

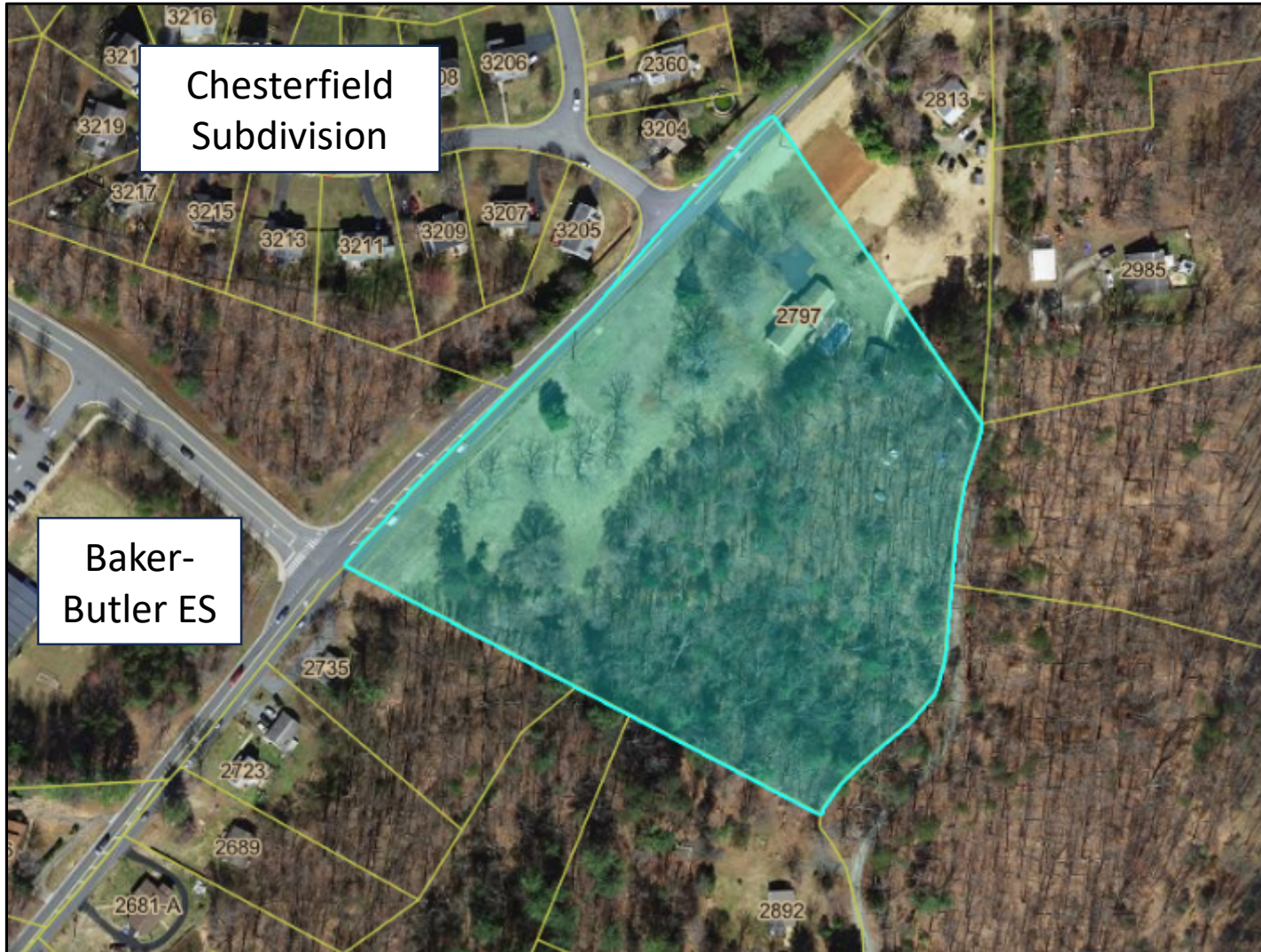
ACSA-2026-00001 /
SE-2026-00001
Iglesia del Dios
Pentecostal Fuente
de Salvación

