

SPECIAL EXCEPTION REQUEST (SE2025000XX)

TO: Syd Shoaf
Senior Planner II
Albemarle County Community Development

FROM: Kendra Moon, PE
Line and Grade Civil Engineering

DATE: August 25, 2025

RE: Cornerstone Community Church
Special Exception Request – Curb

PROJECT DETAILS

Applicant: Cornerstone Community Church
Consultant: Line and Grade Civil Engineering | Kendra G. Moon, PE
Name of Project: Cornerstone Community Church
Short Description: Special Exception to Parking Lot Design Requirements
Proposed Site: 1395 Stony Point Road, Charlottesville, VA 22911

PROPERTY DETAILS

Parcel ID Number: 07800-00-00-058K0
Short Parcel ID: 78-58K
Total Acres: 3.58
Owner: Cornerstone Community Church
Magisterial District: Rivanna
Zoning: C1
Proffered: ZMA202300004
Overlays: Dam Inundation Zone, Entrance Corridor, Flood Hazard (Pending Changes), Scenic Byways
Comprehensive Plan Area: Neighborhood 3 - Pantops
Comprehensive Plan Use: Parks and Green Systems (Primary), Urban Density Residential (Secondary)
Surrounding Uses: North – Neighborhood Model District, R1 Residential
East – R10 Residential, R15 Residential
South – Highway Commercial
West – C1 Commercial, Commercial Office

EXECUTIVE SUMMARY

This exception request is for the retention of an asphalt driveway without curbing and the use of a temporary 3" asphalt lip rather than concrete curb in a small parking area for the initial phase of Cornerstone Community Church. This site was rezoned from residential to commercial, and the residential driveway is to remain as-is in the first phase of construction. There is a planned future expansion of the church structure, and in that phase the existing asphalt driveway and the asphalt lip will be demolished to expand the proposed parking lot. Because of the temporary nature of the current permitting phase, any concrete curbing in these locations would soon be ripped out. On behalf of Cornerstone Community Church, we hereby request an exception to parking lot design requirements set forth in Section 4.12.15, subsection G, such that the requirement for concrete curbing can be removed in the aforementioned areas.

EXCEPTION TO PARKING LOT DESIGN REQUIREMENTS

Per subsection G of 4.12.15, curbs shall be established at the edges of parking areas or access aisles in all commercial or institutional developments requiring eight or more parking spaces. Gutters shall be required where necessary to control or direct stormwater runoff. The applicant requests to remove the requirement for curb in two areas on site: the existing driveway and the eastern boundary of the northernmost parking lot.

BASIS FOR EXCEPTION

According to Section 4.12.2(c), the design requirements in section 4.12.15 may be modified or waived. The design requirements for curb and gutter in parking areas is not seen as necessary in this instance given the temporary nature of this phase of development and the conveyance of stormwater provided on site.

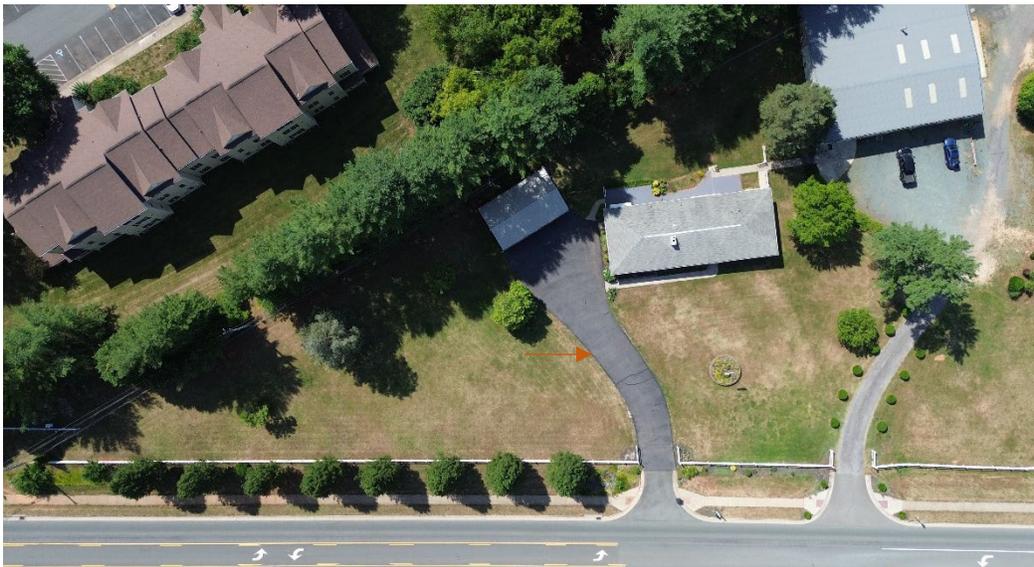


Image 1 – Existing asphalt driveway requested to be kept as-is.

Image 1 above shows the existing condition of the driveway. The first phase of construction aims to limit disturbance to the extent possible, and retaining the driveway is most congruent with this objective. Additionally, during the planned addition, most of this driveway will be replaced with a parking lot edged by concrete curb. The parking area accessed by the driveway is to be used daily for church staff. The expected vehicles are passenger vehicles only.

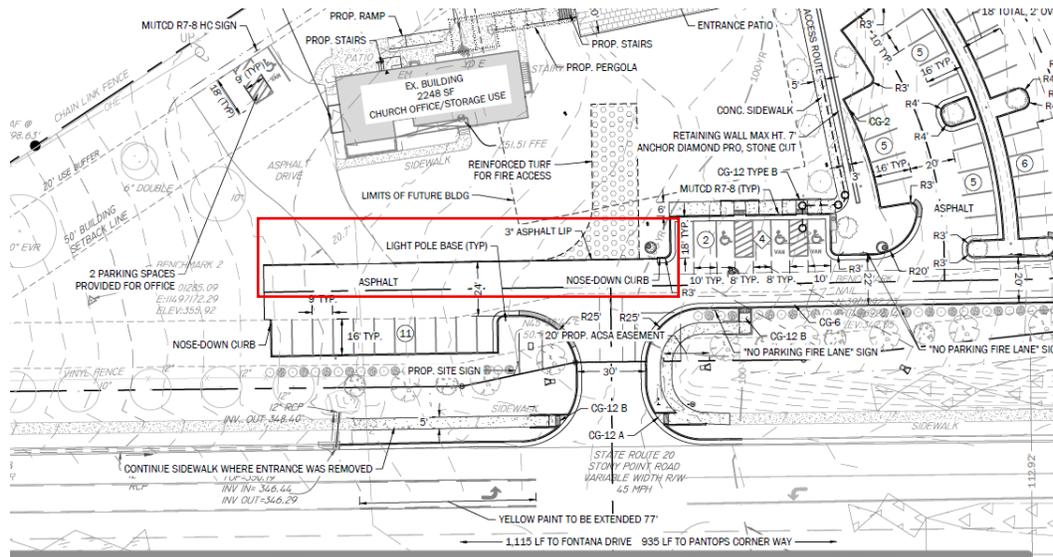


Image 2 – Area of site plan where asphalt lip is proposed.

Image 2 above highlights the section of the proposed parking area which will be edged by a 3" asphalt lip. In the planned addition, this asphalt lip will be demolished, and the parking lot shown here will be expanded to provide more parking for the church congregation. The final phase of the site will feature this larger parking lot edged with concrete curb. The proposed asphalt lip is temporary and will minimize cost and waste for the next phase of construction.