

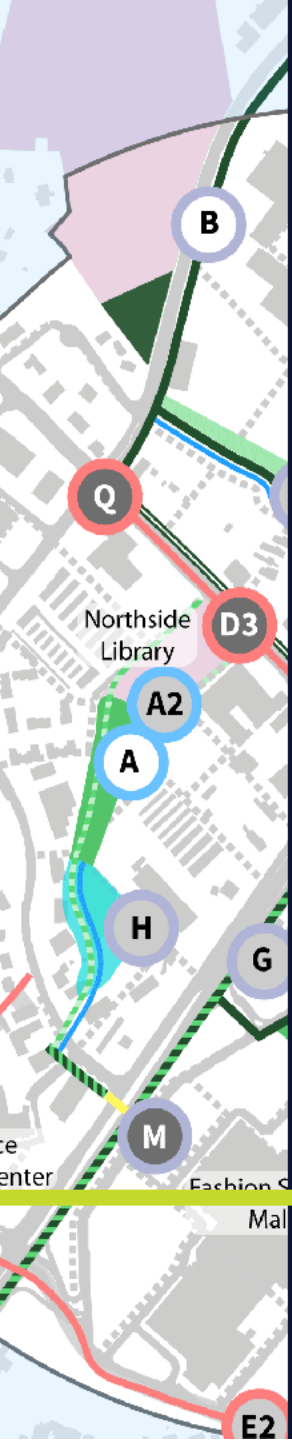
A stylized map of an urban area, likely around a transit hub. The map features several circular markers with letters and numbers inside, such as 'A', 'A2', 'B', 'B2', 'D', 'D2', 'E', 'E3', 'G', 'J', 'L', 'M', 'P', 'S', 'I', 'F', 'N', 'E2', and 'E3'. These markers are connected by colored lines (red, green, blue, yellow). The map also shows building footprints, streets, and some text labels like 'Fashion Square Mall', 'Albemarle Square Shopping Center', 'Rio Hill Shopping Center', and 'Northside Library'.

The Home Depot

SP2023-00007

Community Meeting

July 27, 2023



An application to develop one of the uses listed in the Albemarle County Zoning Ordinance as a "special use." A change in Zoning is not proposed.

The Board of Supervisors can impose certain conditions to mitigate the impacts of the proposed use.

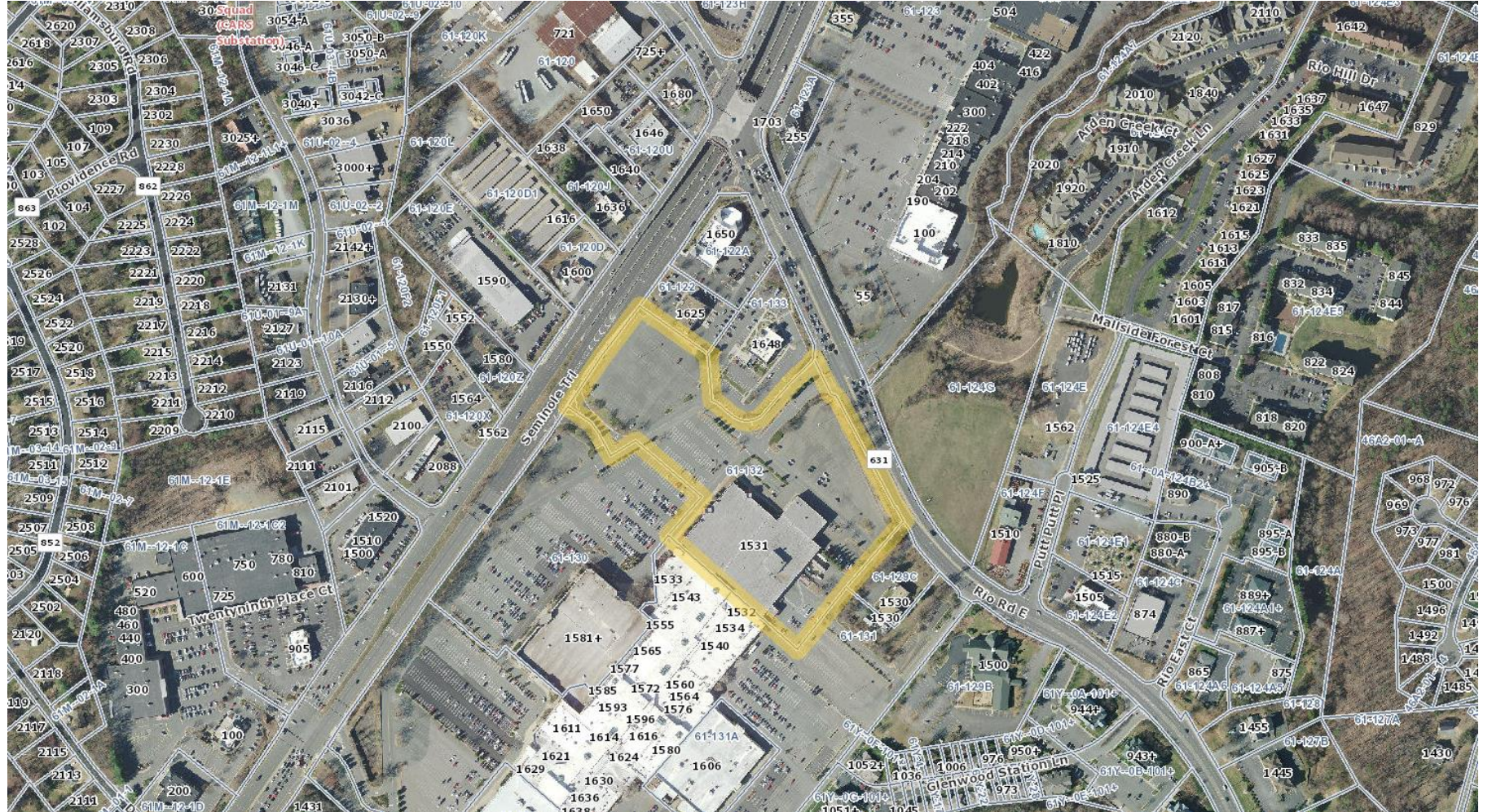
special use permit (SP)

