

**SDP202300004 2305 Hunters Way**

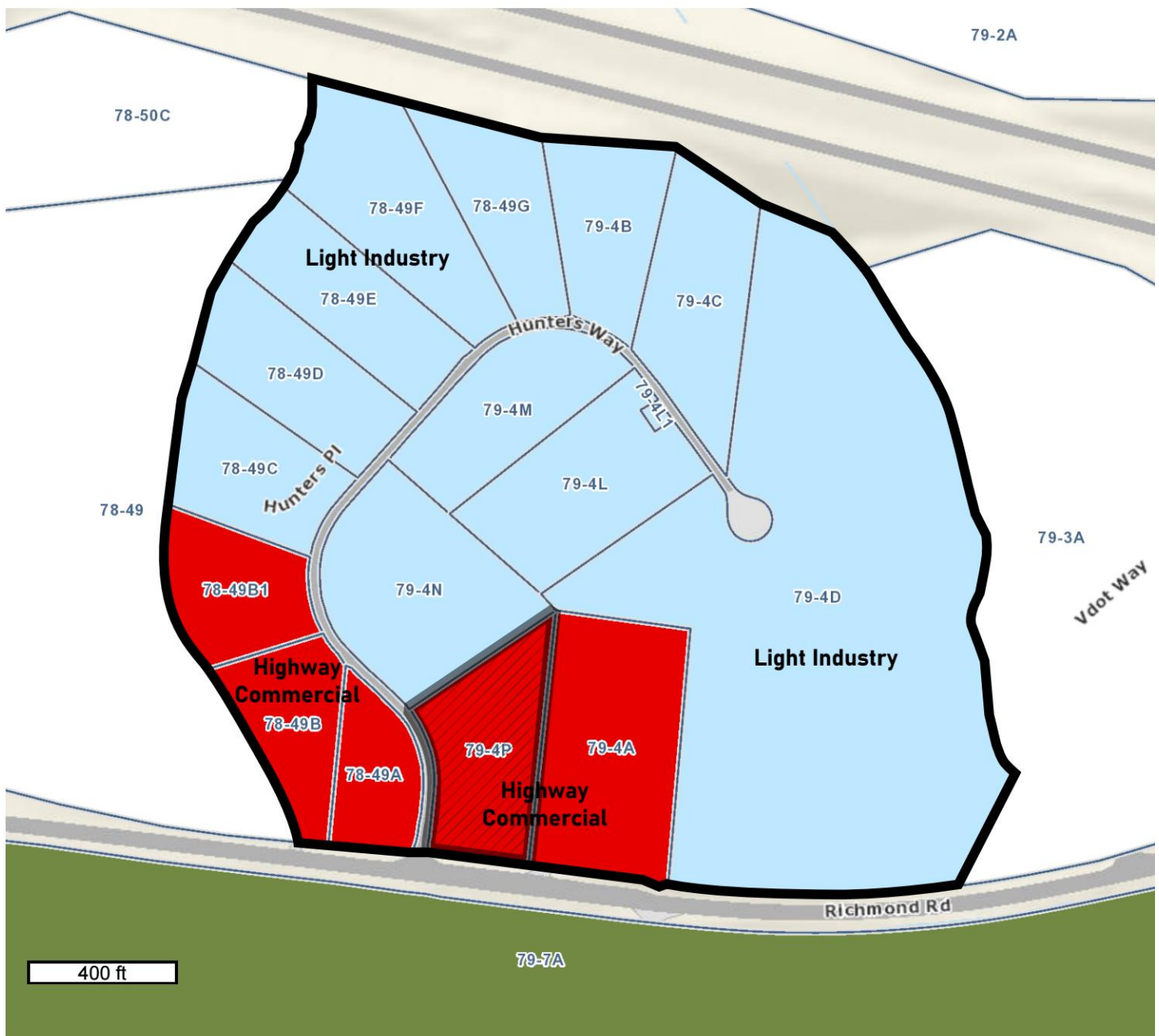
Special Exception Request Per Sec. 24.2.1 - Area of  
Storage/Warehousing/Distribution/Transportation  
Uses Within Highway Commercial Zone

