

Funk Brothers Furniture

Design Manufacture Restoration

Charlottesville, VA
434.293.9562

Special Use Permit Application - SP202400017

Revised and Resubmitted: 02/18/25
Second Revision and Rebusmission: 08/08/35

Parcel: 079A1-00-0B-02700
Address: 3756 Richmond Rd, Keswick, VA 22947

Business Overview:

Funk Brothers Furniture is a craft shop located in the City of Charlottesville that sells hand-made custom furniture and restores and sells antiques. It has operated in the City of Charlottesville for over 15 years and is seeking a move to the county in search of a larger space for its craft shop operation. Funk Brothers is owned by two brothers, Mike and Dan Funk, and keeps a payroll between 4 and 8 employees, on average.

Funk Brothers Furniture's craft shop operations include repairing and restoring antiques or other broken furniture pieces, refinishing tables, and hand-making custom-ordered furniture. Funk Brothers primarily does business with Charlottesville and Albemarle residents, with a large portion of its customer base located in the Keswick and Glenmore areas. Its hours of operation are Monday-Friday from 8am to 4pm. No heavy or industrial manufacturing machinery is used in its operations. The equipment and machinery used for business purposes are the same that would be used in major or minor home occupations, such as a backyard woodshop, which are permitted by-right in the Rural Areas.

Impacts on public facilities and public infrastructure

Funk Brothers does not foresee any potential impacts of its business on the surrounding properties nor on traffic or water/sewer infrastructure. Minimal noise is created during business hours and the business does not require any regular deliveries by large vehicles. The business uses minimal amounts of water and will not have an impact on the public sewer or water system, as it is served by a private well and septic system. Customer walk-in traffic is typically scheduled and often limited to short term visits for retail shopping and occasional pick up and drop off of furniture pieces. The approximately 90 parking spaces, built to accommodate previous attendees to Moose Lodge sponsored events as well as the previously located restaurant inside the Moose Lodge, can easily accommodate the small number of in-person customers that may be at the business at any given moment.

Response to Staff Comment: Please revise the "Impacts on public facilities and public infrastructure" section of the narrative to discuss what measures will be taken to ensure that the water and sewer utilities provided on site are both adequate and safe.

Funk Brothers subscribes to delivery of drinking water delivery services and that water is made available to employees and customers. Existing wells are currently providing adequate water capacity for onsite needs, which is limited to providing water for bathroom use, which are available onsite for customers and employees. There is no commercial or industrial scale of water use as part of business operations. The existing septic system was built to serve the Moose Lodge and its large membership and is in sufficient condition to serve Funk Brothers' 4-6 employees and occasional customers. In the event that Funk Brothers grows its operations it will consider connecting to public water, as ACSA202200003 was approved to allow ACSA, if requested, to serve the property with water to existing structures only. Funk Brothers does not anticipate future expansion and commits to maintaining existing facilities and coordinating with VDH if repairs or new wells are needed.

Public Benefits

A craft shop located at the former Moose Lodge building will benefit the public by restoring a long-decrepit building while providing work opportunities for local individuals. Access to a craft shop that makes hand-made goods out of locally-sourced materials will benefit local businesses and will give citizens a place to go when they want local, custom-made furniture items, or to extend the life of their existing pieces or antiques.

Environmental Impacts

No changes or improvements will be made to the exterior of the site except for required repairs to the exterior of the building, so no environmental impacts are expected. Funk Brothers Furniture does not use any unique chemicals or processes that would have any impact on the environment.

Proposed Conditions

Funk Brothers Furniture does not expect any negative impacts to the property, neighbors, the environment, or public amenities or services. Shown on the Concept Plan is a voluntary 50' setback from the adjacent residential property to match the buffer that would be required if the property were rezoned to Commercial. The current zoning designation requires a 25' buffer, if the property were not considered nonconforming. Funk Brothers voluntarily agrees to this more restrictive buffer on the eastern side of the property and commits that no use or operations associated with the requested SUP will occur within the 50' voluntary commercial setback.