Albemarle County
Board of Supervisors
May 6, 2026



Overview of Proposals

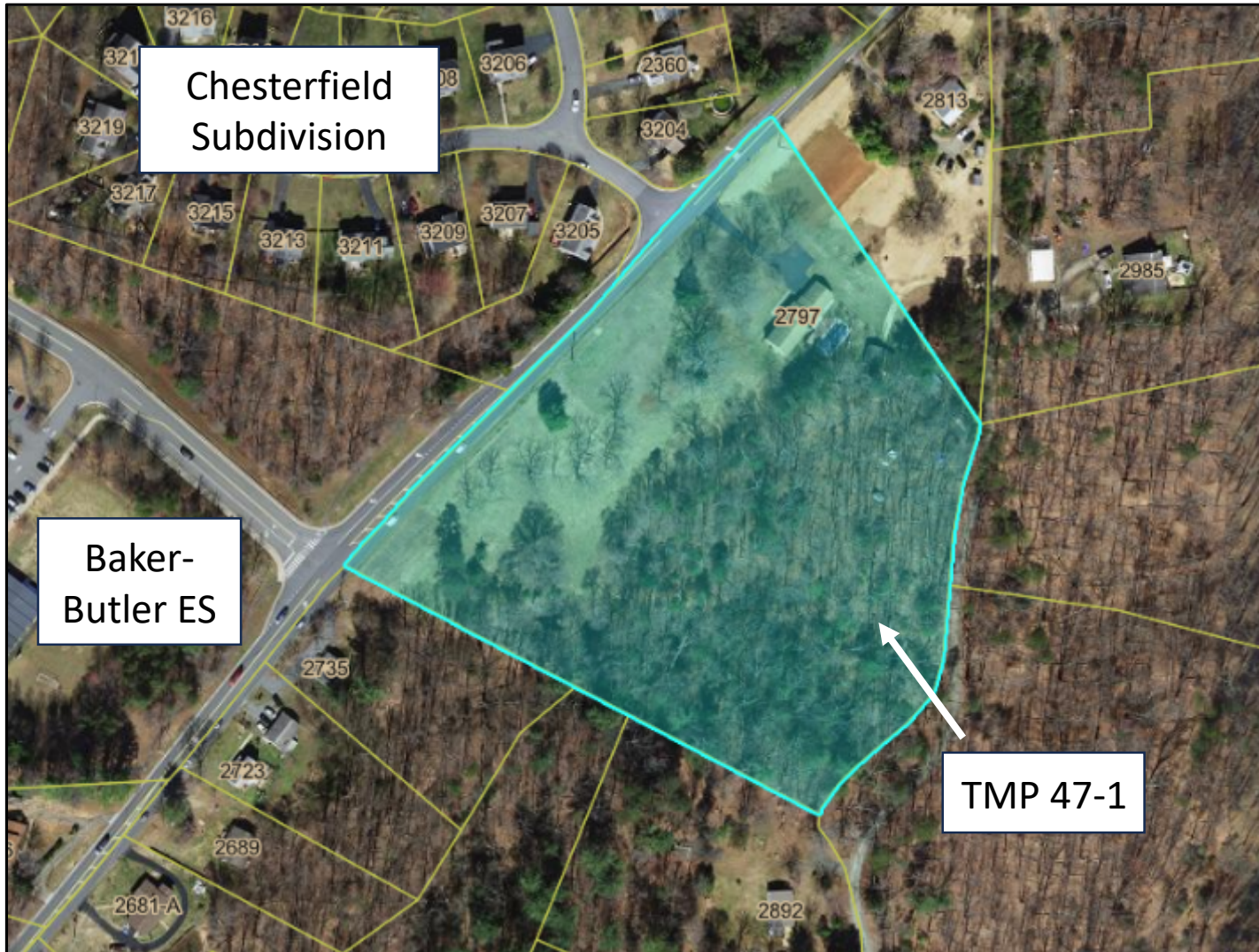
Slide 2



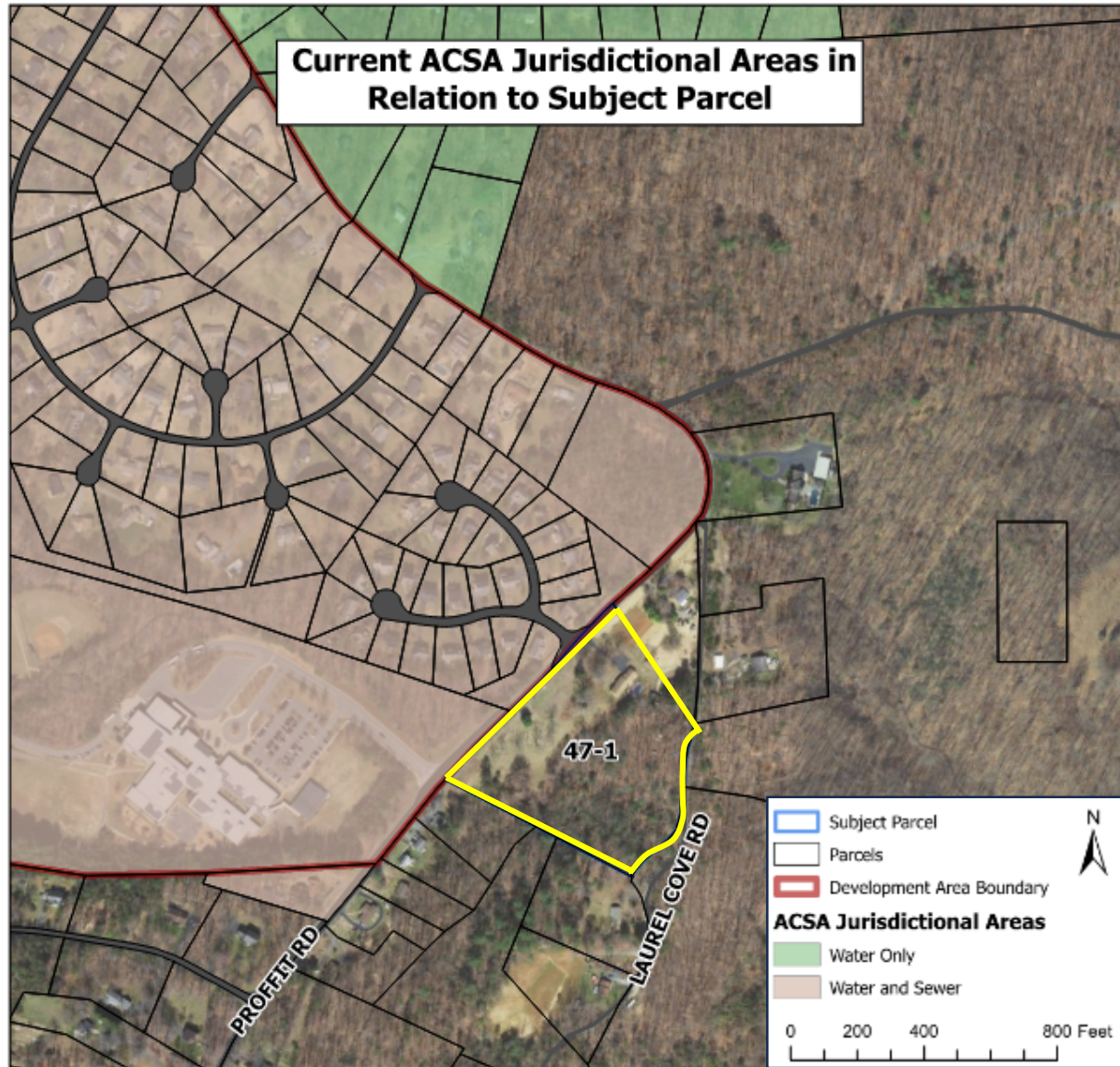
1. ACSA-2026-00001 – Albemarle County Service Authority jurisdictional area amendment request
2. SE-2026-00001 – Special exception for a critical slopes waiver

