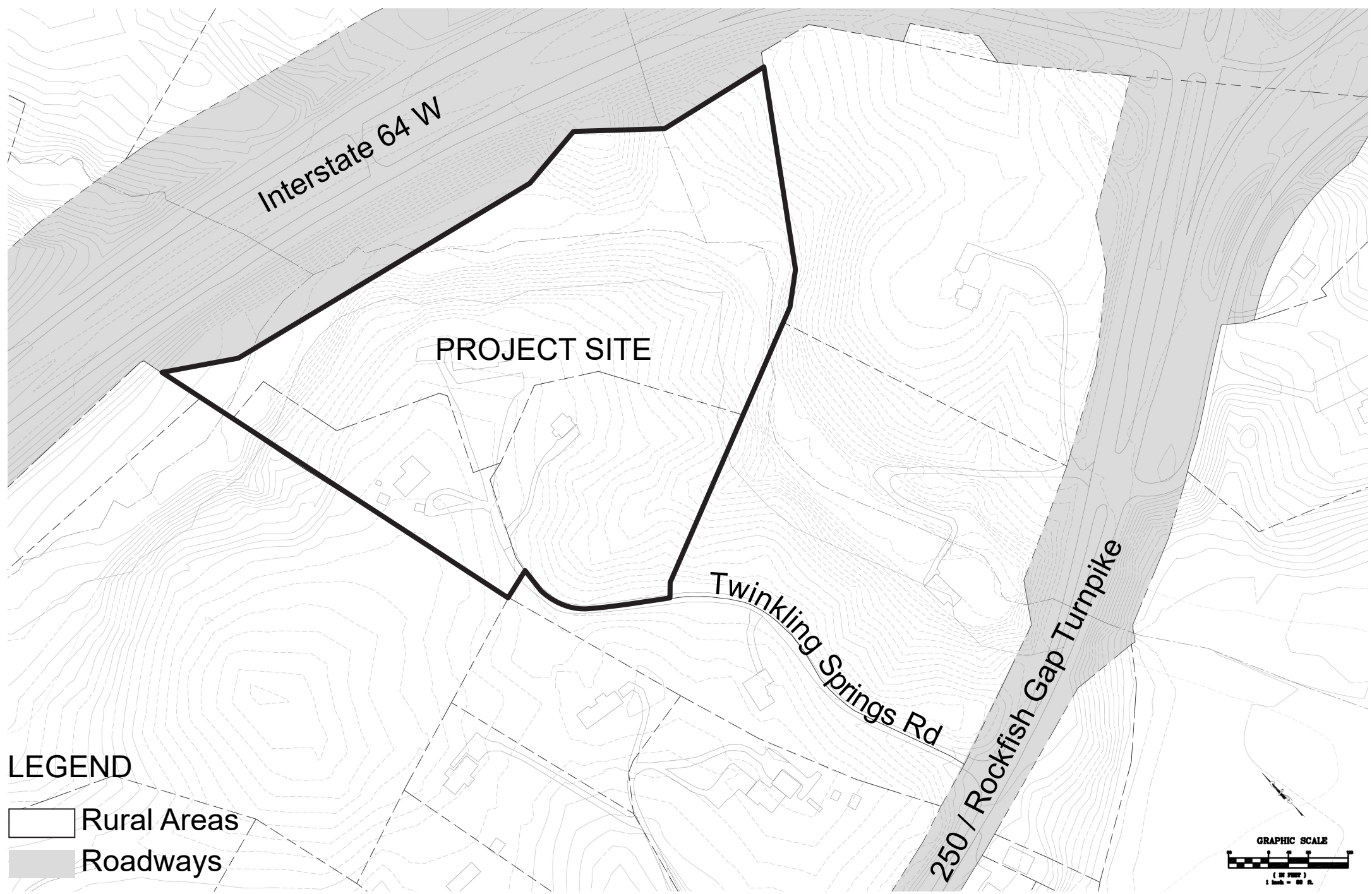


Special Use Permit Request

- Increase allowed seats from 200 to 400
- Construct new sanctuary building
- Expand and improve parking