Funk Brothers is open to any other suggested conditions proposed by staff, the Planning Commission, or Board of Supervisors.

Surrounding Properties (see supplemental maps on pages below for visual references)

The property sits directly across the street from the future Village of Rivanna neighborhood and immediately outside of the Village of Rivanna Development Area. The back of the property abuts to Interstate 64. On the east side of the property is a single family home on land zoned Rural. To the west are two commercial businesses. The first is A&W Antiques, an antique shop on property zoned Rural, and the other is High Tech Outdoors and Archery, a business operating on land zoned as C1 Commercial.

Consistency with Comprehensive Plan

Comprehensive Plan Designation: Rural Area

A Special Use Permit to operate a Craft Shop on the property either meets or supports all of the objectives for Rural Areas as defined by the Comprehensive Plan:

Objective 1: Support a strong agricultural and forestal economy.

- Funk Brothers Furniture sells custom furniture pieces using wood purposefully sourced from local lumber yards in Albemarle and the surrounding counties.

Objective 2: Protect and preserve natural resources, which include mountains, hills, valleys, rivers, streams, groundwater, and retain continuous and unfragmented land for agriculture, forestry, biodiversity, and natural resource protection.

- Funk Brothers Furniture intends to maintain the existing property as-is. No additional construction is planned for the parcels. Forested land in the secondary parcel will continue to exist as continuous and unfragmented forested land that serves as a natural buffer between Interstate 64 and Route 250. There will be no negative effects on the protection and preservation of natural resources.

Objective 3: Protect the County's historic, archeological, and cultural resources.

- Funk Brothers will have no negative impacts on the County's historic, archeological resources, or cultural resources. Its shop will contribute to a long history of celebrating hand-crafted goods in the region.

Objective 4: Promote rural and historic landscapes that enhance visitors' experience and give historic sites as authentic a setting as possible.

- The building that currently exists on the property was originally built and operated as a Moose Lodge, used by the Loyal Order of Moose, a fraternal and service organization founded in 1888. Currently, the building is dilapidated and in need of serious repair. With re-use and rehabilitation in mind, when visitors enter into the county from Route 250, they will see a restored building that once served a

fraternal order, but now has been repurposed to promote hand-crafted goods made in the county.

Objective 5: Recognize and support crossroads communities, which serve as rural scale community meeting places and provide opportunities for residents to take part in community life.

- Funk Brothers Furniture would be located immediately adjacent to an existing antique sales shop, creating an unofficial bilateral crossroads community where customers can move between each business for their relevant needs, making the community feel smaller and more intimate.

Objective 6: Provide distinct boundaries between the Rural Area and the Development Areas.

- The Property is located directly across the road from the Village of Rivanna Development Area on one side and is bounded by Interstate 64 on the other. To the west of the subject property are two businesses, one of which operates on property zoned C1-Commercial and is bounded by a single family home to the west. Directly adjacent to the east of the subject property is a single family home on property zoned Rural Area.

  The array of three businesses (Archery, A&W Antiques, Funk Brothers Furniture) in a row, all permitted to operate in the Rural Areas of the county, are bounded by single family homes on either side, preventing further expansion of more development. Interstate 64 and the Village of Rivanna bound the other sides of the property, assisting in providing a distinct boundary between Rural Area uses and residential properties.

Objective 7: Provide information to citizens so they are well-informed and understand the cultural, economic, and ecological aspects of the Rural Area.

- Many of Funk Brothers Furniture's customers are from the Keswick and Glenmore area and frequent the business because they know that they are working with a local business who sells locally sourced products. We have educated many of our customers on the benefits of using certain forestry products that are locally grown and milled. We also continue to connect customers with local saw millers and other local antique shops, many of which are located in locations zoned Rural Area. We believe that we help citizens understand how a business can be successful by relying on a region's innate cultural, economic, and ecological strengths.

Objective 8: Retain the character of Rural Area land located in Area B.

- The property is not located on land located in Area B.

The property is immediately outside the boundaries of the Village of Rivanna Master Plan, but complements that plan by providing residents with a place nearby to go for their furniture and antique repair needs.

