



County of Albemarle

Community Development Department - Planning

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January 7, 2026

Mr. Mike Funk
Funk Brothers Furniture
3756 Richmond Road
Keswick, VA 22947
office@funkbrothersfurniture.com

Re: SP202400017 Funk Brothers Furniture

Dear Mr. Funk,

At its meeting on November 25, 2025, the Albemarle County Planning Commission recommended approval of SP202400017 by a vote of 4:0 (Commissioners Clayborne, Missel, and Murray absent), for the reasons stated in the staff report and with the conditions listed below:

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.

Should you have any questions regarding the action, please contact me.

Sincerely,
Jered Tate
Senior Planner I
Planning Division

CC: