

SP202400018
Charlottesville
Community Church

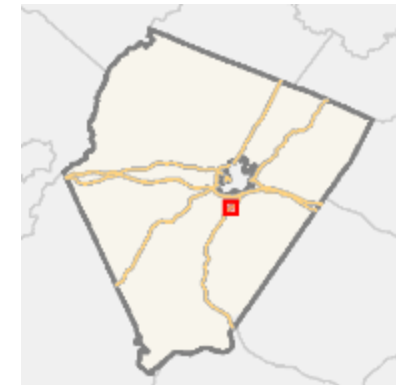
Albemarle County
Board of Supervisors
Public Hearing
March 19, 2025



Location



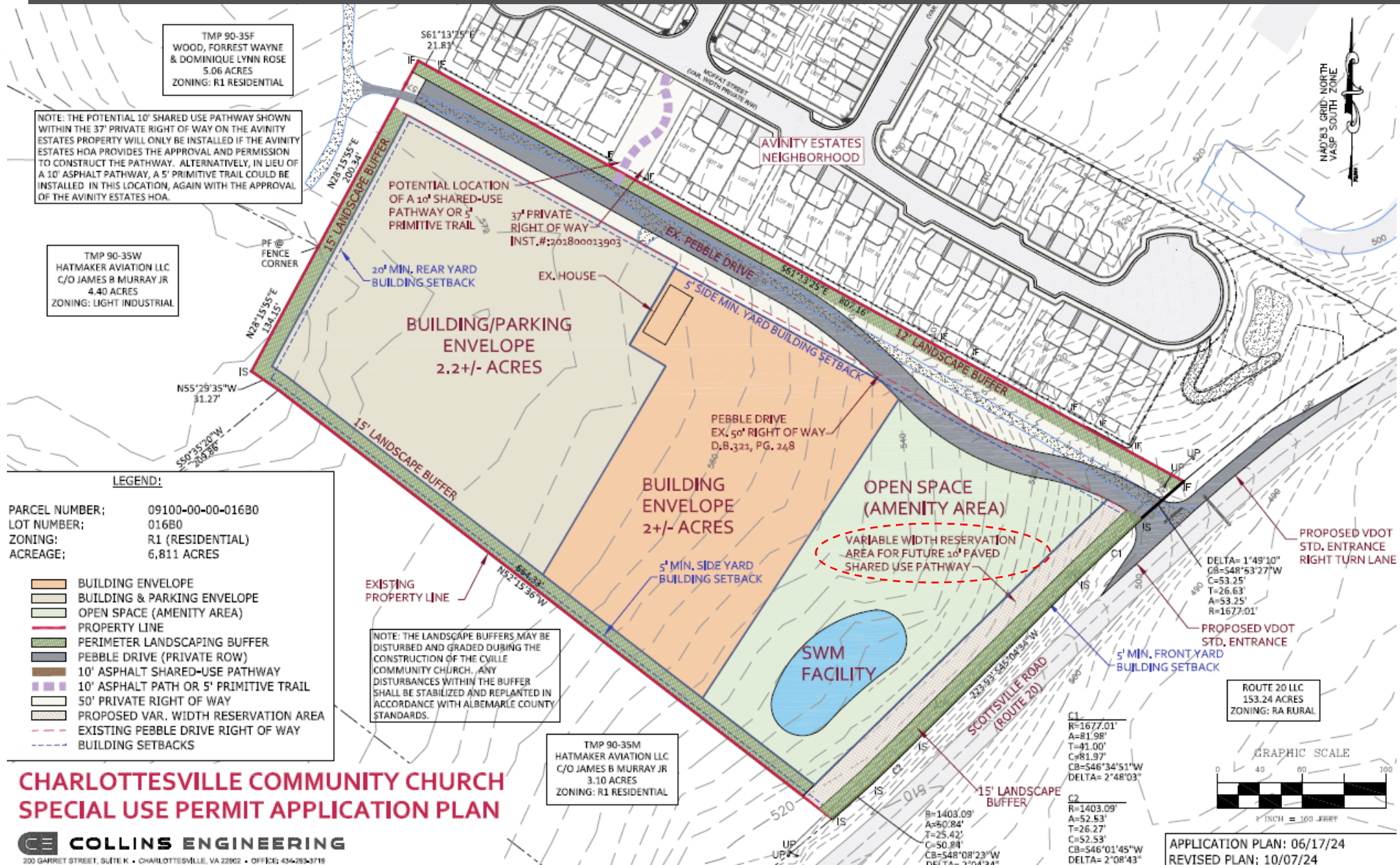
- TMP 91-16B
- 6.81 acres
- Zoning: R-1 Residential
- Comprehensive Plan: Office/R&D/Flex/Light Industrial – professional office, commercial; research and development, design, development of prototypes, engineering; light manufacturing, fabrication, distribution if with a non-industrial use in Neighborhood 4 of the Southern and Western Urban Neighborhoods Master Plan.