Building Layout

As detailed below in the Site Concept Map (see Appendix A for higher-resolution image and Appendix B for focused floor plan view), the building will consist of distinct areas used for retail, restoration, machinery, and storage. The approximate square footage for each use is as follows:

Retail:	1,155 sq.ft
Restoration:	1,112 sq.ft
Machinery:	2,441 sq.ft
Business Storage/Restrooms:	465 sq.ft
Non-Business Storage:	5,700 sq.ft

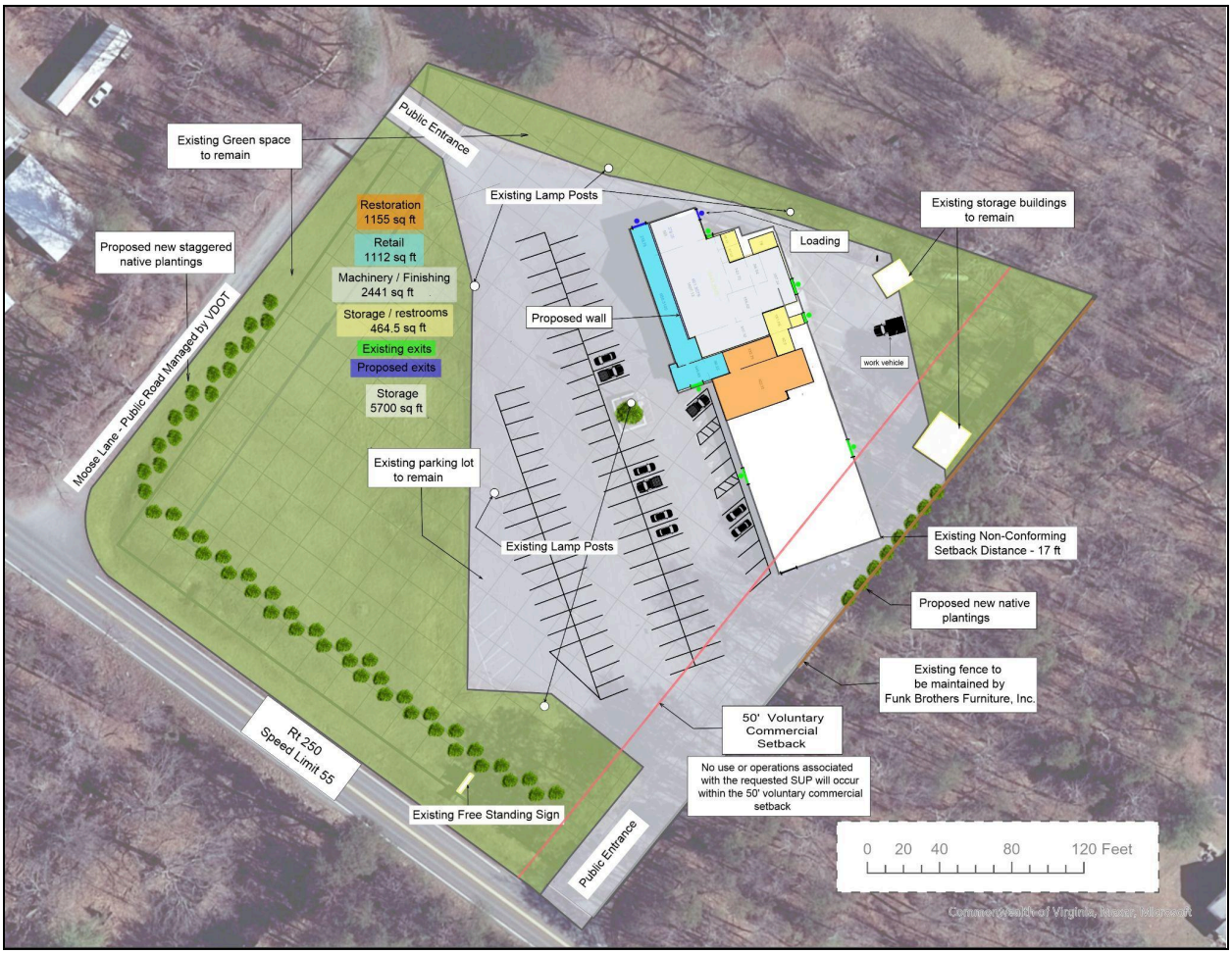
Non-business storage means the portion of the building that will not be used for business purposes or for storage of items related to the craft shop and/or the SUP. This section of the building will be used as personal storage by the co-owner of the property who is not involved with business operations of Funk Brothers Furniture. The portion of the building committed to SUP operations will be separated from the storage portion of the building by a 3-hour fire wall.