Specifics of the Proposal

Slide 3

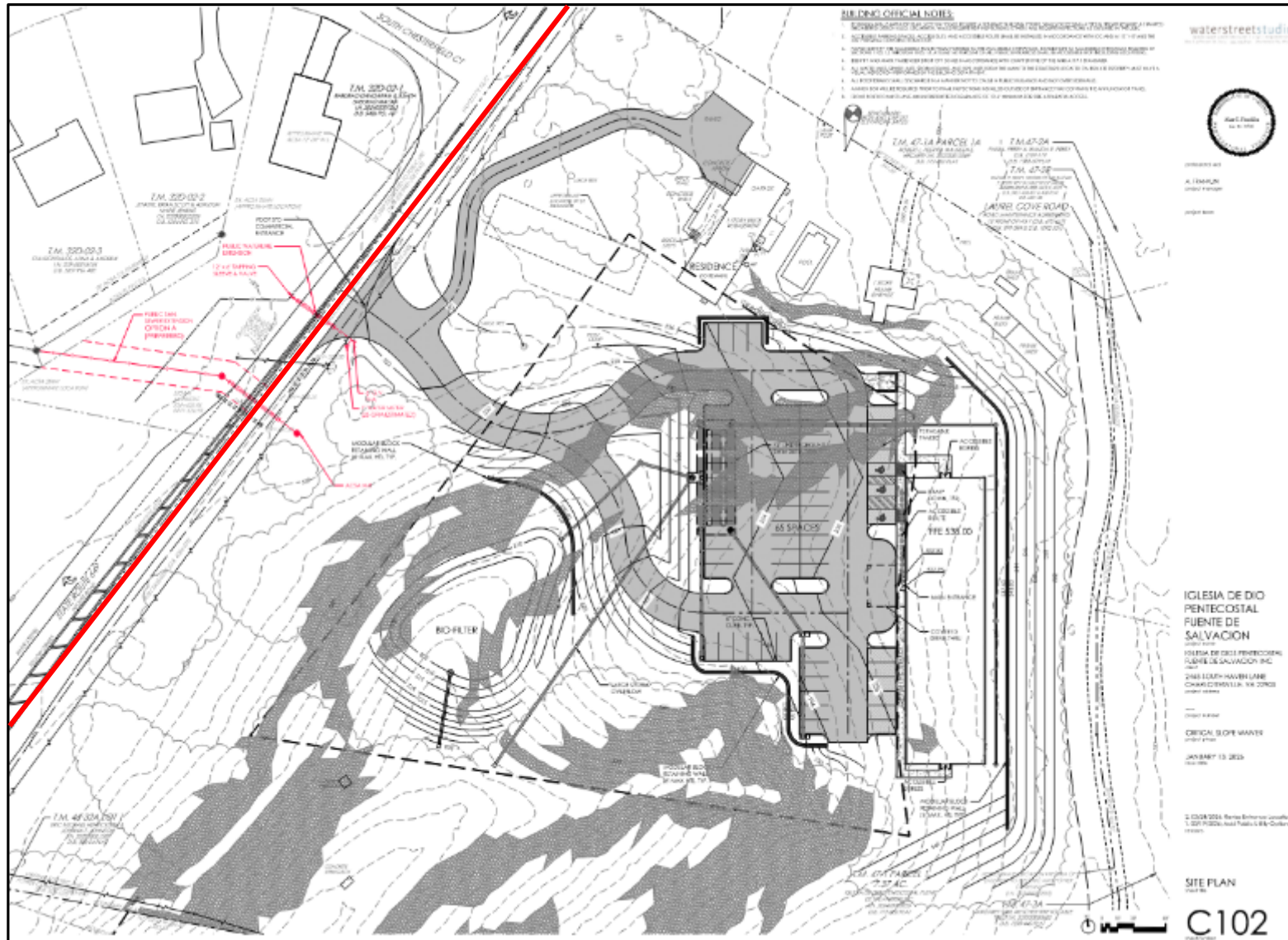


- Seeking a critical slopes waiver and jurisdictional area amendment for limited water and sewer service
- 7.367 acres in total
- Zoning: RA Rural Area; Comprehensive Plan: Rural Areas
- Religious assembly use for up to 195 people (by-right)
- 9,000 sq. ft. church
- 65 parking spaces