Existing Conditions



SP202400018 Proposal



TMP 90-35F
WOOD, FORREST WAYNE
& DOMINIQUE LYNN ROSE
5.06 ACRES
ZONING: R1 RESIDENTIAL

TMP 90-35W
HATMAKER AVIATION LLC
C/O JAMES B MURRAY JR
4.40 ACRES
ZONING: LIGHT INDUSTRIAL

LEGEND:

PARCEL NUMBER: 09100-00-00-016B0
LOT NUMBER: 016B0
ZONING: R1 (RESIDENTIAL)
ACREAGE: 6.811 ACRES

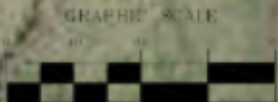
- PARKING LOT
- WORSHIP BUILDING
- CLASSROOMS, OFFICES, FELLOWSHIP HALL
- GYMNASIUM/ MULTI-PURPOSE ROOM
- PERIMETER LANDSCAPING BUFFER
- PEBBLE DRIVE (PRIVATE ROW)
- 10' ASPHALT SHARED-USE PATHWAY
- 10' ASPHALT PATH OR 5' PRIMITIVE TRAIL
- 50' PRIVATE RIGHT OF WAY
- PROPOSED 25' LANDSCAPING BUFFER
- PLAYGROUND
- SWM FACILITY
- RECREATIONAL AREAS

CHARLOTTESVILLE COMMUNITY CHURCH ILLUSTRATIVE PLAN

CE COLLINS ENGINEERING
203 GARRET STREET, SUITE K • CHARLOTTESVILLE, VA 22902 • OFFICE: 434-253-0719

TMP 90-35M
HATMAKER AVIATION LLC
C/O JAMES B MURRAY JR
3.10 ACRES
ZONING: R1 RESIDENTIAL

ROUTE 20 LLC
153.24 ACRES
ZONING: RA RURAL



APPLICATION PLAN: 05/17/24
REVISED PLAN: 10/07/24

SP202400018 Factors and Findings

Factors for Consideration (Chapter 18 Section 33.40):

- 1. No substantial detriment.**

Whether the proposed special use will be a substantial detriment to adjacent parcels.

- 2. Character of the nearby area is unchanged.**

Whether the character of the adjacent parcels and the nearby area will be changed by the proposed special use.

- 3. Harmony.**

Whether the proposed special use will be in harmony with the purpose and intent of this chapter, with the uses permitted by right in the district, with the regulations provided in Section 5 as applicable, and with the public health, safety, and general welfare.

- 4. Consistency with the Comprehensive Plan.**

Whether the proposed special use will be consistent with the Comprehensive Plan.

SP202400018 Recommended Conditions

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.

SP202400018 Recommended Conditions

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.

Summary

Positive Aspects:

1. The use is consistent with the review criteria for special use permits contained in the Zoning Ordinance.
2. The use is consistent with the Southern and Western Urban Neighborhoods Master Plan.