Zoning and FLU

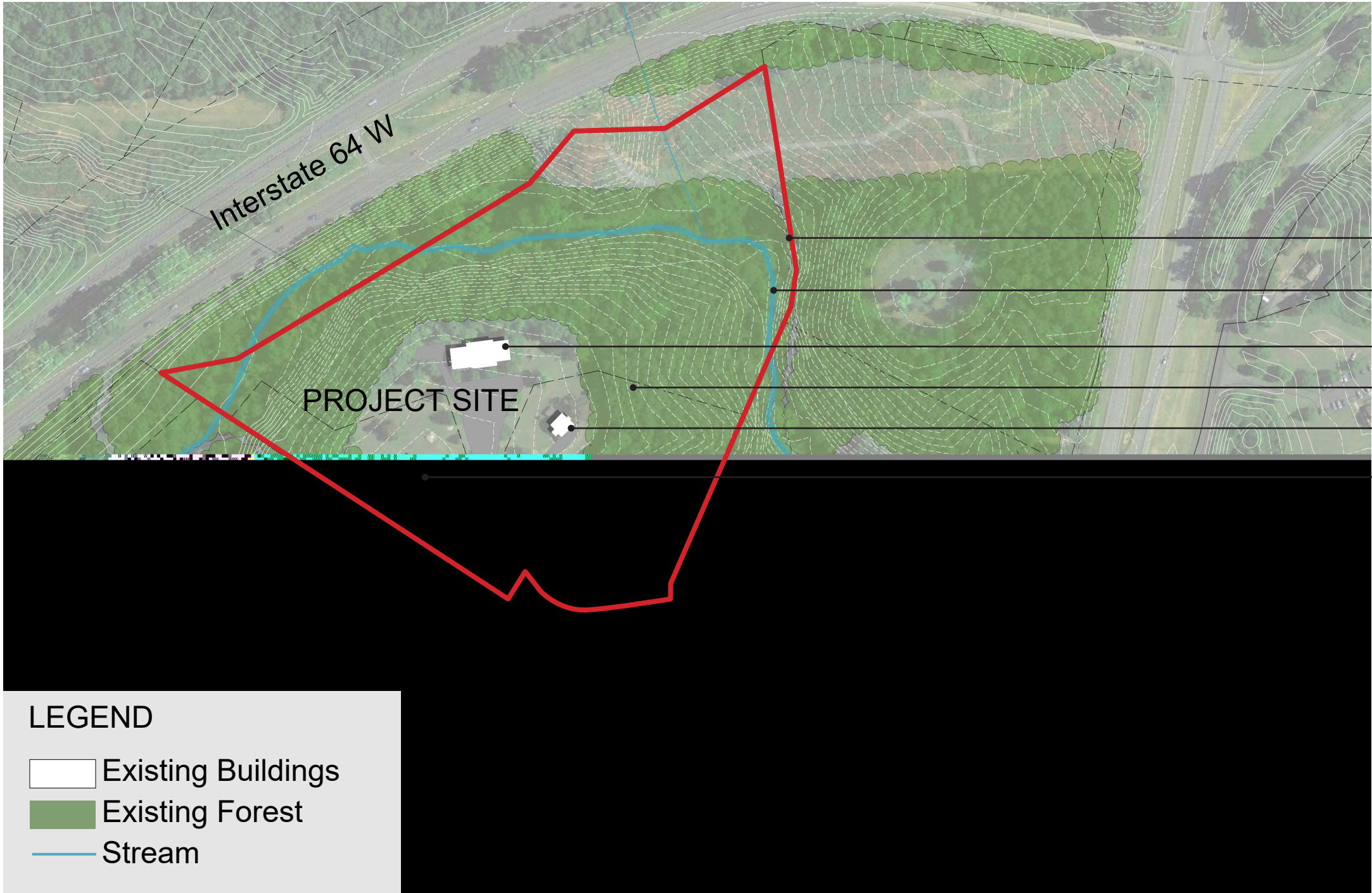
Future Land Use

- *Rural Areas*

Existing Zoning

- *Rural Areas*

Existing Conditions



- Project Boundary
- Stream
- Sanctuary Building
- Forest
- Residential Building
- Residential Building



Existing Conditions

Sanctuary Building

Parking Area

Residential Building

Residential Building

Twinkling Springs Rd.



Existing Sanctuary Bldg



Wooded Perimeter Buffer



Existing Parking Lot



Existing Parking Lot & Residential Bldg to Remain



Vehicular Access

- Full access from Rt. 250 at Twinkling Springs Road
- Existing right turn taper to accommodate turning vehicles
- No anticipated increased to traffic during weekday peak travel times

