

400 Rio Road West
Conceptual Architectural Review
ARB 2024-_____

Owner: Brightspeed of Virginia, LLC f/k/a Central Telephone Company of Virginia (shown in GIS as Virginia Telephone & Telegraph Co)

Contract Purchaser: B&D Holdings

Tax Map Parcels: 45-25C and 45-25C1

Current Zoning: Light Industrial (LI) and Entrance Corridor Overlay (EC)

Current Use: Brightspeed of Virginia, LLC f/k/a Central Telephone Company of Virginia

Historic Use: Industrial, Office, Outdoor Storage of Vehicles and Trailers

Proposed Use: By-right Ferguson Enterprises, LLC wholesale center and office with outdoor storage

Comprehensive Plan Designation: Rural Area

Parcel Size: Approximately 12.58 acres

Adjacent Parcel Zoning: Rural Area, Light Industrial, Planned Residential Development, and R-6 Residential

Project Description and Background:

B&D Holdings is the contract purchaser (the “Applicant”) for parcels 45-25C and 45-25C1, located at 400 Rio Road West (the “Property”). The Property is located on the north side of Rio Road West, is zoned Light Industrial, and consists of approximately 12.58 acres of land.

4.352 acres of the Property was rezoned in 1970 from R-3 to M-1 for “Office and Equipment Storage” (Exhibit A). Since that time, the Property has been used for storage of trucks and other equipment on site including bucket trucks and trailers (Exhibit B). The current owner of the Property is Brightspeed of Virginia, LLC f/k/a Central Telephone Company of Virginia which provides internet to customers in Charlottesville who were previously served by CenturyLink. The applicable approved site plan is SDP 1986-00047, and is attached as Exhibit C.

A preapplication meeting with County staff was held on November 4th, 2024 to discuss the existing non-conforming status for outdoor storage and display of the Property as well as the process for approval for the proposed changes to the site, including new fencing. The Applicant will continue to store items on site, although in addition to storing vehicles and trailers, the Applicant will also store materials for wholesale. The Applicant also proposes to replace the existing chain link fence with a new taller fence for security and safety purposes as conceptually shown on a Concept Plan. The proposed Concept Plan includes enhanced landscaping comprised of a mixture of trees and shrubs and a 3 foot berm for screening, street trees, new 8 foot black aluminum fence, and vegetative screening of the existing mechanical equipment to mitigate the impact to the EC.

The Applicant proposes to reuse the existing office building for a wholesale plumbing tenant, Ferguson Enterprises, LLC, who will also store the listed items below on the property, outside of the building. The materials

will be sold to wholesale contractors only, and not to the general public. In addition, the hours of operation would be from 7am-4pm, Monday through Friday. Attached in Exhibit D are photos of the types of materials proposed to be stored at the Property and Exhibit E are google street view photos of the existing Property. Ferguson's employees and customers would park in the existing lot on the eastern side of the Property.

CORE PRODUCTS

Ferguson Waterworks is your source for a wide variety of products that are needed to meet your local requirements and specifications. Some of the core products that we carry include:

- Ductile iron, PVC & HDPE pipe
- Valves
- Fittings
- Fire hydrants
- Joint restraints
- Valve boxes
- Saddles, clamps and couplings
- Service brass
- Water meters
- Meter boxes
- Municipal castings
- Geosynthetics
- Corrugated metal pipe
- Carbon steel and stainless steel pipe
- Backflow devices
- Pumps
- Storm drainage products
- Geotextiles, grids and liners
- Porous pavement systems
- Precast structures
- Erosion control
- Irrigation systems
- Tools and jobsite supplies
- Concrete pipe
- Precast concrete manholes
- Safety equipment

While the Property has historically been used for the storage of trucks, trailers, and equipment, Zoning staff has determined that a special use permit is needed for outdoor storage, display, and/or sales for the proposed materials. Therefore, we would like to obtain feedback regarding the proposed fencing and landscaping treatment so that the Applicant can determine the scope and scale of what will be required for Architectural Review Board approval in order to decide whether to purchase the Property.

There is a potential for Brightspeed to temporarily relocate its operations to the small existing building on parcel 45-25C1 if Ferguson takes over the primary building and parking/storage area. Brightspeed would also continue to store its trucks, equipment, and materials for its business on the Property in the area shown on the Conceptual Plan as "Existing Non-conforming Storage." During the preapplication meeting Zoning staff provided feedback that this area is considered existing non-conforming for outdoor storage and display given the historic photographs showing continuous storage of materials in this area.