Concerns:

1. None

SP202400018

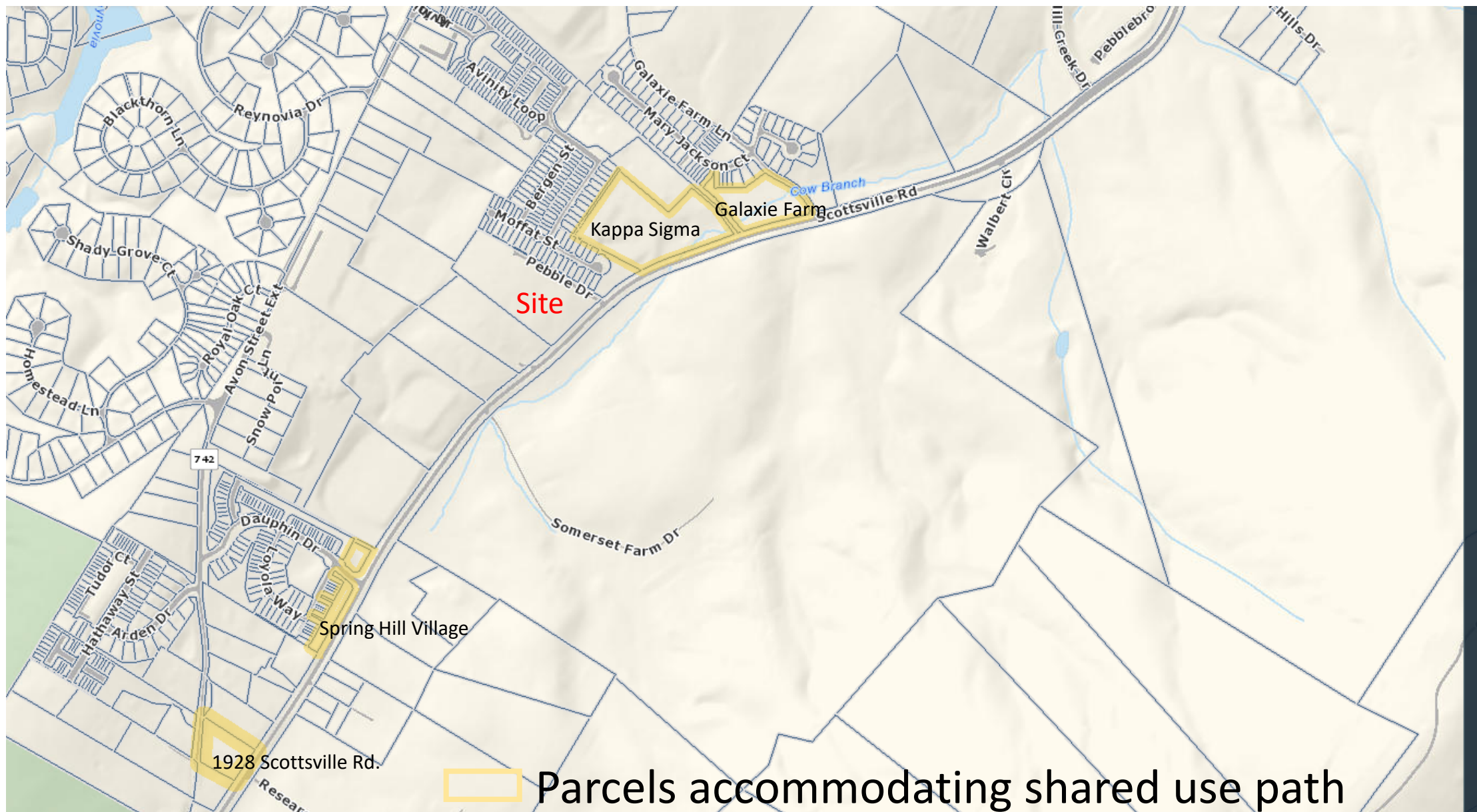
Questions?



