

COUNTY OF ALBEMARLE
TRANSMITTAL TO THE BOARD OF SUPERVISORS
SUMMARY OF PLANNING COMMISSION ACTION

AGENDA TITLE: SP202400018 Charlottesville Community Church	AGENDA DATE: March 19, 2025
SUBJECT/PROPOSAL/REQUEST: Special use permit to allow religious assembly use of up to 500 seats.	STAFF CONTACT(S): Filardo, Herrick, Barnes, McDermott, Ragsdale, Shoaf
SCHOOL DISTRICT: Mountain View Elementary, Walton Middle, and Monticello High School	PRESENTER (S): Rebecca Ragsdale, Planning Manager

BACKGROUND:

At its meeting on January 14, 2025, the Planning Commission (PC) voted 6:0 to recommend approval of SP202400018 with the conditions listed in the staff report except for a revision to Condition #3 to “reserve the space for future dedication upon demand of the County for a future pedestrian connection when the connections became passable.”

Attachments A, B, and C are the PC staff report, action letter, and meeting minutes.

DISCUSSION:

At the PC public hearing, a neighboring resident spoke regarding noise and lack of landscaping between the subject parcel and the Avinity Estates subdivision. The PC discussed the location of Pebble Drive and the proposed shared use path along Scottsville Road.

Following the PC meeting, Planning staff met with the applicant to discuss the proposed conditions and the PC’s recommended revision to Condition #3. Planning staff recommended further revisions to Conditions #3 and #4 to provide more flexibility for the future pedestrian facilities on site. Additionally, the applicant provided a revised narrative and concept plan (Attachment D) that both (i) note the shared use path as a reservation and (ii) allow the proposed landscaping buffers to be disturbed and replanted during construction of the church. This revision would allow replanting in the buffer to adequately screen along the Avinity Estates property line. Below are the revised conditions for SP202400018:

1. The development of the use must be in general accord (as determined by the Director of Planning and the Zoning Administrator) with the sheet titled, “Charlottesville Community Church Special Use Permit Application Plan”, provided in the document entitled “Charlottesville Community Church Special Use Permit Narrative and Application Plan”, prepared by Collins Engineering dated June 17, 2024, last revised February 6, 2025 (hereafter “Concept Plan”). To be in general accord with the Concept Plan, development and use must reflect the following major elements as shown on the Plan:
 - a. Location of the proposed building envelopes;
 - b. Location of the proposed parking envelope;
 - c. Location of the open space (amenity area) envelope; and
 - d. Landscape buffers along the property’s boundaries;

Minor modifications to the Plan that do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance.

2. The area of assembly is limited to a maximum 500-seat sanctuary.
3. An area for a 10’ shared use path along Scottsville Road must be reserved for future dedication to the County. Within this area, the owner must design the shared use path to VDOT standards and must grade the path in with the first phase of development. The path must be constructed outside of the landscape buffer.

4. A pedestrian connection must be constructed from the future 10' shared use path along Scottsville Road and tied into the site's internal pedestrian network.
5. A pedestrian connection from the site to the Avinity Estates subdivision must be made if approved by the Avinity Estates HOA.
6. The use must commence on or before March 19, 2030, or the permit will expire and be of no effect.

RECOMMENDATION:

Staff recommends that the Board adopt the attached resolution (Attachment E) to approve SP202400018 Charlottesville Community Church.

ATTACHMENTS:

- A – January 14, 2025 Planning Commission Staff Report
 - A1: Existing Conditions Map
 - A2: Zoning Map
 - A3: Application Narrative
 - A4: Conceptual Plan
 - A5: Public Comment Received via Email
- B – January 14, 2025 Planning Commission Action Letter
- C – January 14, 2025 Planning Commission Minutes
- D – Revised Application Narrative and Conceptual Plan
- E – Resolution