



County of Albemarle
COMMUNITY DEVELOPMENT DEPARTMENT

401 McIntire Road, North Wing
Charlottesville, VA 22902-4579
Telephone: 434-296-5832
WWW.ALBEMARLE.ORG

To: Albemarle County Board of Supervisors
From: J.T. Newberry, Senior Planner II
Rebecca Ragsdale, Planning Manager
Tony Edwards, Deputy County Engineer
Frank Pohl, PE, County Engineer
Date: May 6, 2026
Re: **SE-2026-00001 - Iglesia del Dios Pentecostal Fuente de Salvación - Critical Slopes Special Exception**
TMP: 04700-00-00-00100
Magisterial District: Rivanna
School Districts: Baker-Butler E.S., Lakeside M.S., Albemarle H.S.
Zoning: RA Rural Areas

Summary of Request for Special Exception:

The applicant is requesting a special exception to allow the disturbance of approximately 0.326 acres (14,201 square feet) of critical slopes in association with the establishment of a religious assembly use on a 7.367-acre site. The applicant's request and proposed plans are provided in Attachment A.

The Board of Supervisors may grant a waiver or modification for disturbance of critical slopes based on the findings outlined in County Code § 18-4.2.5(a)(3):

The modification or waiver would not be detrimental to the public health, safety or welfare, to the orderly development of the area, or to adjacent properties; would not be contrary to sound engineering practices; and a finding of at least one of the following:

- 1. Strict application of the requirements of section 4.2 would not forward the purposes of this chapter or otherwise serve the public health, safety or welfare;*
- 2. Due to the property's unusual size, topography, shape, location or other unusual conditions, excluding the proprietary interest of the developer or subdivider, prohibiting the disturbance of critical slopes would effectively prohibit or unreasonably restrict the use of the property or would result in significant degradation of the property or adjacent properties; or*
- 3. Granting the modification or waiver would serve a public purpose of greater import than would be served by strict application of the regulations sought to be modified or waived.*

Detailed staff analysis is provided as Attachment C. Staff believes the applicable findings have been sufficiently addressed and recommends approval of the applicant's request to disturb critical slopes with conditions.

Staff Recommendation:

Staff recommends that the Board adopt the attached Resolution (Attachment D) to grant the special exception with conditions as set forth in Attachment C.

Attachments:

- A. Applicant Narrative and Concept Plan (Special Exception Request)
- B. Location Map
- C. Staff Analysis
- D. Resolution