

SP202400017 Funk Brothers Furniture

Gift, Craft, and Antique Shop
Special Use Permit

Albemarle County Planning
Commission Public Hearing

November 25, 2025



Tax Map Parcel (TMP 79A1-0B-27) – Existing Conditions

Total Parcel Acreage: 3.07 acres

**Albemarle County Comprehensive Plan
Area: Rural Area 2**

**Surrounding uses: A&W Antique Mall,
Virginia Tack Exchange, Rivanna Village
NMD, single-family residential,
undeveloped properties**



Tax Map Parcel (TMP 79A1-0B-27) – Existing Conditions



Zoning – TMP 79A1-0B-27

Primary Zoning:

RA Rural Area (white)

Overlay Zoning Districts:

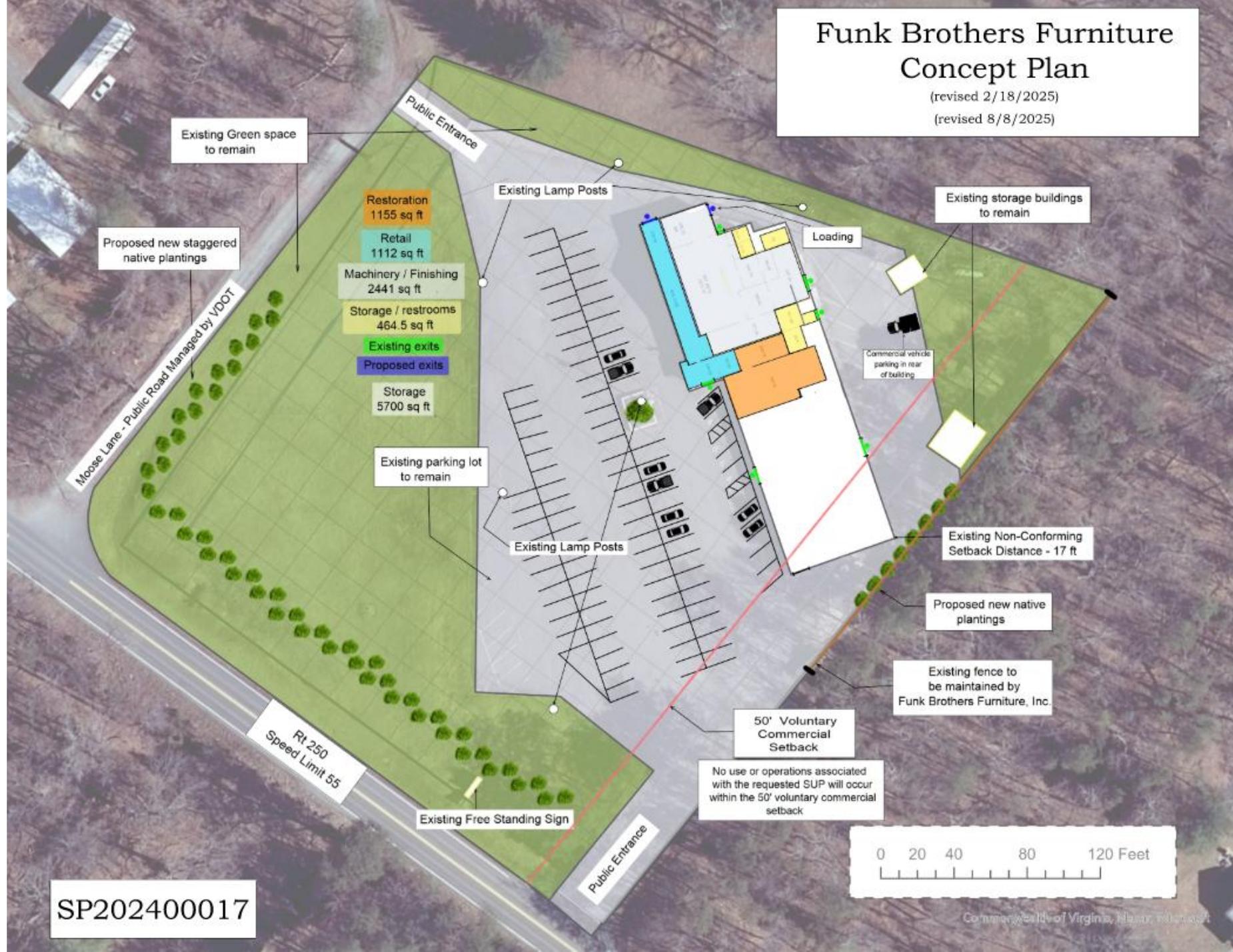
None



Funk Brothers Furniture Concept Plan

(revised 2/18/2025)

(revised 8/8/2025)



SP202400017

Evaluation Criteria

Factors for consideration (Chapter 18 Section 33.40)

1. No substantial detriment. Whether the proposed special use will be a substantial detriment to adjacent parcels.
2. Character of the nearby area is unchanged. Whether the character of the adjacent parcels and the nearby area will be changed by the proposed special use.
3. Harmony. Whether the proposed special use will be harmony with the purpose and intent of this chapter, with the uses permitted by right in the district, with the regulations provided in Section 5 as applicable, and with the public health, safety, and general welfare.
4. Consistency with the Comprehensive Plan. Whether the proposed special use will be consistent with the Comprehensive Plan.

SP2024-17 Recommended 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.

SP2024-17 Factors

Positive Aspects

1. The proposal 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

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.

SP2024-17 Staff Recommendation

Staff recommends that the Board adopt the attached resolution (Attachment D) to approve SP202400017 with the conditions stated in the staff report.

Questions?

Motions for Special Use Permit: SP2024-17

To **approve** Special Use Permit SP202400017:

I move to adopt the resolution attached to the staff report as Attachment D.

Other RA Gift, Craft and Antique Shops

Application	Name	Location	Building Sq.Ft.	Total Site Acreage
SP199900029	Michie Tavern Antique Shop	683 Thomas Jefferson Pkwy	1840	6.71
SP199900061	Pinnell Custom Leather	1982 White Hall Rd	6000	7.95
SP200300051	Covesville Gift, Craft, and Antique Store	5930 Covesville Store Rd	1920	1.03
SP200300060	Greenwood County Store	7572 Greenwood Station Rd	5091	0.537
SP201300012	Les Yeaux Du Mond Art Gallery	841 Wolf Trap Rd	859	30