

COUNTY OF ALBEMARLE
TRANSMITTAL TO THE BOARD OF SUPERVISORS
SUMMARY OF PLANNING COMMISSION ACTION

AGENDA TITLE: SP201700010 City Church	AGENDA DATE: May 9, 2018
SUBJECT/PROPOSAL/REQUEST: Amend existing special use permit, SP200400045, to remove the existing 10,400 sq. ft. church building and replace with a new two-story church building with a gross floor area of up to 43,000 sq. ft. The application also proposes reconfiguration of the existing parking lot and additional parking spaces.	STAFF CONTACT(S): Elaine Echols, Cameron Langille
SCHOOL DISTRICT: Albemarle High School, Burley Middle School, Agnor-Hurt Elementary School	PRESENTER (S): Cameron Langille

BACKGROUND:

At its meeting on March 20, 2018, the Planning Commission voted to recommend approval of SP201700010 with the conditions outlined in the staff report and with modified conditions #2, #5, and #7. The Commission's staff report, action letter, and minutes are attached (Attachments A, B, and C).

DISCUSSION:

The Planning Commission's changes to staff's recommended conditions related to the need for architectural elements on the side of the church facing Rio Road, modified setbacks, and the time period to commence the use. As seen in the Planning Commission action letter (Attachment B), fenestration was identified as the preferred architectural element to be incorporated into the building facades facing Rio Road E. The Commission also added, "trellises with vegetation," as another element that could be incorporated into the building facades to meet condition #2. For condition #5, staff noted to the Commission that residential non-infill setbacks should be referenced rather than commercial setbacks as stated in the staff report. With condition #7, the Commission was concerned that three years might not be sufficient time for the applicant to acquire the necessary funding to redevelop the site and commence the use. As a result, they recommended a five-year expiration date be applied to this special use permit. All of these changes are included with conditions for approval which can be seen in Attachment D.

RECOMMENDATIONS:

Staff recommends that the Board adopt the attached Resolution to approve SP# 201700010 City Church (Attachment D).

ATTACHMENTS:

- A – Planning Commission staff report
- B – Planning Commission action letter
- C – Planning Commission minutes
- D – Resolution to approve SP201700010