NOTES

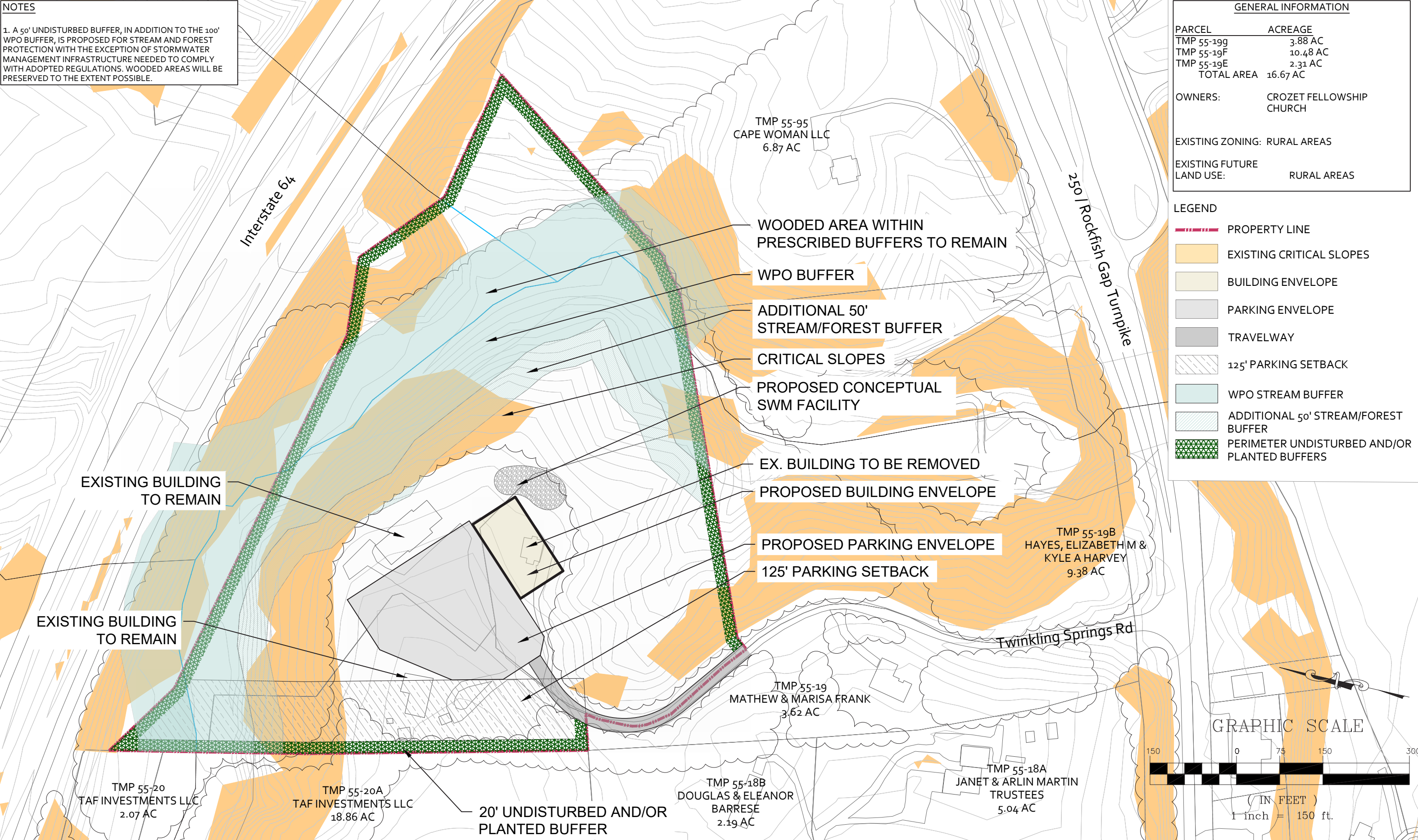
1. A 50' UNDISTURBED BUFFER, IN ADDITION TO THE 100' WPO BUFFER, IS PROPOSED FOR STREAM AND FOREST PROTECTION WITH THE EXCEPTION OF STORMWATER MANAGEMENT INFRASTRUCTURE NEEDED TO COMPLY WITH ADOPTED REGULATIONS. WOODED AREAS WILL BE PRESERVED TO THE EXTENT POSSIBLE.