Consistency with the Surrounding Area and Entrance Corridor Overlay:

As stated above, the Property has been used for storage of vehicles, equipment and trailers for over 50 years as shown on Exhibit B. Property to the south is zoned Light Industrial and is occupied by Comfort Source, an HVAC company, to the south across Rio Road are single family residential homes, and to the east adjacent to the existing employee parking lot are single family residential homes. The proposed continuation of outdoor storage and display is consistent with the current use of the site and will continue to operate in a similar manner that has been in place without issue on land zoned Light Industrial for over five decades.

The purpose and intent of the Entrance Corridor Overlay is to "implement the comprehensive plan's goal to preserve the county's scenic resources because they are essential to the county's character, economic vitality and quality of life." The Comprehensive Plan designates this Property as Rural Area, although it is located immediately adjacent to the Development Area boundary. The location for this type of use on existing LI property is ideal, as the infrastructure along Rio Road is in place to accommodate the trucks that will be coming to and from the site. This use has been in place since before the first County Comprehensive Plan was

adopted, and prior to the creation of the Entrance Corridor Overlay District. Further, no expansion of the use is expected, and the areas currently used for storage and/or parking will continue to be used as such.

Chapter 2 of the Comprehensive Plan (Natural Resources and Cultural Assets) establishes the goals for preserving the scenic resources that are essential to the County's character, economic vitality, and quality of life. The Entrance Corridor Overlay District is intended to support those goals by maintaining the visual integrity of the County's roadways. The Architectural Review Board addresses potential adverse aesthetic impacts along the Entrance Corridors by applying the County's Entrance Corridor Design Guidelines during the review of development proposals. The proposed design will significantly enhance this area of the Entrance Corridor with additional landscaping and attractive fencing to mitigate any impacts of the continued storage to the EC, while continuing to support the light industrial use of the Property in furtherance of economic vitality.

Given the historic use of the Property for outdoor storage for vehicles, trailers, materials, and equipment, as well as the proximity of the Property immediately adjacent to the Development Areas, the proposed use will remain consistent with the surrounding area and provide an enhanced design creating a substantially more attractive frontage along the EC.

Exhibits:

- A. 1970 Rezoning Action Letter
- B. Historic Aerial Photographs
- C. Approved 1986 Site Development Plan (SDP 1986-00047)
- D. Photographs of Typical Storage Areas
- E. Google Street View Images of Site

COUNTY OF ALBEMARLE



Planning Department
COUNTY OFFICE BUILDING
CHARLOTTESVILLE, VIRGINIA 22901

JOHN L. HUMPHREY
County Planner

October 16, 1970

Mr. W. Sterling Carter
P. O. Box 1414
Charlottesville, Virginia

Dear Mr. Carter:

This is to inform you that on October 15, 1970
during the regular meeting of the Albemarle County Board of
Supervisors, your application for rezoning 4.352 acres
from R-3 to M-1
was approved

If this approval is for a Conditional Use Permit, please
come to this office to obtain your Zoning Permit.

Sincerely,

John L. Humphrey
John L. Humphrey
Zoning Administrator

JLH/bct

ALBEMARLE COUNTY, VIRGINIA

APPLICATION FOR REZONING

Date of application 9/18/70

No. ZMP-~~140~~ 141

I/~~WE~~ Elkcar, Incorporated, as Owners, ~~contract purchasers~~, of the property mentioned below, hereby petition the Albemarle County Board of Supervisors to amend the Zoning Map of Albemarle County as hereinafter requested.

Location of property Rio Road (State Route 631)

Frontage on State Route 631

Map Location 45-250 Acreage 4.352

Proposed use Office and Equipment Storage

Present Owner Elkcar, Incorporated D B 328 - 251

It is requested that the foregoing property be rezoned.

_____ acres from R-3 to M-1

Adjacent Owners

Woodlake Corp.

Daley Craig, Inc.

Arthur M. Smith

Roy B. and Anne M. Bondurant

Mobile Parks of Charlottesville, Inc.

G. Benton and Clarice B. Patterson

Merle G. and Mary C. Bickel

I/We understand the fact that all adjacent property owners, including those across any street are to be notified by registered/certified mail not less than ten (10) days prior to the first public hearing date and evidence of having accomplished this is to be submitted to the Zoning Administrator's office no later than five (5) days prior to the first public hearing date. Applicant or representative must be present at both public hearings.

