

COUNTY OF ALBEMARLE TRANSMITTAL TO THE BOARD OF SUPERVISORS

SUMMARY OF PLANNING COMMISSION ACTION

AGENDA TITLE: SP201600010 Cornerstone Community Church	AGENDA DATE: October 12, 2016
SUBJECT/PROPOSAL/REQUEST: Expansion of existing church and increased parking	STAFF CONTACT(S): Scott Clark, David Benish
	PRESENTER (S): Scott Clark

BACKGROUND:

At its meeting on August 23, 2016, the Planning Commission voted 6:0 (Dotson absent) to recommend approval of SP201600010 with conditions. The Planning Commission recommended four conditions (described below) in addition to those recommended by staff.

DISCUSSION:

Attachments B, C, and D contain the action letter, staff report, and minutes from the August 23rd Planning Commission meeting.

Staff and the applicant have worked on the following four additional conditions recommended by the Planning Commission:

- The applicants should use “as large trees as possible” in the stormwater-treatment biofilters proposed for the site.

The following condition, which the applicant has agreed to, is now recommended.

The site plan for this expansion shall include trees to be planted in each biofilter or similar stormwater management facility. The tree species for these plantings shall be native species, shall be taken from the “Large Deciduous Trees” section of the County’s “Plant Canopy Calculations” document, and shall comply with the minimum caliper size or height listed in that document at time of planting. The trees in each biofilter or similar stormwater management facility shall have a total mature canopy area, as calculated by the number of trees multiplied by the “Area of Canopy” value for each species in the “Plant Canopy Calculations” document, of at least 50 percent of the floor area of the biofilter.

- The applicants should reduce the length of the parking spaces along the existing reservoir buffer to reduce the impacts on that buffer.

The applicants have supplied a revised conceptual plan (Attachment G), dated 9/16/2016, that reduces the length of 42 spaces along the edge of the parking area from 18 feet to 16 feet. They state in their letter accompanying the revised plan (see Attachment E) that the reduction in parking-space size and other grading adjustments have reduced additional disturbance in the stream buffer for this proposal from 0.33 acres to 0.29 acres.

The following modification to recommended condition 1 is now recommended.

Development and use shall be in general accord with the conceptual plan titled “Cornerstone Community Church Addition – Application Plan” prepared by Timmons

Group and dated ~~7/27/2016~~ 9/16/2016 (hereafter "Conceptual Plan"), as determined by the Director of Planning and the Zoning Administrator. To be in accord with the Conceptual Plan, development and use shall reflect the following major elements within the development essential to the design of the development, as shown on the Conceptual Plan:

- building orientation
- building size

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

- The applicants should work with staff to "recalculate the parking spaces across the site to determine whether or not they can further reduce impacts of the paved surface while still maintaining the same number of parking spaces."

Neither the applicant nor staff was able to find further opportunities to reduce impervious area while retaining the same number of parking spaces (see Attachment E). (The open grassy area northeast of the church building, which appears to have space for parking, is already occupied by the septic system for the church, and the church would prefer not to pave over it.) No additional conditions are recommended.

- That the applicants should work with staff to "investigate the use of permeable pavement."

Staff consulted the County Engineer to evaluate whether or not permeable pavement would be an effective method of water quality treatment on this site. The County Engineer does not support use of permeable pavers at this location—the planned biofilters can meet stormwater requirements, and permeable pavement requires frequent maintenance to remain effective. Please see Attachment F for more detailed County Engineer comments.

Attachment E includes the applicants' reasons for not using permeable pavers on this site.

Having investigated the use of permeable pavement as directed by the Planning Commission, and given the concerns raised by the County Engineer, staff is not recommending a condition requiring permeable pavement on this site.

In addition, Condition #5 has been revised to update the terminology of "septic system" to "onsite sewage system", and Condition #6 has been revised to clarify that the lighting plan shall be approved by the Zoning Administrator prior to approval of the final site plan.

RECOMMENDATIONS:

The Planning Commission recommended approval with conditions, and staff has explored the feasibility of the additional four requests from the Commission. Staff believes that two of these requests (for reduced parking-space sizes and for trees in the biofilters) can be addressed with conditions that are included with the attached Resolution. No other changes to the recommended conditions are proposed. Staff recommends that the Board adopt the attached Resolution (Attachment A) to approve the special use permit, subject to the conditions attached thereto.

ATTACHMENTS:

- A - Resolution
- B - Planning Commission action letter
- C - Planning Commission staff report
- D - Planning Commission minutes
- E – Applicant Letter on Planning Commission's Recommended Requirements
- F – County Engineer Comments on Permeable Pavement
- G – Revised Conceptual Plan