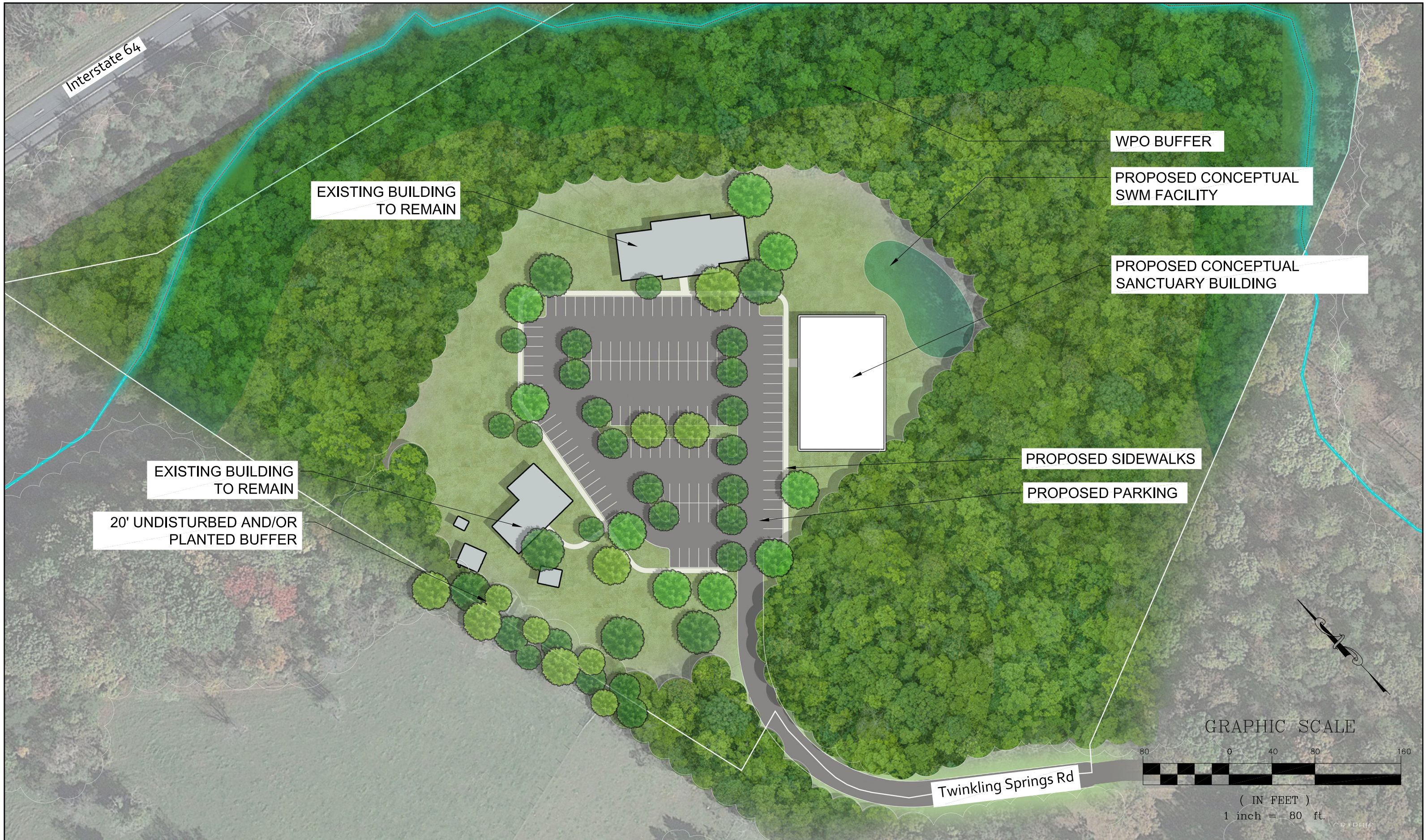
GENERAL INFORMATION

PARCEL	ACREAGE
TMP 55-19g	3.88 AC
TMP 55-19F	10.48 AC
TMP 55-19E	2.31 AC
TOTAL AREA	16.67 AC
OWNERS:	CROZET FELLOWSHIP CHURCH
EXISTING ZONING:	RURAL AREAS
EXISTING FUTURE LAND USE:	RURAL AREAS

LEGEND

	PROPERTY LINE
	EXISTING CRITICAL SLOPES
	BUILDING ENVELOPE
	PARKING ENVELOPE
	TRAVELWAY
	125' PARKING SETBACK
	WPO STREAM BUFFER
	ADDITIONAL 50' STREAM/FOREST BUFFER
	PERIMETER UNDISTURBED AND/OR PLANTED BUFFERS





COLLINS ENGINEERING

200 GARRET STREET, SUITE K - CHARLOTTESVILLE, VA 22902 - OFFICE: 434-293-3719

PROJECT NAME: CROZET FELLOWSHIP CHURCH SPECIAL USE PERMIT

SHEET TITLE: ILLUSTRATIVE PLAN

DATE: 01/26/2026

SCALE: 1" = 80'

Community Meeting

- December 11, 2025
- Discussions with neighbors and community members

Planning Commission Public Hearing

- April 14, 2026
- Discussions with PC members regarding vegetation management in the WPO buffer and site lighting
- Unanimous recommendation for approval