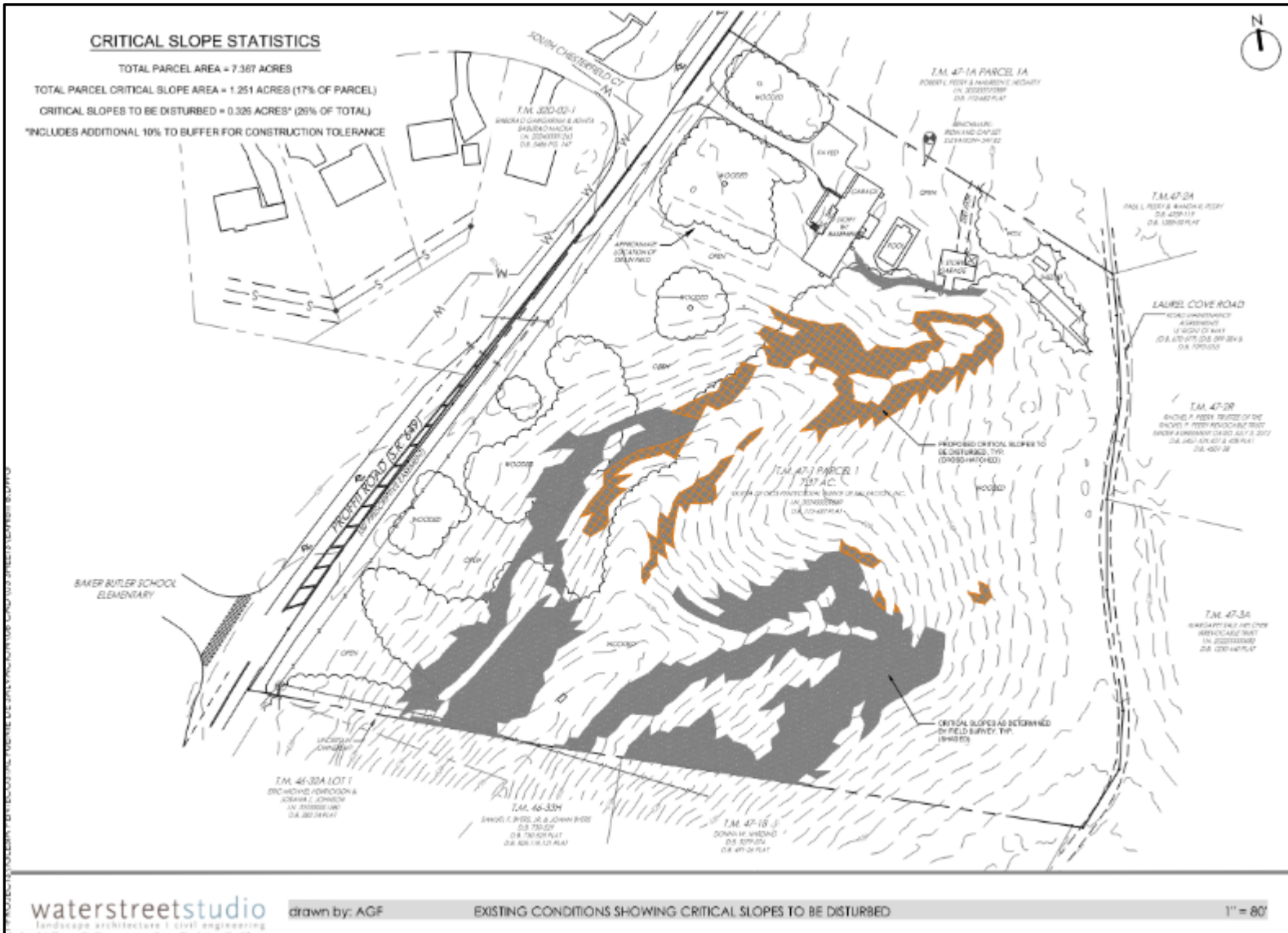
This map shows the current ACSA levels of service for this area.

The applicant is requesting limited water and sewer service to serve only the proposed church.