There are no plans to alter the exteriors of any existing structures on the property nor are there plans to build any additional structures. Any work on existing structures will focus on external repairs and internal renovations that will serve to meet the needs of business operations, in addition to any repairs or updating needed to conform with current building code requirements.

Parking

There are approximately 90 parking spaces that currently exist on the property. The existing parking surface is in a deteriorated condition and will likely need to be resurfaced. Parking spots will also need to be re-striped. However, the surface is currently driveable and previous striping identifying parking spaces is clear. Due to the large size of the parking area, repairs will likely be done in sections, especially as Funk Brothers Furniture anticipates using relatively few parking spaces for its business operations. All commercial vehicles will be parked behind the building and will be out of sight from the road. Loading and unloading of commercial vehicles will occur in the loading zone at the rear of the building. Customers that drop off and pick up their own furniture will likely load and unload those items at the front of the building.

Site Concept Plan (full image included in Appendix A)



Retail Operations

In order to conform to Albemarle Community Development's interpretation of what constitutes a craft shop, namely that a craft shop must have a retail component, Funk Brothers Furniture has added space dedicated to retail operations. The retail space will be approximately 1,112 square feet in size and will be located at the front of the building. This is approximately 22% of the portion of the building that is dedicated to business operations (not including the 5,700 sq. ft for non-business storage).

A layout or floor area ratio in which the portion of the building dedicated to retail is a greater square footage than that dedicated to crafting, restoration, and storage is not a feasible set-up for business operations. This is because significant space is dedicated to creating safe buffers around the operation of equipment and machinery. Additionally, bulky furniture requires significant storage space.

The retail component of the store will host a small, curated selection of restored antique pieces, newly built hand-made furniture, and model pieces for custom order. Retail operations will be open to the public from 9:00am to 4:00pm, Monday through Friday, overlapping with normal business hours.

Response to Staff Comment: “Staff feel that the long, narrow space reserved for retail may present functional issues for retail operations.”

> The previous Concept Plan did not include a zoomed-in view of the floor plan layout. Newly included Appendix B includes a closer view of the floor plan layout that better illustrates the retail area and provides better perspective. While the retail space will be long lengthwise, the majority of the space will also be approximately 12 feet wide, the typically standard width of a residential living room. This space will be large enough to accommodate a number of customers at once and to also showcase a large number of furniture pieces.

Landscaping and Screening

While a full landscaping plan will not be developed or submitted, Funk Brothers Furniture is committed to keeping existing vegetation in place and planting new vegetation along the open grass area of the property that fronts Route 250, as well as the side gravel road that accesses the second entrance to the property. Specifically, Funk Brothers Furniture will plant trees along this portion of the property in accordance with Sec. 32.7.9.5 of the Zoning Ordinance.

The existing building as well as its accessory buildings are nonconforming in their setbacks. The corner of the building is approximately 17ft from the adjacent parcel line on the property where a single family dwelling is located. There is currently a fence between the two properties. Funk Brothers furniture will commit to maintaining the existing fence, and upgrading or repairs as needed, as well as planting vegetation, if none already exists, for screening along the portion of fenceline directly adjacent to the building.

Building Inspections

Response to Staff Comment: “Please revise the narrative to incorporate a discussion that addresses the comments/concerns from Building Inspections included below.”

