

SP-2025-00005

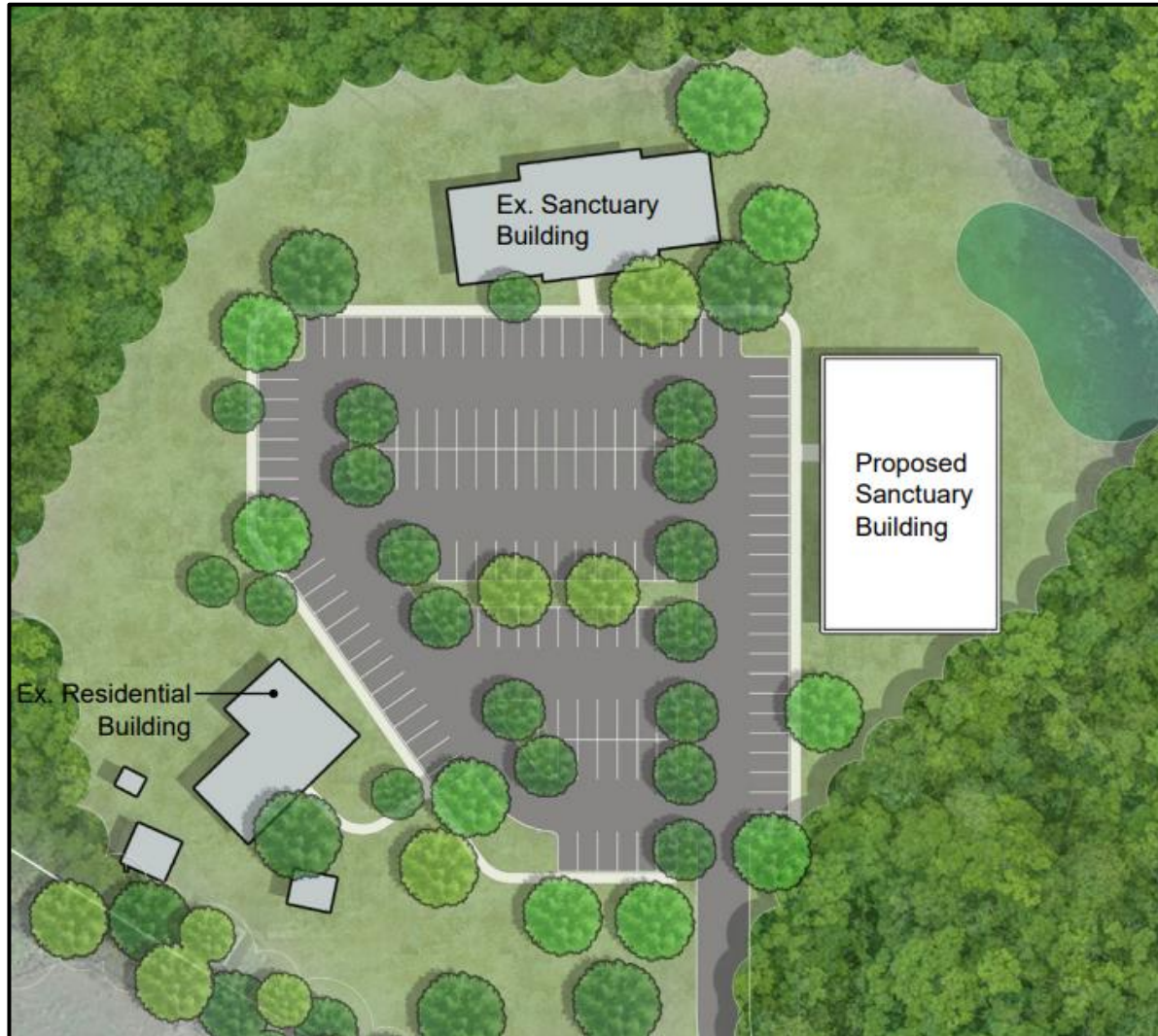
Crozet Fellowship Church

Albemarle County
Board of Supervisors
Public Hearing
June 3, 2026



Specifics of the Proposal

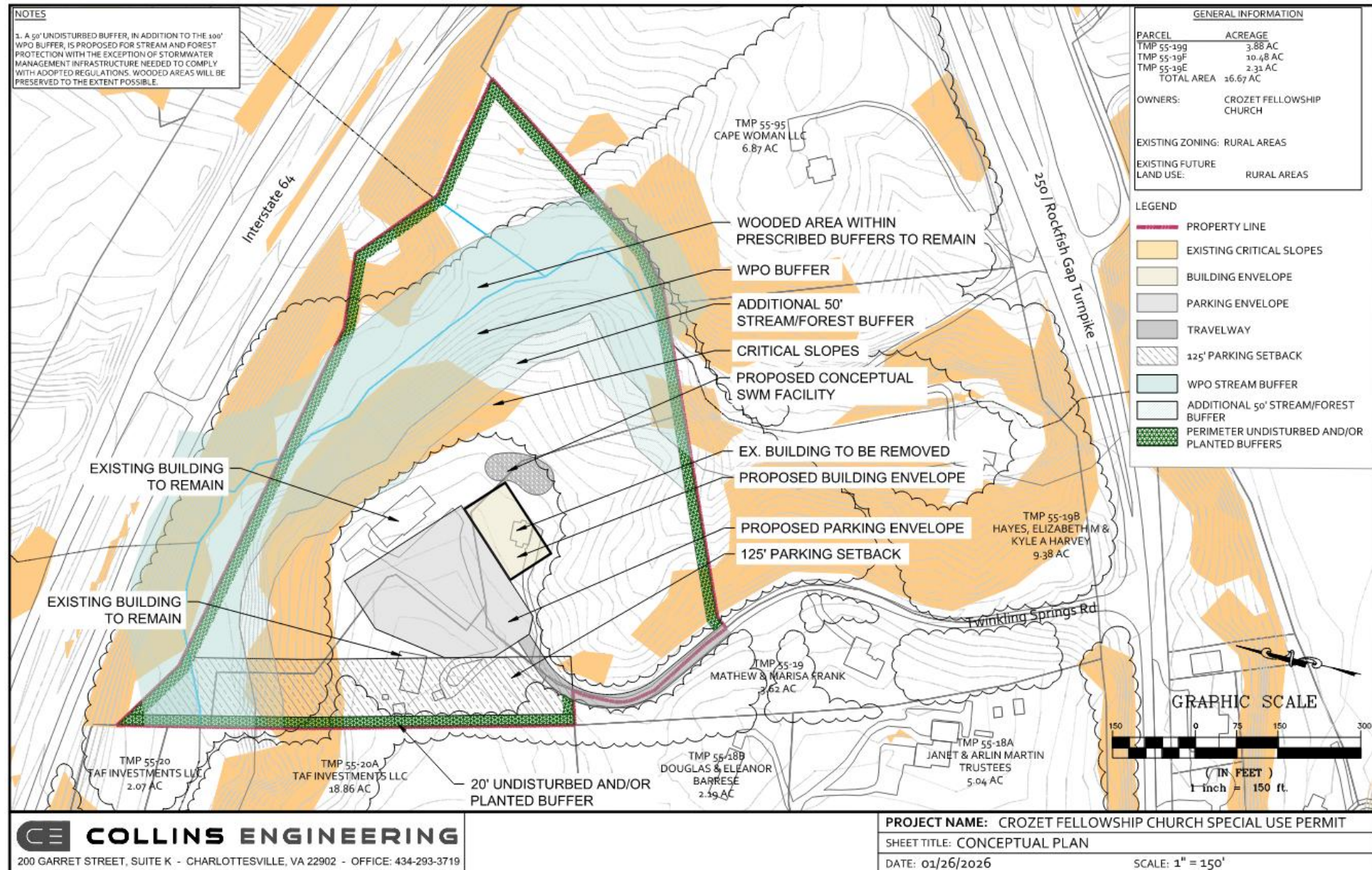
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- 16.67 acres in total
- Zoning: RA Rural Area; Comprehensive Plan: Rural Areas
- First special use permit was approved in 1973 for a country store
- Special use permit approved in 2003 for a church with an area of assembly for 93 seats
- County amended Zoning Ordinance in 2019 to allow religious assembly of up to 200 persons by-right
- Current request is to allow up to 400 persons, new sanctuary building, improved parking area, and stormwater facilities

Conceptual Plan

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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.

1. Development of the use must be in general accord with the conceptual plan named, “Crozet Fellowship Church Special Use Permit” drawn by Collins Engineering dated January 26, 2026. To be in general accord with the Conceptual Plan, development must reflect the following major elements essential to the design of the development:
 - a. Location of proposed building and parking envelopes;
 - b. Maintain the native vegetation within the WPO buffer, along with an additional 50-foot stream/forest buffer;

Minor modifications to the plan that do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance.

2. A 20-foot use buffer in accordance with Section 18-21.7(c) must be established and maintained along the property boundaries. The use buffer area may not be disturbed other than to install screening or landscaping screening.
3. The maximum religious assembly size must not exceed 400 persons.

Positive Aspects:

1. The use is consistent with the review criteria for special use permits contained in the Zoning Ordinance, including no detrimental impacts to adjoining properties are anticipated.
2. Site development is focused on existing, already-disturbed open areas of the site.

Concerns:

1. No concerns have been identified at this time.

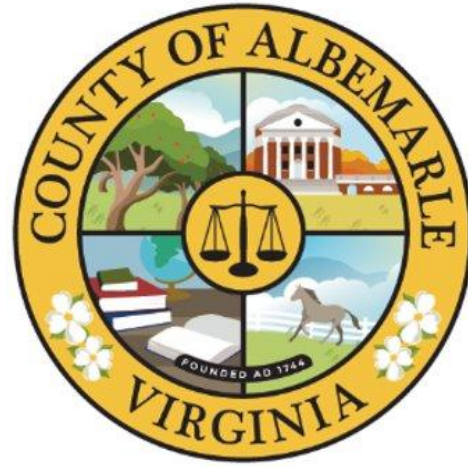
The Planning Commission voted 6:0 to recommend approval at their meeting on April 14, 2026, with minor revisions to the proposed SP conditions.