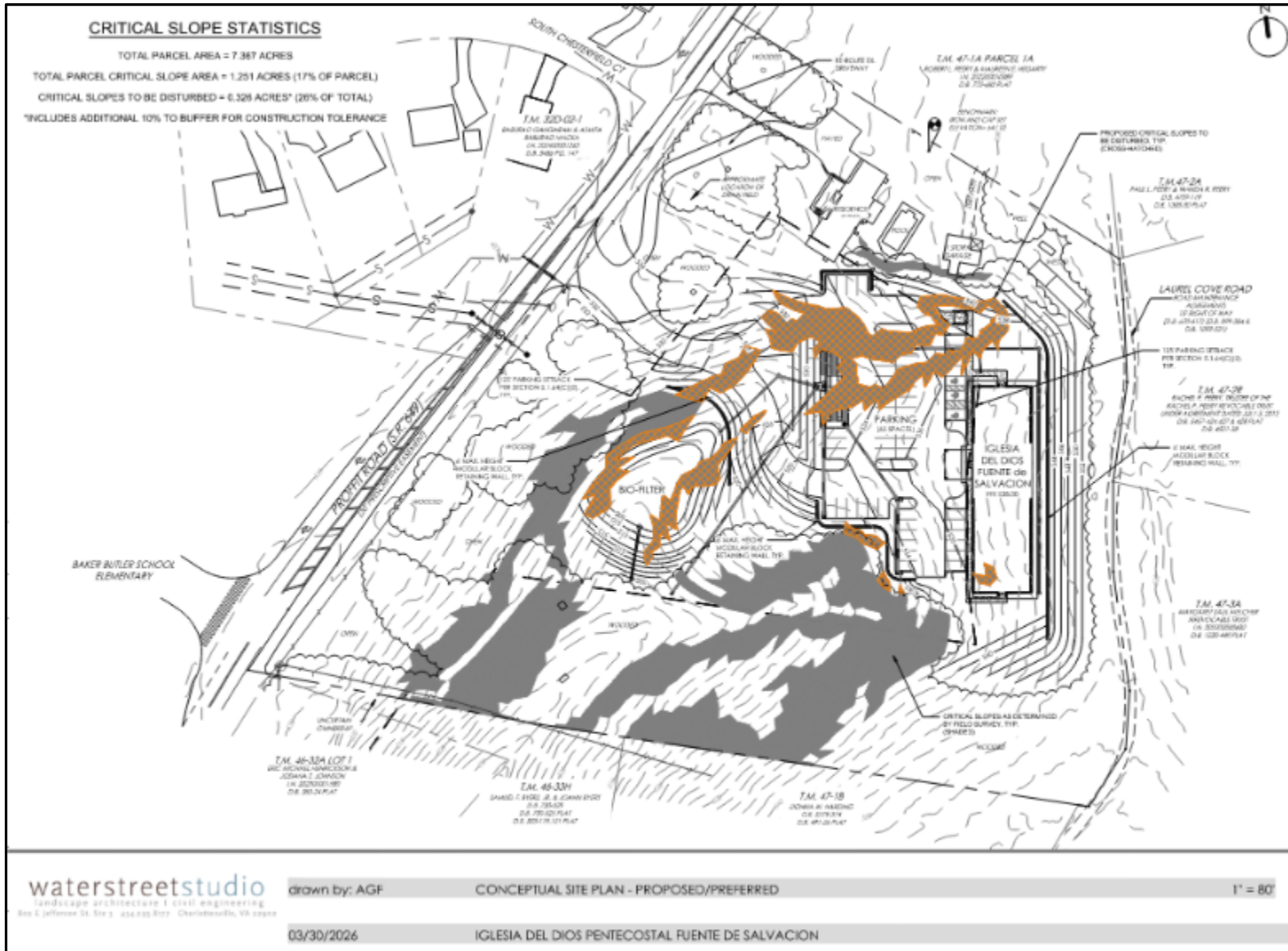


- Water and sewer would be extended across Proffit Road from Chesterfield Subdivision
- Hydrant established adjacent to driveway entrance
- Seeking water and sewer service to serve only the proposed 9,000 sq. ft. church facility