> A change of use building permit will be applied for as part of obtaining Zoning Clearance approval. Accessible parking spaces will be identified and striped. The entire square footage of the building is approximately 11,000 square feet. The portion of space dedicated to woodworking operations, as shown in Appendix A and B, is 2,441 square feet, labeled “Machinery and Finishing.” Thus it is anticipated that no sprinkler system will be required as the woodworking operations are less than the 2,500 square feet area that would trigger requirements for an automatic sprinkler system. Funk Brothers will confirm this as part of its building permit application.There are no drying rooms or drying

operations as part of business operations – all wood is bought from lumber yards and is kiln dried. Funk Brothers uses all water-based finishes which are not considered flammable. All woodworking machines are connected to a central dust collection system that uses metal ductwork and tightly sealed connections to capture dust at the source and convey it to a sealed collection bin located away from ignition sources. The collector is equipped with high-efficiency filtration to prevent fine particles from recirculating into the shop air, and airflow is maintained at levels sufficient to keep dust from settling in ducts or equipment. Additional assessment to ensure full compliance with building regulations will occur during building permit application and inspection. Storage of hazardous materials is limited to lacquer thinner, solvents, cleaning agents, thinners, and other materials in quantities no more than would be found in a backyard woodshop. Quantities stored are below the threshold for triggering permits from the Fire Marshal's office, per phone conversations with the office.

Additional information required for building inspections will be submitted as part of the building permit application process.

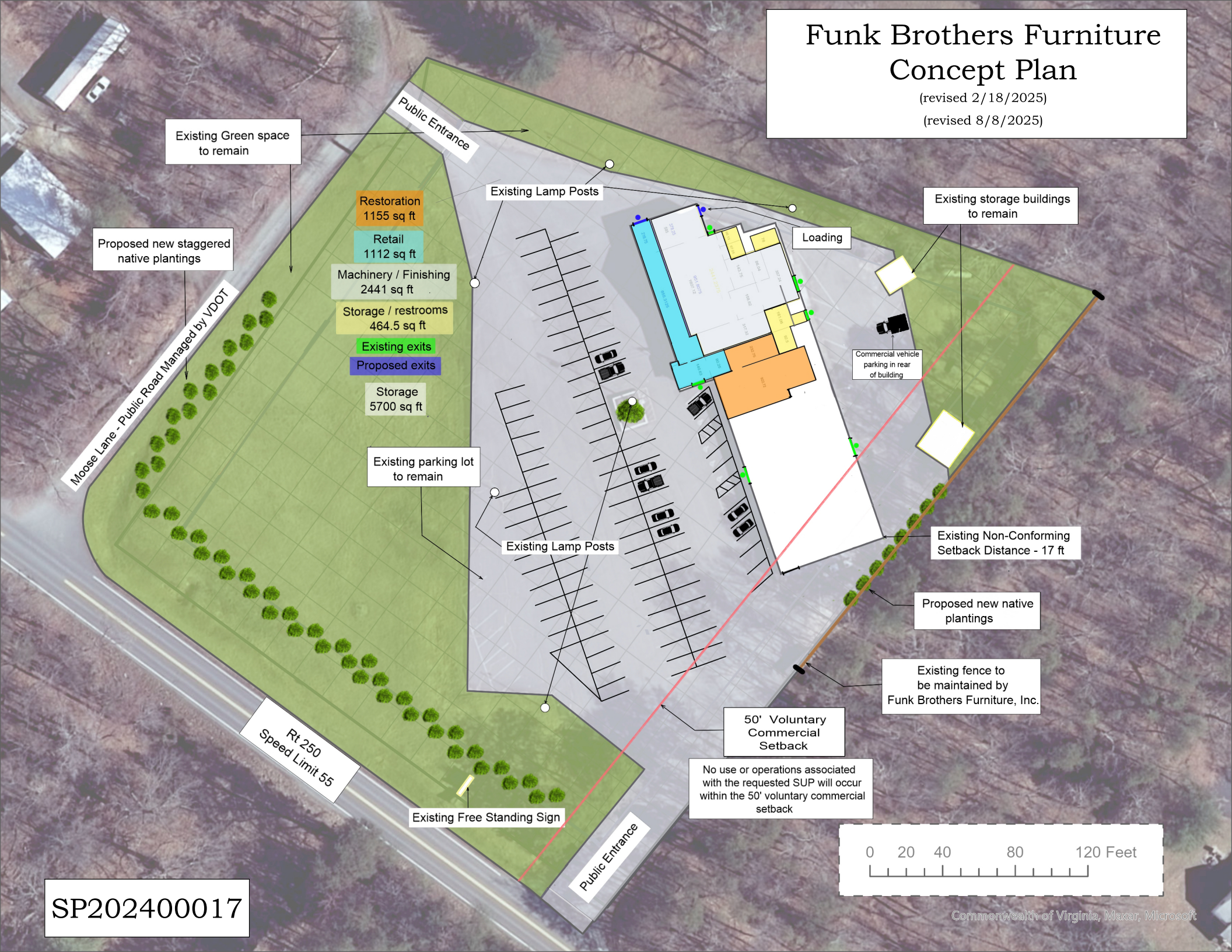
End.