Motion for Special Use Permit: SP202400018

Should the Board of Supervisors choose to recommend approval of this special use permit:

I move to adopt the resolution provided as Attachment E to approve SP202400018 Charlottesville Community Church.



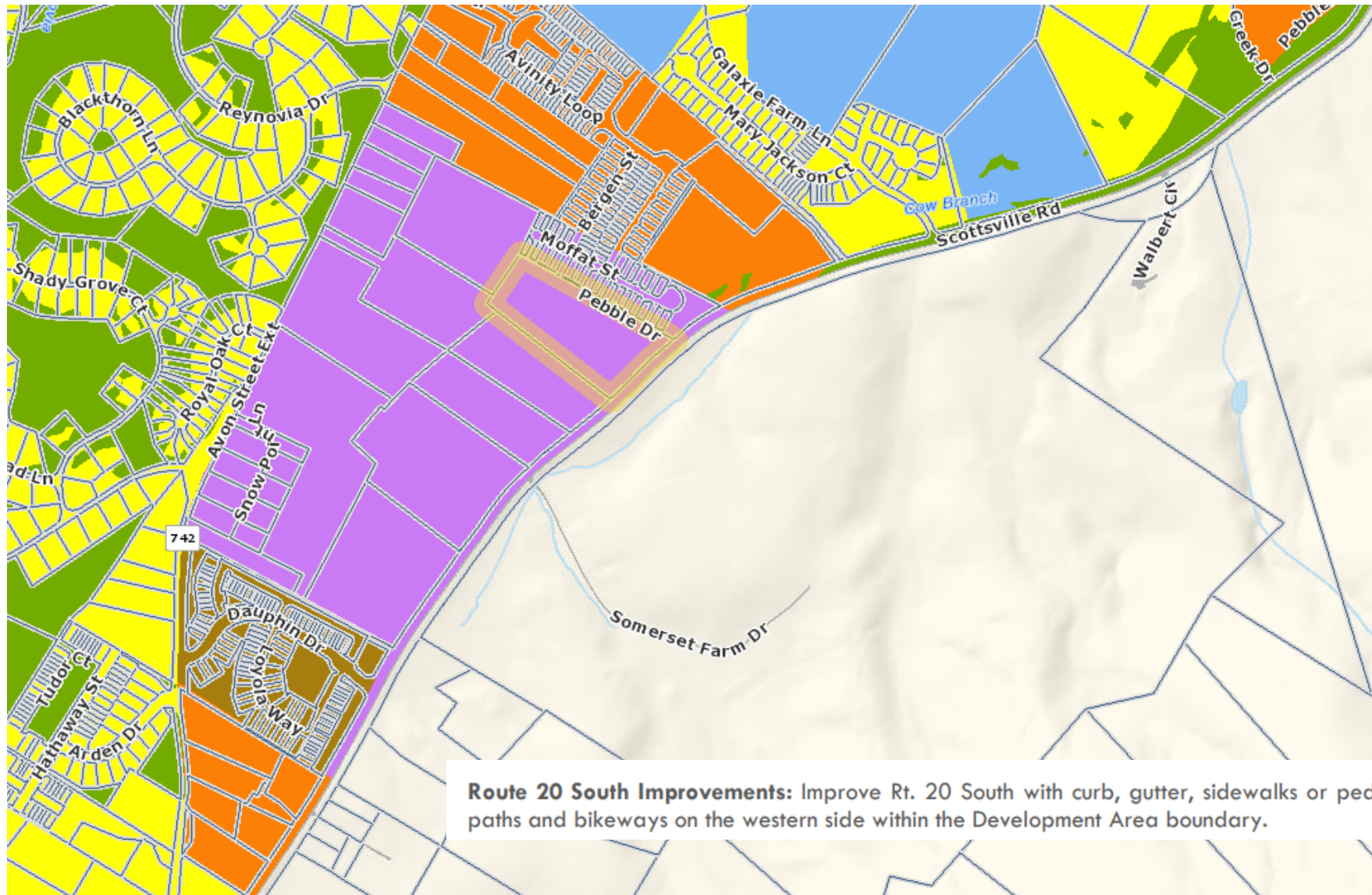
Parcels accommodating shared use path

Minimum Yard Requirements for Commercial

- Front Min: 10 feet
- Front Max: None
- Side and Rear Min:
 - No portion of any structure shall be located closer than 50 feet from the district boundary
 - No portion of any off-street parking space shall be located closer than 30 feet from the district boundary
- Side and Rear Max: None

c. *Use buffer adjacent to residential and rural areas districts.* For the purpose of this subsection, a use buffer shall not be required when a commercial zone is across a street from a residential or rural area district. No construction activity including grading or clearing of vegetation shall occur closer than 20 feet to any residential or rural areas district. Screening shall be provided as required in [section 32.7.9](#). The board of supervisors may waive by special exception the prohibition of construction activity, grading or the clearing of vegetation in the use buffer in a particular case upon consideration of whether: (i) the developer or subdivider demonstrates that grading or clearing is necessary or would result in an improved site design; (ii) minimum screening requirements will be satisfied; and (iii) existing landscaping in excess of minimum requirements is substantially restored.

Southern and Western Master Plan



TMP 90-35F
WOOD, FORREST WAYNE
& DOMINIQUE LYNN ROSE
5.06 ACRES
ZONING: R1 RESIDENTIAL

NOTE: THE POTENTIAL 10' SHARED USE PATHWAY SHOWN WITHIN THE 37' PRIVATE RIGHT OF WAY ON THE AVINITY ESTATES PROPERTY WILL ONLY BE INSTALLED IF THE AVINITY ESTATES HOA PROVIDES THE APPROVAL AND PERMISSION TO CONSTRUCT THE PATHWAY. ALTERNATIVELY, IN LIEU OF A 10' ASPHALT PATHWAY, A 5' PRIMITIVE TRAIL COULD BE INSTALLED IN THIS LOCATION, AGAIN WITH THE APPROVAL OF THE AVINITY ESTATES HOA.