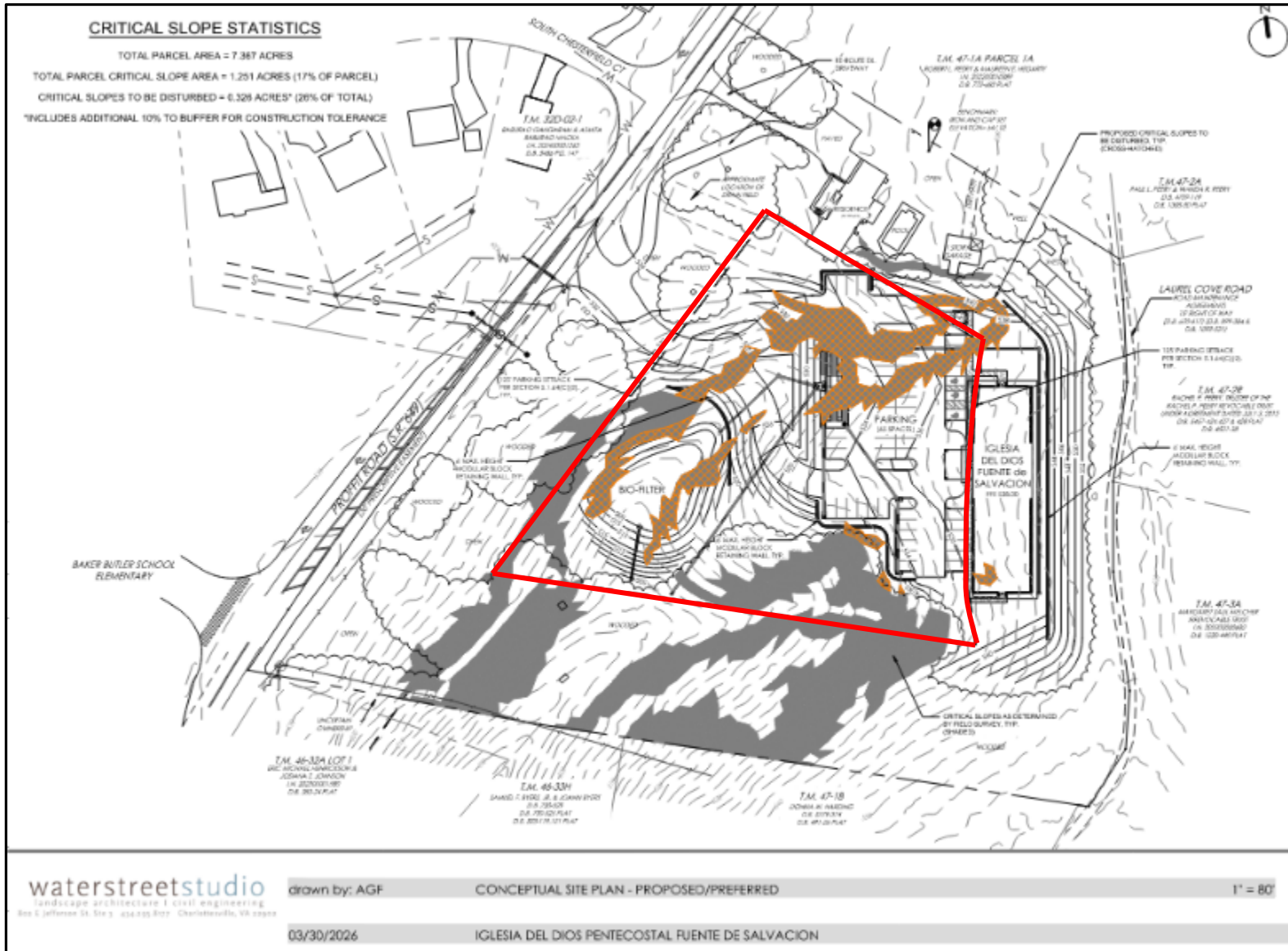
- a) Whether the area to be included is adjacent to and can be served by existing lines.
- b) Whether public health is in danger or at risk.
- c) Whether on-site private water/septic utilities are cost prohibitive or not technically viable.



- 7.367 acre parcel
- Based on field run topography
- 1.251 acres are critical slopes (17% of parcel)
- 0.326 acres proposed for disturbance (26% of total critical slopes)



