

**Albemarle County Planning Commission  
Draft Meeting Minutes July 11, 2023**

The Albemarle County Planning Commission held a public hearing on Tuesday, July 11, 2023, at 6:00 p.m.

Members attending were: Corey Clayborne, Chair; Fred Missel, Vice-Chair; Julian Bivins; Luis Carrazana; Karen Firehock; Lonnie Murray.

Members absent: Nathan Moore.

Other officials present were: Kevin McDermott, Interim Director of Planning; David Shifflett; Amelia McCulley; Syd Shoaf; Andy Herrick, County Attorney's Office; and Alberic Karina-Plun, Acting Clerk to the Planning Commission.

**Call to Order and Establish Quorum**

Mr. Karina-Plun called the roll.

Mr. Clayborne established a quorum.

**Other Matters Not Listed on the Agenda from the Public**

There were none.

**Consent Agenda**

Mr. Missel motioned the Planning Commission adopt the consent agenda, which was seconded by Mr. Murray. The motion passed unanimously (5-0). Mr. Moore was absent from the vote.

**Public Hearing**

**a. ZMA202300003 Maple Grove Church – Residential**

Mr. Syd Shoaf, Senior Planner in the Planning Division of Community Development stated that this was a proposed rezoning of a 0.32-acre lot from R-1 Residential to R-4 Residential. He stated that the subject property on the rezoning application was located north of the City of Charlottesville near the Albemarle-Charlottesville Airport, located off of Proffitt Road east of US 29 North. He said that there were three addresses associated with this parcel, which were 3208, 3210, and 3212 Proffitt Road.

Mr. Shoaf stated that the tax map parcel was 32-29D, and the entire property was approximately 6.68 acres. He said that the property contained an existing one-story single-family dwelling units and an existing 18,000 square foot church that was used by Maple Grove Christian Church. He said that additionally, there were two playgrounds, a basketball court, a youth center, and parking areas. He said that the specific area being discussed was highlighted on the slide in red, and was located at 3208 Proffitt Road and was 0.32 acres.

Mr. Shoaf stated that the property was zoned R-1 Residential and, as indicated on the slide, was identified by the green color on the map. He said that the majority of the surrounding properties

were single-family residential uses. He said that to the west was Lighthouse Christian Church and Preschool, Bright Beginnings Preschool, and a variety of commercial uses along 29 North. He said that to the east was mostly residential, with some rural area uses to the northeast. He said that the applicant's request was to rezone the highlighted red area of 0.32 acres from R-1 Residential to R-4 Residential.

Mr. Shoaf stated that the applicant was requesting this rezoning in order to allow a creation of a new 0.32-acre lot, which would contain the existing single-family dwelling unit, the church building, the parking areas, basketball court, and youth center would remain outside of the proposed rezoning area and on a zoned parcel. He said that the minimum lot size for conventional development in the R-1 zoning district was 45,000 square feet, so rezoning to a higher density zoning district was necessary to allow creation of the proposed residential lot.

Mr. Shoaf said that the minimum lot size for conventional development in the R-4 zoning district was 10,890 square feet, and given the proposed lot size of 13,932 square feet, only one dwelling unit would be permitted on this proposed lot. He said that the illustration on the slide showed a proposed subdivision plat if the zoning were to be approved, and the subdivision would be reviewed by staff to ensure that it followed all of Albemarle County's zoning regulations.

Mr. Shoaf said that regarding the comprehensive plan, this subject property was located in the Hollymead community in the Places 29 Master Plan, and the future land use designation was Urban Density Residential, which called for residential uses at a density of 6.01 to 34 units per acre. He said that although the proposed rezoning suggested density of one dwelling unit per acre, staff believed this was appropriate given the density of the surrounding area.

Mr. Shoaf that staff found two favorable factors, which was that this request would have no impacts on neighboring properties, public facilities, and services, and the request was consistent with the County's Growth Management Policy and the recommendations in the Places 29 Master Plan. He said that staff found no unfavorable factors. He said that staff recommended approval of zoning map amendment ZMA202300003 Maple Grove Church Residential Rezoning.

Mr. Bivins asked if this application were approved by the Board of Supervisors, the redevelopment would have the ability to put four dwelling units on the property.

Ms. Ragsdale stated that in the report it was noted that based on the lot size, there would only be one dwelling unit permitted.

Mr. Bivins asked if that was true if it was in an R-4 district.

Ms. Ragsdale said yes.

Mr. Carrazana asked if the highlighted area was 0.32 acres.

Mr. Shoaf said that was correct, it was 0.32 acres.

Mr. Carrazana asked if there was 0.13 acres was mentioned for the new development.

Mr. Shoaf said no, they were requesting to rezone 0.32 acres of the subject parcel, then they would submit a subdivision application if the rezoning were to be approved, which would be the

0.32 acres to have one dwelling unit constructed on it. He said that there was an existing dwelling unit there.

Mr. Carrazana asked if the minimum for R-4 would be 0.1.

Mr. Shoaf said that the minimum lot size for conventional development in the R-4 zoning district was 10,890 square feet, and for the R-1 zoning district, it was 45,000 square feet. He said that the parcel proposed to be rezoned was 13,932 square feet.

Ms. Firehock asked if this house was leftover because it was the minister's house for the church or something, so they were not using it as the rectory.

Mr. Shoaf said that the applicant was present to provide a presentation. He said that there was an existing parsonage on that property right now.

Ms. Firehock asked if they were disposing of a piece of real estate that they did not need and possibly provide funding for the church.

Mr. Jeffrey Ange said that was correct. He said that what they would anticipate seeing was an evaluation of their facilities, just as any business or government would do. He said that it was not a priority to maintain that facility, but they believed it would be a good residence for the community, so it was a reallocation of resources, which matched with their mission. He said that they were recently approved for a daycare special use permit, so the parsonage did not fit into that plan.

Mr. Clayborne opened the public hearing.

Mr. Ange said that they hoped to present a quality application for a zoning map amendment, and appreciated the committee's help from the very beginning. He said that they received a lot of good advice from the preapplication stage, as well as with their daycare center application. He said that the goal of their collaborative work was to create a quality solution. He said that they addressed early that they should look at setbacks, public walks, and things that would properly accommodate the residents, but also the playgrounds and adjacent housing, which was where the recommendation to go to R-4 zoning came about. He said that squeezing in a larger lot would crowd the lot on top of everything else.

Mr. Bivins said that lack of affordable housing could be a barrier to new ministers coming into the church.

Mr. Ange said that that had been a consideration. He said that it had been the history of their usage, and was time to change gears.

Mr. Clayborne asked if there were any public speakers. Seeing none, he closed the public hearing and the matter was before the Planning Commission.

Mr. Bivins noted that the applicant would have to manage the entrance on Proffitt Road, which had traffic concerns due to the multiple developments along the road.

Mr. Missel moved that the Planning Commission recommend approval of ZMA202300003 Maple Grove Church – Residential for the reasons stated in the staff report. Mr. Carrazana seconded the motion, which carried unanimously (5-0). Mr. Moore was absent from the vote.

### **Adjournment**

At 7:34 p.m., the Commission adjourned to July 25, 2023.

---

Kevin McDermott, Director of Planning

(Recorded by Alberic Karina-Plun, Clerk to Planning Commission & Planning Boards; transcribed by Golden Transcription Services)

Approved by Planning Commission
Date:
Initials: