County of Albemarle
Community Development Department - Planning

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August 8, 2023

Valerie Long
Williams Mullen
323 Second St SE Suite 900
Charlottesville, VA 22903

RE: SP2023-07: Home Depot: Outdoor Storage and Display (TMP: 06100-00-00-13200)

Dear Ms. Long,

The Albemarle County Architectural Review Board, at its meeting on Monday, August 7, 2023, completed an advisory review of the above-noted request. By a vote of 4:0 (Mr. Hancock absent), the ARB voted to recommend approval of the Special Use Permit, with the following conditions:

1. Products for storage, display and/or sale must not be stacked higher than the adjacent garden center fence.
2. The color temperature of garden center light fixtures must not exceed 3000K.
3. Outdoor illumination, including illumination of items for storage, display, and sale, must not exceed 30 fc at the display areas facing Rt. 29 and 20 fc elsewhere.
4. All outdoor illumination must be full cutoff fixtures.
5. Large shade trees, 3½" caliper at planting, spaced 35' on center, and interspersed ornamental trees are required along the Rt. 29 frontage of parcel 61-132, or an alternative planting within the existing planting area between the parking lot and the right-of-way and acceptable to the ARB.
6. The Rio Rd. frontage of parcel 61-132 must be landscaped as shown on the Kimley Horn Home Depot Plan dated 7/24/2023, except that: a) The "buffer alternative" is not approved, b) The fence adjacent to Rio Rd. is not approved, and c) The plan is to be revised to include more diverse species along Rio. Rd.

During the discussion it was noted that the following items would need to be resolved during the site plan process:

1. Revise the drawings to indicate that the vertical metal fence of fence 3 will be black.
2. Indicate on drawing DD02-01 the material and color of all the garden center canopies and the house plant enclosure roof.
3. Indicate on the plans the color of the Garden Center wood siding.
4. Confirm that no wall- or ground-mounted light fixtures are proposed outside the garden area or show them on the plan and provide all details for review.
5. Provide a detail showing how the new screening along the Rio frontage will work with the available planting area, easements, utilities, topography, sidewalk and guardrails.
6. Show how the new trees along the retaining wall will be protected from storage-related damage.
7. Material samples used in the fence designs require staff review.

If you have any questions concerning any of the above, please feel free to contact me.

Sincerely,
Margaret Maliszewski
Planning Manager, Department of Community Development

cc: Home Depot USA Inc, 2455 Paces Ferry Rd NW C-19, Atlanta, GA 30339