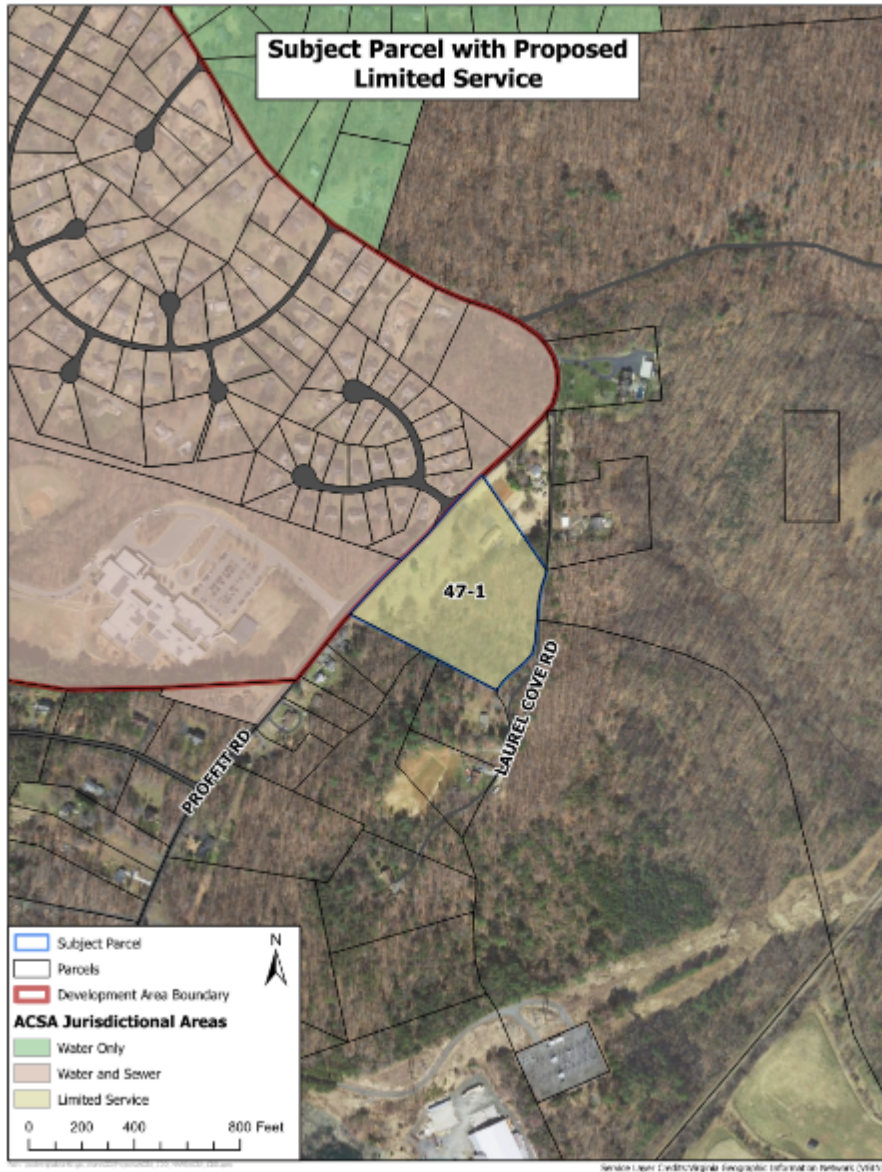
- Existing home to remain
- 9,000 sq. ft. church and 65 parking spaces
- 125-foot parking setback for religious assembly uses in the Rural Areas (Section 5.1.64)
- Development will be subject to stormwater and erosion and sediment control plan



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- a) Strict application of the requirements of Section 4.2 would not forward the purposes of this chapter or otherwise serve the public health, safety or welfare;
- b) Alternatives proposed by the developer or subdivider would satisfy the intent and purposes of Section 4.2 to at least an equivalent degree;
- c) Due to the property's unusual size, topography, shape, location or other unusual conditions, excluding the proprietary interest of the developer or subdivider, prohibiting the disturbance of critical slopes would effectively prohibit or unreasonably restrict the use of the property or would result in significant degradation of the property or adjacent properties; or
- d) Granting the modification or waiver would serve a public purpose of greater import than would be served by strict application of the regulations sought to be modified or waived.

1. The critical slopes disturbance must be in general accord with the "Conceptual Site Plan, Exhibit C" prepared by Waterstreet Studios, dated March 30, 2026, except as may be modified in order to meet the requirements of the County's Water Protection Ordinance, as determined by the County Engineer.
2. The VESMP plan must provide erosion and sediment control measures that exceed State standards by at least 50%, to the satisfaction of the County Engineer.
3. Prior to approval of the VESMP (erosion and stormwater management) plan, the applicant must obtain approval for a landscape plan that complies with County Code §18-32.7.9.



1. Staff recommends approval of ACSA-2026-0001 to provide limited water and sewer service.
2. Staff recommends approval of SE-2026-0001 subject to conditions.



Questions?

Recommended Motions for ACSA Jurisdictional Amendment

Slide 14

Should the BOS choose to **recommend approval**:

- I move to adopt the Resolution (Attachment E) attached to the staff report to approve ACSA-2026-00001.

Should the BOS choose to **recommend denial**:

- I move to recommend denial of ACSA-2026-00001. *Should a Supervisor motion to recommend denial, he or she should state the reason(s) for recommending denial.*

Recommended Motions for Critical Slopes Waiver

Slide 15

Should the BOS choose to **recommend approval**:

- I move to adopt the Resolution (Attachment D) attached to the staff report to approve SE-2026-00001 with conditions.

Should the BOS choose to **recommend denial**:

- I move to deny of SE-2026-00001. *Should a Supervisor motion to recommend denial, he or she should state the reason(s) for recommending denial.*