March 27, 2023

*Sec. 24.2.1 - Special Exception Request for Increased Area of Storage/Warehousing/Distribution/Transportation Uses Within a Highway Commercial Zone*

WP Richmond Road, LLC is the property owner (the “owner”) of tax map parcel 07900-00-00-004P0 (the “property”). An initial site plan for the property has been submitted for the property, to construct warehouse space on the site. In accordance with Sec. 24.2.1(49) of the Albemarle County Zoning Ordinance, the owner requests the Board of Supervisors waive the requirement of Sec. 24.2.1(49) that limits the gross floor area of Storage/Warehousing/Distribution/Transportation uses within a Highway Commercial District to 4,000 square feet per site. The owner requests to construct a two-story 21,800 square foot footprint, for a total of 43,600 square feet of warehouse space.

The property is located within the Hunters Hall subdivision. Within the subdivision, most of the parcels along the frontage are zoned Highway Commercial and the remainder of the properties are zoned Light Industry. A variety of commercial and industrial uses take place in Hunters Hall. On the subject property, an existing propane company tenant is present. Surrounding the property, uses vary from auto repair shop, daycare, retail, self-storage, manufacturing, distribution, and medical office/research.





An existing office use for a propane company is currently located on the property. This use is proposed to remain, as improvements to the site would take place within the open space towards the rear of the site. Columbia Propane is located on the subject 2.56 acres, within a two-story 6,000 sq. ft. building, for a total of approximately 12,000 sq. ft. of retail sales use. Up to 43,600 sq. ft. of storage and warehouse use behind Columbia Propane would be a complementary use, not only to the subject property, but to the subdivision as a whole.

There are several businesses are located on the adjacent Highway Commercial property TMP 79-4A, including Virginia Business Systems, Floor Fashions of Virginia, Stereo Types, and Reico Kitchen and Bath. These businesses are located within an existing two-story 40,000 sq. ft. building, for a total of approximately 80,000 sq. ft. of retail use. To the rear of TMP 79-4A, a 11,000 sq. ft. building is utilized as a storage warehouse. Allowing for the construction of a 19,000 sq. ft. footprint on TMP 79-4P would align with the existing uses within the subject and adjacent Highway Commercial properties.

Furthermore, the surrounding Light Industry properties within the Hunters Hall subdivision include buildings of similar sizes. Adjacent to the Highway Commercial parcels are Prime Storage and UPS. The Charlottesville-Albemarle UPS customer service center and distribution depot is approximately 45,000 sq. ft. and Prime Storage consists of several buildings that include office space and self-storage uses; Prime Storage features a variety of building sizes, from 4,000-13,000 sq. ft.



With the existing context of the Hunters Hall subdivision, the addition of a two-story 21,800 sq. ft. building, for a total of 43,600 sq. ft. of warehouse space, would not be detrimental to the parcels surrounding the HC-zoned property. Moreover, the proposed building is located nearly 300' from Route 250. The grade of Route 250 is approximately 356' and quickly increases up to an elevation of 376' at the existing parking area. The new warehouse structure is proposed at an elevation of 377'. Due to the steep berm adjacent to the roadway and the presence of the existing buildings, the proposed structure would not be visible from the Route 250 corridor.

Permitting approximately 43,600 sq. ft. of warehouse space would support the County's Economic Development goals. For economic expansion in the County, the Comprehensive Plan encourages to "ensure that there is sufficient land to accommodate future business and industrial growth" (6.11), while being compatible with the surrounding uses. The Hunters Hall subdivision has functioned as an industrial park for many years and additional warehouse space on the subject property would support employment and economic growth within an established industrial area. Where the industrial vacancy rate in the region is just over 1% (Albemarle Land Use Buildout), there is clear demand for industrial and warehouse space in Albemarle County, which is only anticipated to increase as the overall population of the County grows.