Should a Supervisor choose to **recommend approval**:

- I move to adopt the resolution in Attachment D to approve SP-2025-00005 Crozet Fellowship Church.

Should a Supervisor choose to **recommend denial**:

- I move to deny SP-2025-00005 Crozet Fellowship Church. *Should a Supervisor motion for denial, he or she should state the reason(s) for denial.*

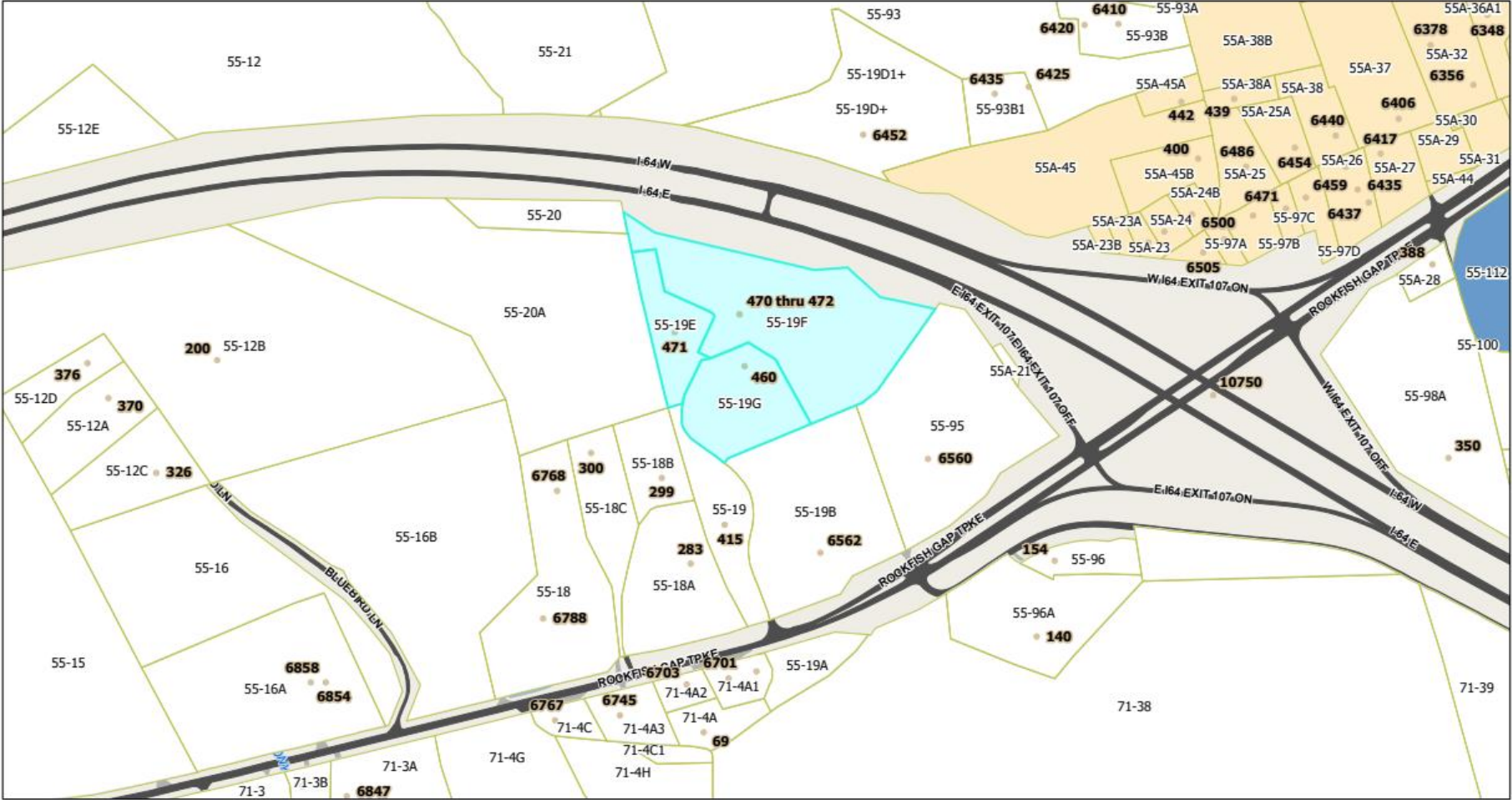


Questions?

Reference Slides

Slide 10





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- Parcels
- Addresses
- Address Labels
- Zoning
 - Rural Areas
 - Village Residential
- Heavy Industry
- Albemarle County

