

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

AGENDA TITLE: SP201400016 Canaan Christian Church, Magisterial District: Rivanna SUBJECT/PROPOSAL/REQUEST: Adopt a Resolution for approval of a special use permit request for a church, as permitted under section 10.2.2.35 of the Zoning Ordinance	AGENDA DATE: October 14, 2015 STAFF CONTACT(S): David Benish, Megan Yaniglos PRESENTER (S): Megan Yaniglos
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BACKGROUND:

At its meeting on September 1, 2015, the Planning Commission ("PC") voted 6:0 to recommend approval of SP201400016, and recommended that two conditions be added to the special use permit to further reduce the impact of the church to the neighboring properties. The conditions are to not allow outdoor amplified sound or outdoor lighting of any kind.

DISCUSSION:

After the PC public hearing, staff concerns arose regarding the condition to not allow any outdoor lighting. No outdoor lighting of any kind creates an unsafe condition for the church and its members during the winter months and when activities, such as bible study, take place in the evening. Staff recommends that the Board modify the condition so that some outdoor lighting is permitted.

Staff has provided two resolutions, one that includes the two additional conditions as recommended by the PC (Attachment A), and one that includes a modified lighting condition (Attachment B). The modified condition is the standard lighting condition that is used for uses in the Rural Areas and requires that the lights be shielded from abutting properties by a full cutoff luminaire and that the amount of spillover be reduced. This is a higher standard than what the lighting ordinance requires. The lighting ordinance would require that outdoor lighting be shielded by a full cutoff luminaire only if the lamp emitted 3,000 or more maximum lumens. The lighting ordinance also limits the spillover of outdoor lighting to not more than one-half (0.5) foot candles at the property line or edge of the public right-of-way. The recommended condition lowers that limit to 0.3 foot candles.

The County Attorney has prepared the attached two Resolutions (Attachment A and B) for the Board's consideration. The Planning Commission's Action letter, Staff Report and minutes from the September 1, 2015 meeting are also attached (Attachments C-E).

RECOMMENDATIONS:

Staff recommends that the Board adopt the Resolution to approve SP201500009 with the modified lighting condition (Attachment B).

ATTACHMENTS:

- A – Resolution including conditions recommended by the PC
- B – Resolution including conditions recommended by PC with a modified lighting condition
- C – Planning Commission action letter
- D – Planning Commission staff report
- E – Planning Commission minutes