

## **STAFF ANALYSIS**

**STAFF PERSON:** Syd Shoaf, Senior Planner II  
**BOARD OF SUPERVISORS:** November 19, 2025  
**PROJECT:** SE-2025-00028 Cornerstone Community Church – Curb Waiver  
**PARCEL IDs:** 07800-00-00-058K0

**Proposed special exception to waive the curb requirement in County Code §18-4.12.15 (g).**

### **PROPOSAL**

The applicant requests a special exception to waive the curb requirements set forth in County Code §18-4.12.15 (g). Under County Code §18-4.12.15 (g), curbs shall be established at the edges of parking areas or access aisles in the following circumstances: (1) in all commercial or institutional developments requiring eight or more parking spaces; (2) in all multi-family dwelling and townhouse developments requiring eight or more spaces; (3) where necessary to control or direct stormwater runoff; (4) where a sidewalk is located closer than four feet from the edge of an access aisle; and (5) where necessary to contain vehicular traffic to protect pedestrians and/or property. Gutters shall be required where necessary to control or direct stormwater runoff. The proposed development is an institutional use (religious assembly) and more than eight parking spaces are proposed.

County Code §18-4.12.2 (c), allows the Board of Supervisors to grant a modification or a waiver of the design requirements in County Code §18-4.12.15 if the Board finds that the public health, safety, or welfare would be equally or better served by the modification or waiver and that the modification or waiver would not otherwise be contrary to the purpose and intent of the County's Zoning Ordinance. Furthermore, County Code §18-4.12.2 (2) provides that the Board of Supervisors may modify or waive a design requirement of County Code §18-4.12.15 only after consultation with the County Engineer, who shall advise the zoning administrator whether the proposed waiver or modification would equally or better serve the public, health, safety or welfare.

The proposed special exception is to waive the curb requirements for a proposed parking area of 11 spaces as highlighted in the applicant's narrative.

### **CHARACTER OF THE AREA**

The property is approximately 3.56 acres, and a rezoning (ZMA202300004) was approved on April 17, 2024, from R-1 Residential to C-1 Commercial. Since then, an Initial Site Plan (SDP202400047) was approved. A subdivision plat (SUB-2025-00122) and a Final Site Plan (SDP-2025-00022) are under review to redevelop the site for the Cornerstone Community Church. At the time of the rezoning, the property consisted of a carport, a single-family residential structure with a small shed in back, and a 3-bay metal garage with an office space, large rear overhang, and a smaller attached garage. There are currently two entrances to the property from Stony Point Road. One entrance leads to the carport and parking area to the north of the residential structure while the other leads to the garage and parking/gravel storage areas south of it.

Surrounding properties include the Riverside Village neighborhood and shops development which is zoned NMD Neighborhood Model Development across Stony Point Road. Properties to the north and west of the subject property are zoned for residential uses and include community amenities such as Darden Towe Park, and neighborhood developments such as Cascadia, Fontana, Avemore, and Wilton Farms. To the south of the property is a mix of commercial/retail developments which are predominantly oriented towards Route 250 and are separated from the subject property by a stream and an existing wooded area.

The associated Cornerstone Community Church applications have proposed to repurpose the existing single-family residential structure into a church office/storage use and repurpose the

existing 3-bay metal garage as the church assembly building. Additionally, the applicant has proposed to remove the eastern entrance to the carport area and to reconstruct the other entrance so the site would have one access point to Stony Point Road. The applicant has proposed two new parking areas. One of the new parking areas is for 11 spaces and is adjacent to a pre-existing asphalt drive.

#### **ANALYSIS OF SPECIAL EXCEPTION REQUEST**

Under County Code § 18-33.9 (A), factors, standards, criteria, and findings, however denominated, in the applicable sections of the Zoning Ordinance, are to be considered in special exception applications. An analysis of the waiver against these criteria is set forth below:

**County Code § 18-4.12.2 (c) – that the public health, safety or welfare would be equally or better served by the modification or waiver and that the modification or waiver would not otherwise be contrary to the purpose and intent of this chapter.**

Planning and Engineering staff have reviewed this request and find that waiving the curb requirements would not have an impact on the public health, safety, or welfare. Engineering staff have requested one design change, to revise the proposed 3" Asphalt Lip to be a VDOT asphalt curb standard MC-3B prior to Final Site Plan approval. This standard ensures that it is consistent with VDOT standards for similar features.

Additionally, due to the nature of the redevelopment of the site, the applicant is utilizing an existing asphalt area where the proposed 11 parking spaces would be located. In the applicant's narrative, they explain this development will be phased, and that this parking area will eventually be reconstructed. Although a timeline has not been established for the reconstruction of the 11 parking space area, staff does not have an issue with the curb waiver since it's utilizing existing infrastructure on the site that raises no stormwater management concerns. The applicant will still need to meet Virginia Erosion and Stormwater Management Program (VESMP) requirements.

#### **RECOMMENDATION**

Staff recommends that the Board adopt the attached Resolution (Attachment C) to approve a special exception to waive the curb requirements in the parking area with 11 spaces as highlighted in the applicant's narrative.