P. O. Box 1414, Charlottesville, Va.

Address

Elkcar, Incorporated

By [Signature]

Signature of Owner, ~~contract purchaser~~

Planning Commission public hearing

October 12, 1970 7:30 P.M. Deferral
OCT. 14, 1970 7:30 P.M. → Approval
Date Time Action

Board of Supervisors public hearing

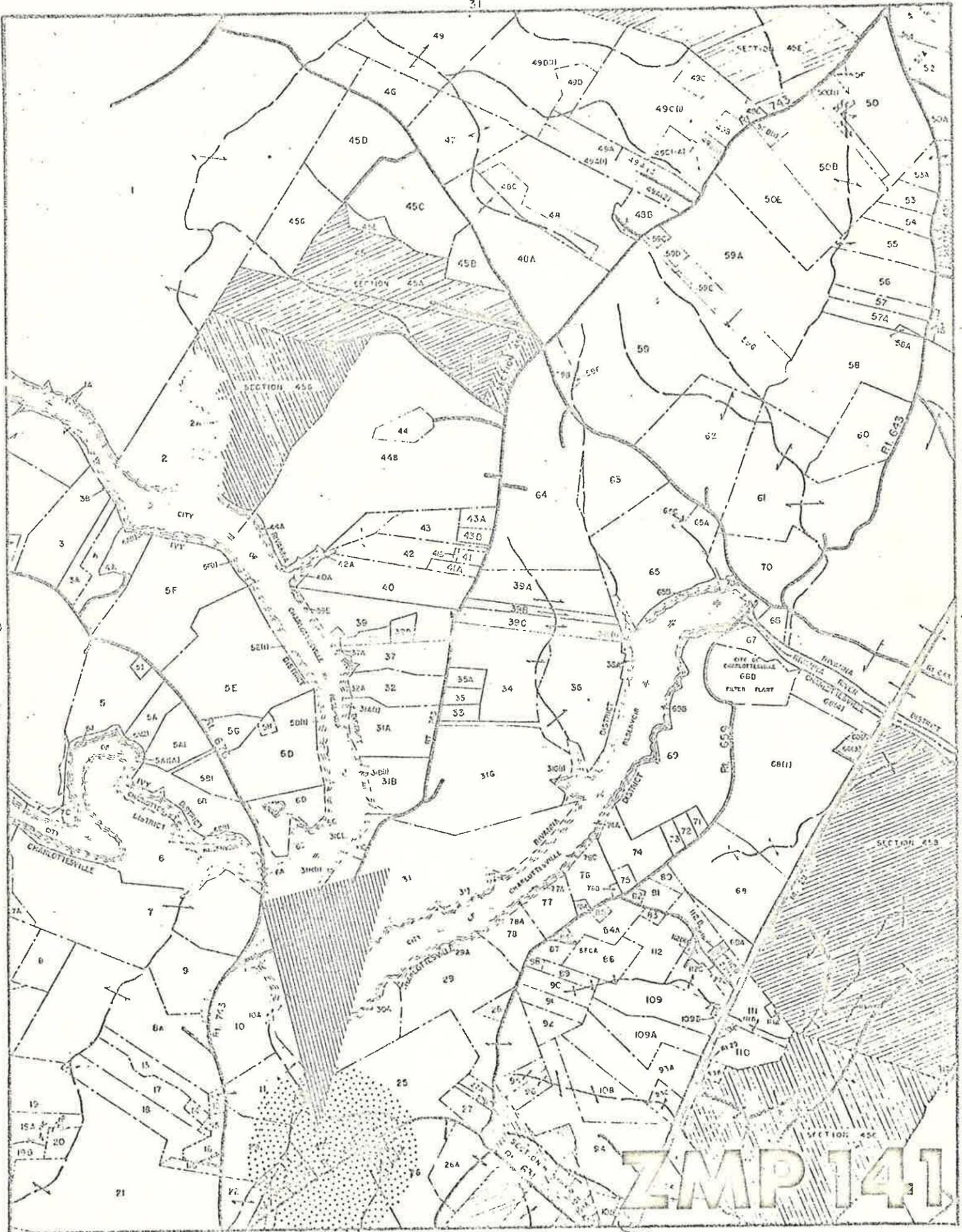
October 15, 1970 1:30 P.M. Approval
Date Time Action

Requirements to be attached to Petition

- Site or plat plan
- Justification

ALBEMARLE COUNTY

31



SCALE IN FEET

1000 0 1500

CHARLOTTESVILLE, IVY
AND RIVARNA DISTRICTS

SECTION 45

Exhibit B



1974



1980

Aerial Imagery



Operational Layers

- | | |
|--|-----|
| ☐ Albemarle Aerials 1996 | ... |
| ☐ Albemarle Aerials 1990 | ... |
| ☒ Albemarle Aerials 1980 | ... |
| ☐ Albemarle Aerials 1974 | ... |
| ☐ Albemarle Aerials 1966 | ... |
| ☐ Albemarle Aerials 1957 | ... |
| ☐ Albemarle Aerials 1937 | ... |



1990

Aerial Imagery



Operational Layers

- | | |
|--|-----|
| ☐ Albemarle Aerials 1996 | ... |
| ☒ Albemarle Aerials 1990 | ... |
| ☐ Albemarle Aerials 1980 | ... |
| ☐ Albemarle Aerials 1974 | ... |
| ☐ Albemarle Aerials 1966 | ... |
| ☐ Albemarle Aerials 1957 | ... |
| ☐ Albemarle Aerials 1937 | ... |