Appendix A - Concept Plan

Funk Brothers Furniture Concept Plan

(revised 2/18/2025)

(revised 8/8/2025)



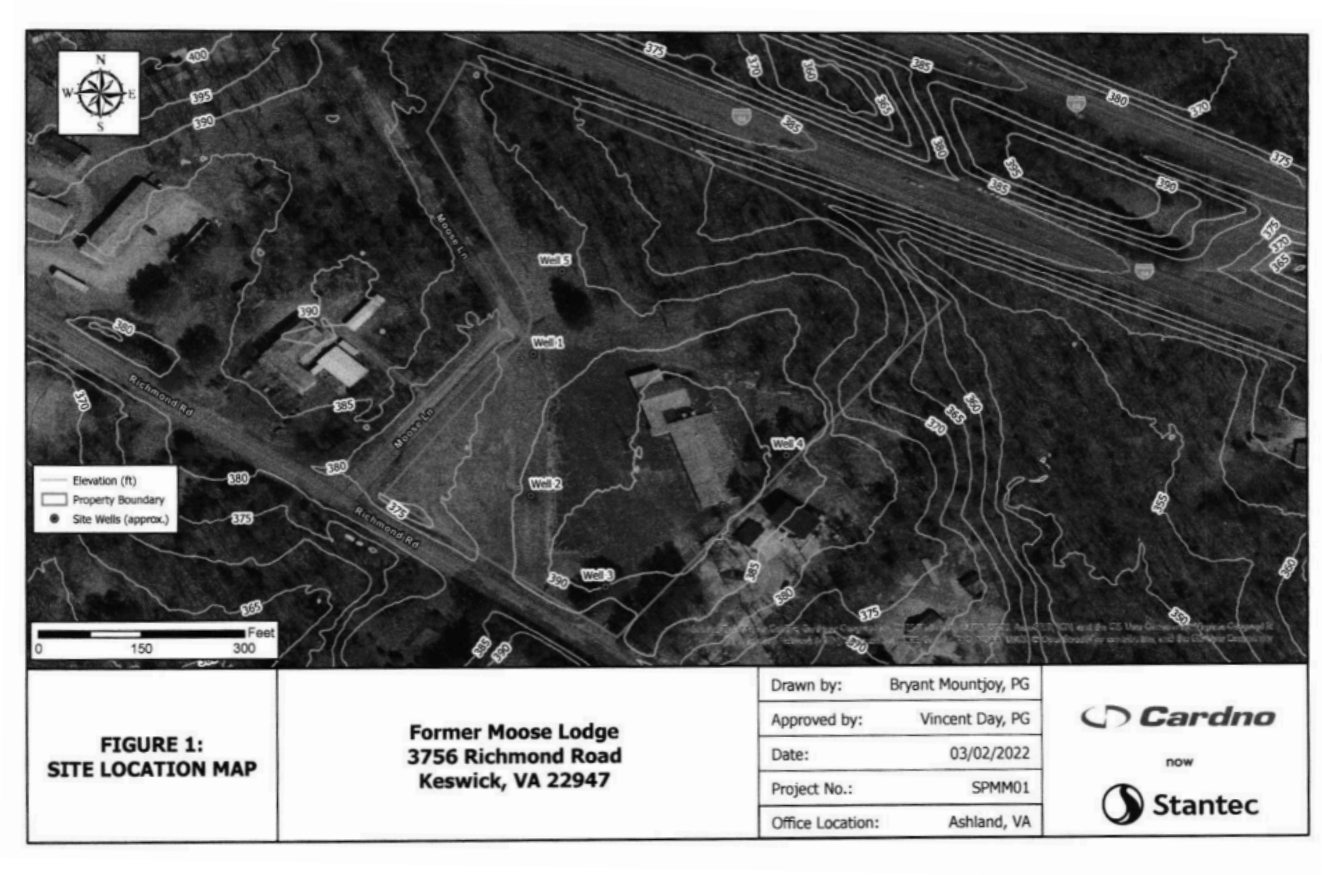
SP202400017

Appendix B - Floor Plan Layout

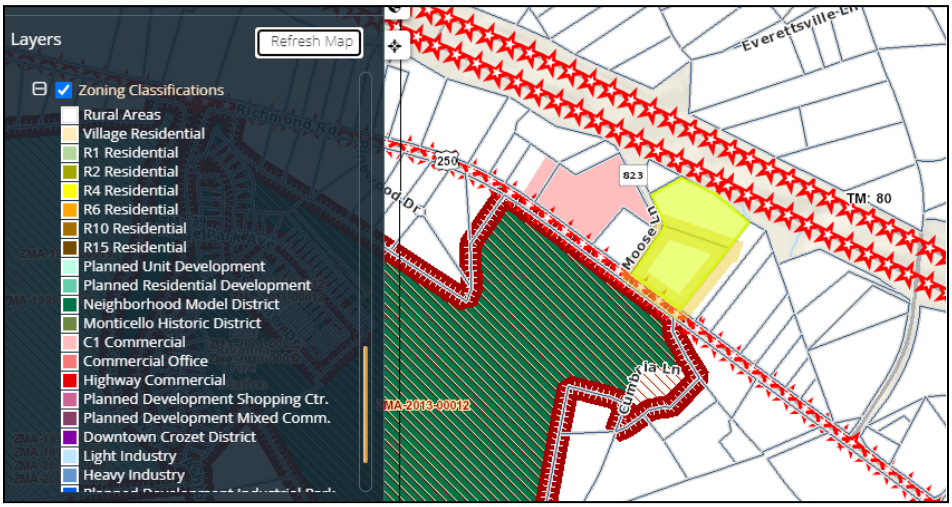

6' x 13'
78
357.24
25'4" x 17'6"
86.04
143.75
11'6" x 12'6"
158.62
11'4" x 14'
317.32
161.06
18'2" x 11'
92.5
9'3" 10'
232.75
922.72
24'6" x 9'6"
46'9" x 21'
3 hour wall
51' x 111'
5'9" x 7'6"
5'10" x 7'6"
86.13
67.05
5'9" x 4'
5'10" x 4'
2441.2375
951.8075
1607.12
26'8" x 37'6"
9'4" x 34'
90.25
9'6" x 9'6"
149.63
11'2" x 15'9"
9'6" x 15'9"
378.25
595
23' x 17'
12' x17'
216.75
12' x 37'6"
655.3125

Appendix C - Supplemental Maps

Contour Map



Zoning Map:
(Relevant Parcels Highlighted in Yellow



Satellite Regional Image



Google Maps Regional Image



Appendix D - Plat Information

05/20/2024 01:40 PM **Albemarle** 1/1

Detail

Instrument # 202300007930

Type DOT
Recorded 09/12/2023

Description LOT 25, 26 AND 27 BLOCK B ROYAL ACRES

Tax Maps 079A1-00-0B-02500
79A1-00-0B-025A0
079A1-00-0B-02700

Series	Name
1	BY THE ROAD LLC
2	KROHN, STEVEN C TR
2	SMITH, GARRETT M TR