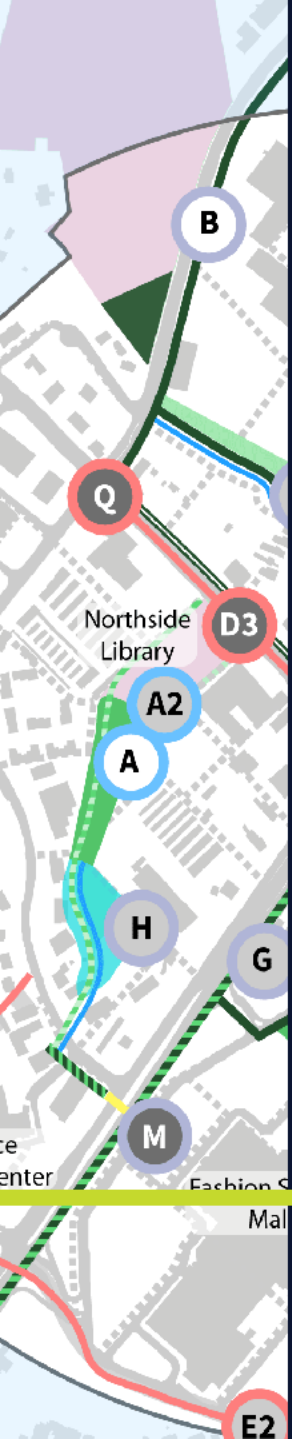
To establish outdoor storage, display and sales of lawn, garden and related merchandise in association with the construction of a Home Depot store at the former location of the Sears store at the Fashion Square Mall property.

location of site

Aerial View

1531 Rio Rd. E.
North end FSM





- Specific to the Entrance Corridor overlay. (30.6.3.a.2)
- Architectural Review Board (ARB) reviews first.
- Is the use consistent with the EC Design Guidelines?
- ARB can recommend conditions to ensure appropriate appearance from the street.

**Outdoor storage, display, sales in the Entrance Corridor
(Display in the EC)**

timeline

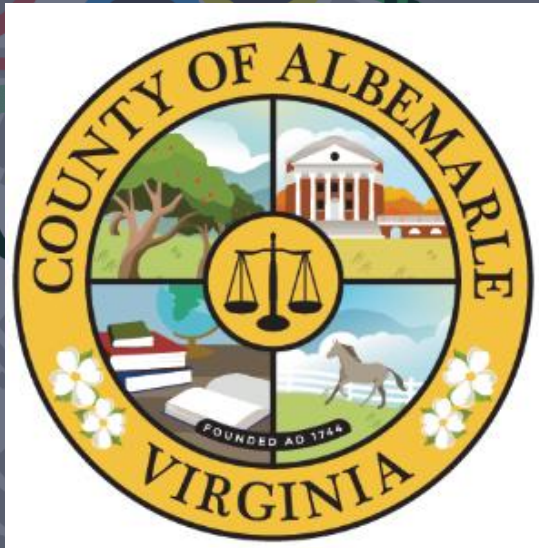
Margaret Maliszewski |
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- _ Staff Review of Special Use Permit : on-going
 - _ Community Meeting: Thursday, July 27, 2023
 - _ Architectural Review Board Meeting for the SP: August 7, 2023
 - _ Planning Commission Public Hearing: TBD, no sooner than late September
 - _ Board of Supervisors Public Hearing: TBD
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- _ Initial Site Plan approved on May 18, 2023
 - _ ARB review of the architecture of the main store building: September 5, 2023

The Home Depot

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Community Meeting



Sec. 30.6.3 - Permitted uses and applicable standards.



Within the EC overlay district:

- a. *Uses.* The following uses may be permitted within the EC overlay district in accordance with the applicable requirements of this [section 30.6](#) and the underlying zoning district:
 1. *By right.* Uses permitted by right in the underlying zoning district shall be permitted by right in the EC overlay district, except as otherwise provided in [section 30.6](#).
 2. *By special use permit.* The following uses shall be permitted by special use permit in the EC overlay district:
 - a. Uses authorized by special use permit in the underlying zoning district.
 - b. Outdoor storage, display and/or sales serving or associated with a permitted use, other than a residential, agricultural or forestal use, any portion of which would be visible from the EC street to which it is contiguous or from any other EC street which is located within 500 feet; provided that review shall be limited to determining whether the outdoor storage, display and/or sales is consistent with the applicable design guidelines. (Amended 9-9-92)
 - c. The construction or location of any structure, including any subdivision sign or sign identifying a planned development as provided in [section 4.15.16\(l\)](#), upon the superjacent and subjacent airspace of an EC street that is not required for the purpose of travel or other public use by the Commonwealth of Virginia or other political jurisdiction owning such street.

The Home Depot

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