1996



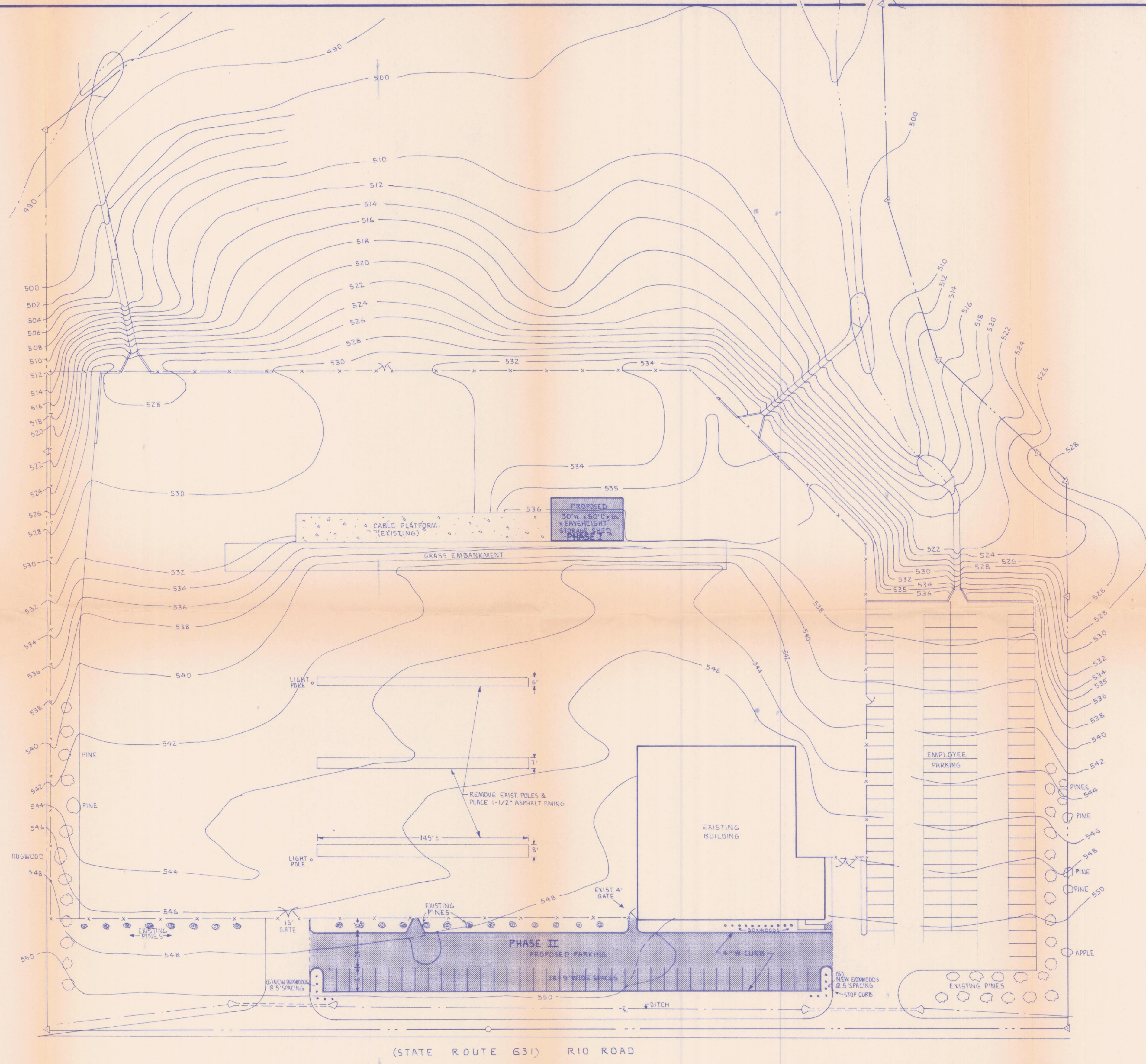
2000





2013





APPROVED
ADMINISTRATIVELY
County of Albemarle
Department of Planning
Date: 10-30-86 By: AMP

Phase I only approved by Planning
administratively
10-30-86
AMP

CENTRAL TELEPHONE CO. VA
PLOT PLAN 400 RIO ROAD
ADD STORAGE SHED &
PARKING
CHARLOTTESVILLE, VA.
ENG: ACR III | DRN: JNH | 10-886
SCALE: 1"=40' | SHEET 1 OF 1

DRAWING NO.

Exhibit D



Exhibit D



Exhibit D



Exhibit D



Exhibit D



Exhibit D



Exhibit E



Exhibit E



Exhibit E



Exhibit E



Exhibit E



Exhibit E