TMP 90-35W
HATMAKER AVIATION LLC
C/O JAMES B MURRAY JR
4.40 ACRES
ZONING: LIGHT INDUSTRIAL

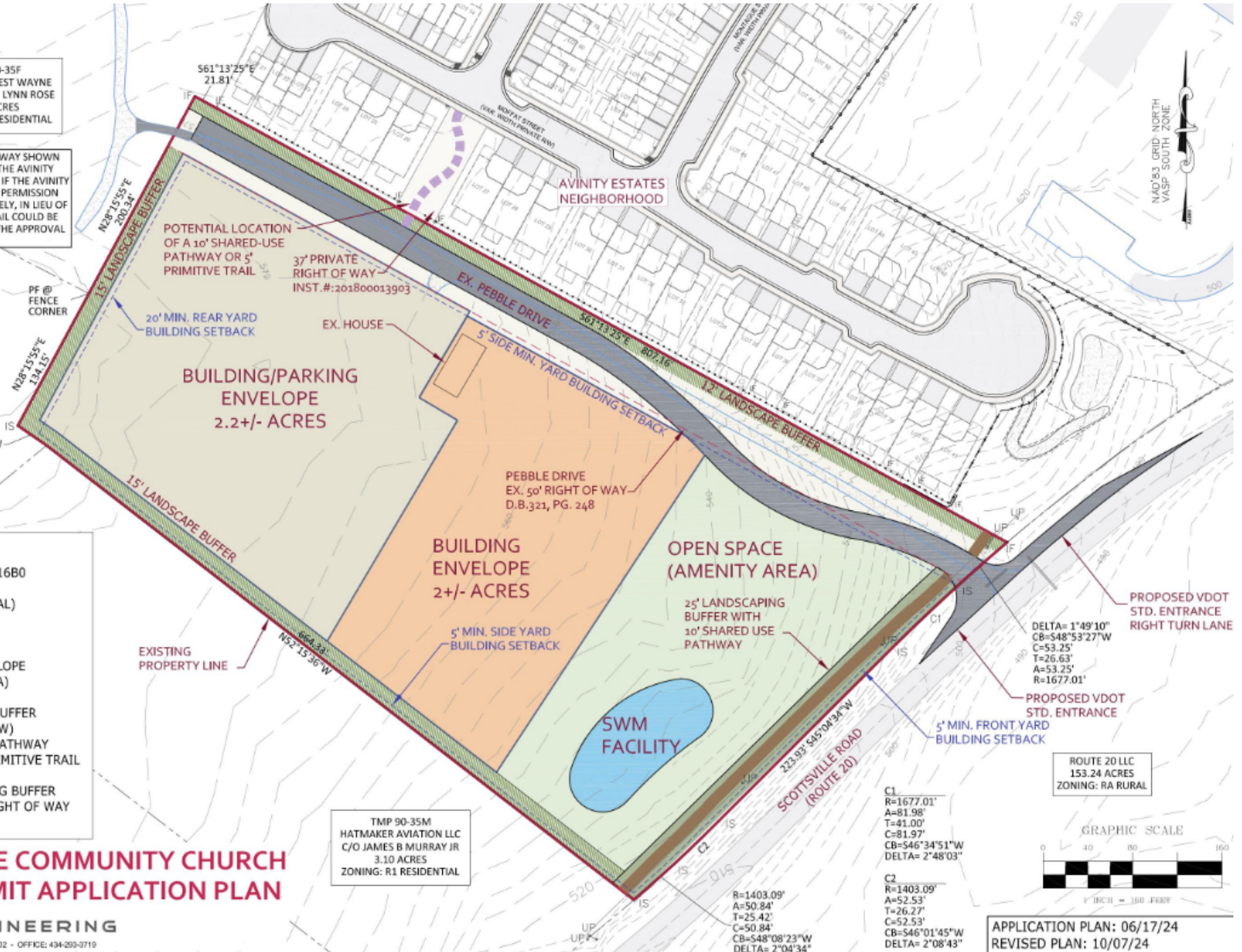
LEGEND:

PARCEL NUMBER: 09100-00-00-016B0
LOT NUMBER: 016B0
ZONING: R1 (RESIDENTIAL)
ACREAGE: 6.811 ACRES

- BUILDING ENVELOPE
- BUILDING & PARKING ENVELOPE
- OPEN SPACE (AMENITY AREA)
- PROPERTY LINE
- PERIMETER LANDSCAPING BUFFER
- PEBBLE DRIVE (PRIVATE ROW)
- 10' ASPHALT SHARED-USE PATHWAY
- 10' ASPHALT PATH OR 5' PRIMITIVE TRAIL
- 50' PRIVATE RIGHT OF WAY
- PROPOSED 25' LANDSCAPING BUFFER
- EXISTING PEBBLE DRIVE RIGHT OF WAY
- BUILDING SETBACKS

CHARLOTTESVILLE COMMUNITY CHURCH SPECIAL USE PERMIT APPLICATION PLAN

TMP 90-35M
HATMAKER AVIATION LLC
C/O JAMES B MURRAY JR
3.10 ACRES
ZONING: R1 RESIDENTIAL



DELTA= 1°49'10"
CB=548°53'27"W
C=53.25'
T=26.63'
A=53.25'
R=1677.01'

PROPOSED VDOT
STD. ENTRANCE
5' MIN. FRONT YARD
BUILDING SETBACK

ROUTE 20 LLC
153.24 ACRES
ZONING: RA RURAL



APPLICATION PLAN: 06/17/24
REVISED PLAN: 10/07/24

