



County of Albemarle
COMMUNITY DEVELOPMENT DEPARTMENT

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To: Albemarle County Board of Supervisors
From: Syd Shoaf, Senior Planner II
Date: November 19, 2025
Re: **SE-2025-00028 Cornerstone Community Church – Curb Waiver**
Parcel IDs: 07800-00-00-058K0
Magisterial District: Rivanna
School Districts: Stony Point E.S., Burley M.S., and Monticello H.S.
Zoning: C1 Commercial

Summary of Request for Special Exception:

The applicant requests a special exception to waive the curb requirements for a parking area of 11 spaces. Details of the applicant's request are provided in Attachment A. County Code § 4.12.2 (c), authorizes the Board of Supervisors to grant a modification or a waiver from the design requirements of County Code §18-4.12.15, including requirements for curb or gutter for parking areas.

Staff's analysis of the applicant's request and the standards for modification or waiver as set forth in County Code § 18-4.12.2 (c), is provided in Attachment B.

Staff 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.

Attachments:

- A. Application Materials (Special Exception Request)
- B. Staff Analysis
- C. Resolution