MAPLE GROVE CHRISTIAN CHURCH APPLICATION NARRATIVE
TO REZONE A PORTION OF THE CHURCH PROPERTY FROM R-1 TO R-4
4/17/2023

PROJECT PROPOSAL – Maple Grove Christian Church (MGCC) is located at 3210 Proffit Rd, Charlottesville, VA 22911 (Parcel M, T.M. 32-290) and currently resides on 6.86 acres of property that is zoned R-1. MGCC is applying to subdivide and rezone a portion of their existing property (M1 of Parcel M, T.M. 32-290), approximately 0.32 acres which includes an existing single-family, one-story dwelling, from R-1 to R-4. The remaining acreage surrounding MGCC will continue to be zoned R-1. If the rezoning is allowed, the property will be sold in the future.

The existing house and proposed area to be rezoned doesn't relate to or impact the ministry of MGCC. The main church building, two playground areas, a youth center to the rear of the main building, the outdoor basketball court and all parking areas in front of and behind the church fall outside of the proposed rezoned area. The proposed rezoned property will adhere to all provisions of an R-4 parcel including permitted use (detached single-family dwelling), lot size (greater than 0.25 acre), structure height (less than 35 feet), and gross density (one single-family dwelling).

CONSISTENCY WITH THE COMPREHENSIVE PLAN – MGCC is located in the Rivanna District of Albemarle County. This district is under the Places29-North Master Plan that is part of the Albemarle County Comprehensive Plan. MGCC property is zoned R-1. Currently, the parcels on each side of the church and across the highway are zoned for higher density than R-1. Rezoning this proposed, small subdivided area to R-4 will be consistent with the Comprehensive Plan (as well the land-use plan and the master plan for this area).

IMPACTS ON PUBLIC FACILITIES AND PUBLIC INFRASTRUCTURE – The existing single-family dwelling on the MGCC property is currently on Albemarle County water and sewer facilities and Dominion Power electrical service. The house has a separate sewer line, not connected to the Main Church Building; however, the house is on the same water meter as the church. A separate water meter will be installed on the proposed subdivided area. The house currently has a separate electric meter so no modifications are required for electrical service. At present, vehicular access to the proposed subdivided area is via the main entrance to MGCC. When the subject property is sold, an access easement will be granted so a separate driveway from the property to Proffit Road will not be needed or required. We assess that the water, sewer, electrical and digital requirements for the proposed area to be rezoned will not exceed the current usage.

IMPACT ON ENVIRONMENTAL FEATURES – We don't expect to make any exterior modifications to the existing single-family house or landscape changes to the proposed subdivide area or the remaining MGCC property. Therefore, there will be no impact on the current environmental features of the area or the adjacent properties.