County of Albemarle
Community Development Department - Planning

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October 10, 2023

Valerie Long
Williams Mullen
323 Second St SE Suite 900
Charlottesville VA 22902
vlong@williamsmullen.com

Re: SP202300007 Home Depot Outdoor Storage and Display Action Letter

Dear Ms. Long,

The Albemarle County Planning Commission at its meeting, September 26, 2023, recommended approval of the above noted Special Use Permit by a vote of 7:0, for the reasons, and with the conditions, as stated in the staff report.

The conditions as recommended by the Planning Commission are listed below:

1. Development must be in general accord with the Home Depot plan (the Plan) drawn by Kimley Horn dated 08/16/2023 and included as Attachment C. To be in general accord, development must reflect the following major elements essential to the design of the development:

    a. Location of areas of storage, sale, and display; and

    b. Location and design of fencing.

2. Products for storage, display and/or sale must not be stacked higher than the adjacent garden center fence.

3. The color temperature of garden center light fixtures must not exceed 3000K.

4. Outdoor illumination, including illumination of items for storage, display, and sale, must not exceed 30 footcandles at the display areas facing Rt. 29 and 20 footcandles elsewhere.

5. All outdoor illumination must be full-cutoff fixtures.

6. 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. An alternative planting within the existing planting area located between the parking lot and the right-of-way may be approved by the ARB with the final site plan.

7. The Rio Rd. frontage of parcel 61-132 must be landscaped as shown on the Plan, except that the landscape plan must be revised to include more diverse species along Rio. Rd. Other changes to the landscape plan may be approved by the ARB with the final site plan.

8. Fencing must be similar to that shown on the MG2 Home Depot plan sheets DD50-08 and DD50-09 dated 7/28/23.

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

Sincerely,
Margaret Maliszewski
Planning Manager
Planning Division

CC: Home Depot USA Inc
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