



County of Albemarle  
COMMUNITY DEVELOPMENT DEPARTMENT

**LEA BRUMFIELD, AICP**

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**To:** Albemarle County Board of Supervisors  
**From:** Lea Brumfield, Senior Planner II  
**Date:** March 5, 2025  
**RE:** **SE-2025-00003 Rockfish Gap Turnpike Country Store**  
**Parcel IDs:** 07100-00-00-004A1 and 07100-00-00-004B0  
**Magisterial District:** Samuel Miller  
**School Districts:** Brownsville E.S., Henley M.S., and Western Albemarle H.S.  
**Zoning:** RA – Rural Areas

**Summary of Request for Variation:**

Under County Code § 18-5.1.45(a)(4), an historic country store building may not exceed the gross floor area of the building as it existed on November 12, 2008, or 4,000 square feet gross floor area, whichever is greater. Under § 18-5.1(a), the Board of Supervisors may modify or waive any requirement of section 18-5, including the country store maximum square footage. The applicant is requesting a modification of the maximum gross floor area of the class A country store known as the Greenwood Grocery, located on Parcel 07100-00-00-004A1, with an address of 6701 Rockfish Gap Turnpike, from 4,000 square feet to approximately 5,600 square feet. The proposed modification is intended to incorporate the adjacent residential structure at 6695 Rockfish Gap Turnpike into the country store use.

A detailed staff analysis is provided in Attachment B.

**Staff Recommendation:**

Staff recommends that the Board adopt the attached resolution (Attachment D) to approve the special exception to increase the permitted square feet gross area for a class A country store at 6701 Rockfish Gap Turnpike to approximately 5,600 square feet, on the condition that all structures and uses associated with the subject class A country store must be located on the same parcel.

**Attachments:**

- A. Application Materials
- B. Staff Analysis
- C. LOD-2024-00009
- D. Resolution