 250 is an Entrance Corridor. If the special use is approved, improvements will be made that better enhance visual aesthetics along this corridor.

The proposed use at this location appears to align with the objectives of the Comprehensive Plan for the Rural Areas.

SUMMARY

Staff has identified the following positive aspects of this request:

1. The use is consistent with the review criteria for special use permits contained in the Zoning Ordinance.
2. No detrimental impacts to adjoining properties are anticipated.

Staff has identified the following concern of this request:

1. The existing building is non-conforming to setbacks, located 17' from the eastern side property line. However, a buffer and screening will be provided.

RECOMMENDATION

Based on the findings contained within this staff report, staff recommend approval of SP202400017 Funk Brothers Furniture Gift, Craft, Antique Shop with the following draft 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 [Month, Day, Year] or the permit shall expire and be of no effect.

POSSIBLE PLANNING COMMISSION MOTIONS

A. Should the Planning Commission choose to recommend approval of this special use permit:

I move to recommend approval of SP202400017 Funk Brothers Furniture with the conditions stated in the staff report.

B. Should the Planning Commission choose to recommend denial of this special use permit:

Move to recommend denial of SP202400017 Funk Brothers Furniture. Should a commissioner motion to recommend denial, he or she should state the reason(s) for recommending denial.

ATTACHMENTS

1. Location Map
2. Application Narrative
3. Concept Plan