LINE AND GRADE
Civil Engineering

SPECIAL EXCEPTION REQUEST

TO: Albemarle County Community Development Staff

FROM: Kendra Moon, PE
Line and Grade Civil Engineering

DATE: September 5, 2023
Revised October 27, 2023

RE: Cornerstone Community Church
Special Exception to Setback Requirements

PROJECT DETAILS

Applicant:	Cornerstone Community Church | Tony Schiavone, Lead Pastor
Consultant:	Line and Grade Civil Engineering | Kendra G. Moon, PE
Name of Project:	Cornerstone Community Church
Short Description:	Rezoning of R1 to C1 for religious assembly use
Proposed Site:	1395 Stony Point Road, Charlottesville, VA 22911

PROPERTY DETAILS

Parcel ID Number:	07800-00-00-058K0
Short Parcel ID:	78-58K
Total Acres:	3.58 ac
Owner:	James A Dettor Jr. and Peggy W Dettor
Current Tenant:	Single family residential
Magisterial District:	Rivanna
Zoning:	R1 Residential
Proffered:	No
Overlays:	EC, Dam Break Inundation Zone, FHO, Scenic Byway, *Pending: WPO Buffer*
Comprehensive Plan Area:	Neighborhood 3- Pantops
Comprehensive Plan Use:	Parks and Green Systems
Comprehensive Plan Use:	Urban Density Residential
Land Use:	Single family residential
Surrounding Uses:	Mixed commercial and residential to north; multifamily residential to east; commercial to south and west

EXECUTIVE SUMMARY

Cornerstone Community Church (CCC) is currently pursuing a Zoning Map Amendment (ZMA) for parcel 78-58K to be rezoned from R1 residential to C1 commercial. Alongside this ZMA, they would like to formally request a Special Exception to the C1 50' rear setback adjacent to residential properties for two *existing* structures only. Once the property is rezoned and demolition of structures is finished, the current residence and garage structure will encroach into the C1 Commercial setback. Screening will be provided in certain areas to mitigate impacts of the encroachment into the 50' setback.

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Site Mapping

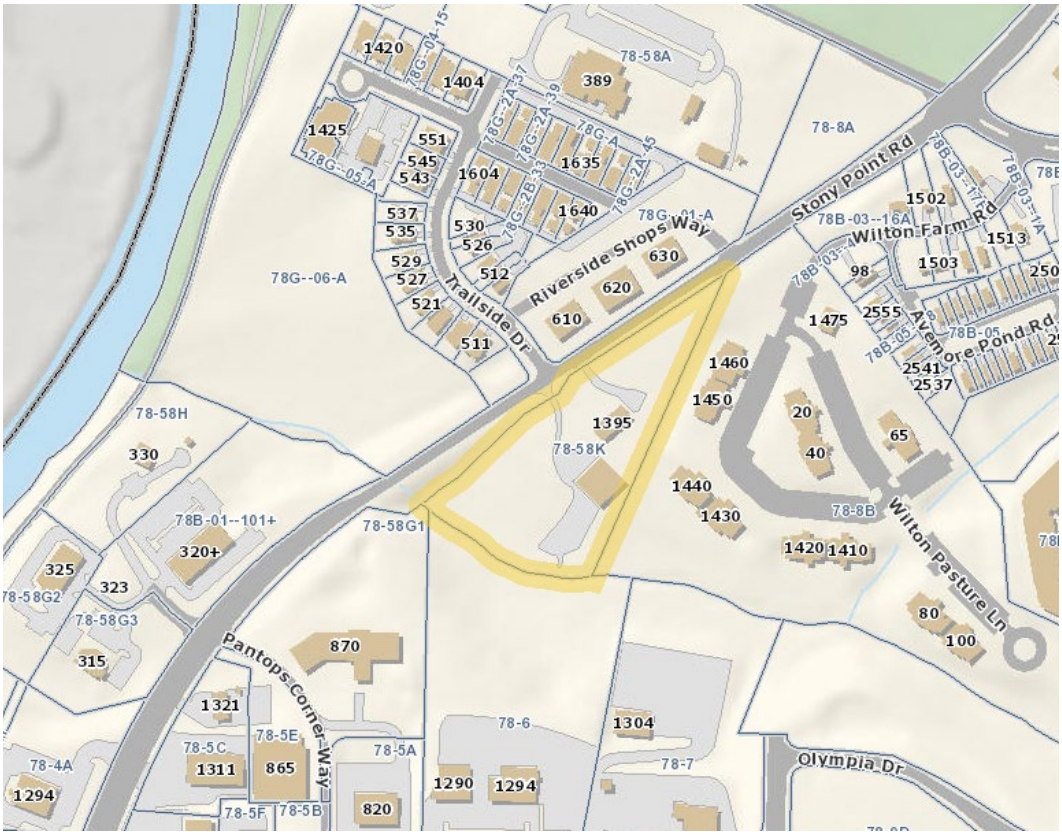


Image 1 – Subject parcel, source: Albemarle County GIS



Image 2 – Aerial image showing parcel in context, source: Google

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The applicant hereby requests an exception to County code section 4.20 for the required minimum rear setback in order to utilize the existing garage building and residence on site. The adjacent parcel in the rear of the site, TMP 78-8B, is zoned R10 residential, therefore a 50 ft setback is required for a C1 zoning.

The subject property contains four structures, a carport, residence, garage, and shed. Please see the attached exhibit with buildings labeled 1, 2, 3, and 4, respectively. Should the rezoning to C1 be approved, the carport, shed, and "overhang" portion of the garage will all be removed. The remaining residence and garage will then be in violation of the required setback by 2.4 ft and 21.5 ft, respectively.

It is worth noting that there is an existing screening buffer between these buildings and the adjacent residential buildings, though it is located on TMP 78-8B and not on the subject property (see Image 2 above). The nearest distance between any subject site building and adjacent residential building is approximately 100 feet. No new structures will be built within the required setback, only the existing structures mentioned are to remain. Screening will be provided behind the existing garage structure in accordance with the size and materials specified by Sec. 32.7.9.7 to reduce potential noise or visual impacts that may be exacerbated by the reduced 50 ft setback in this area.

LEGEND

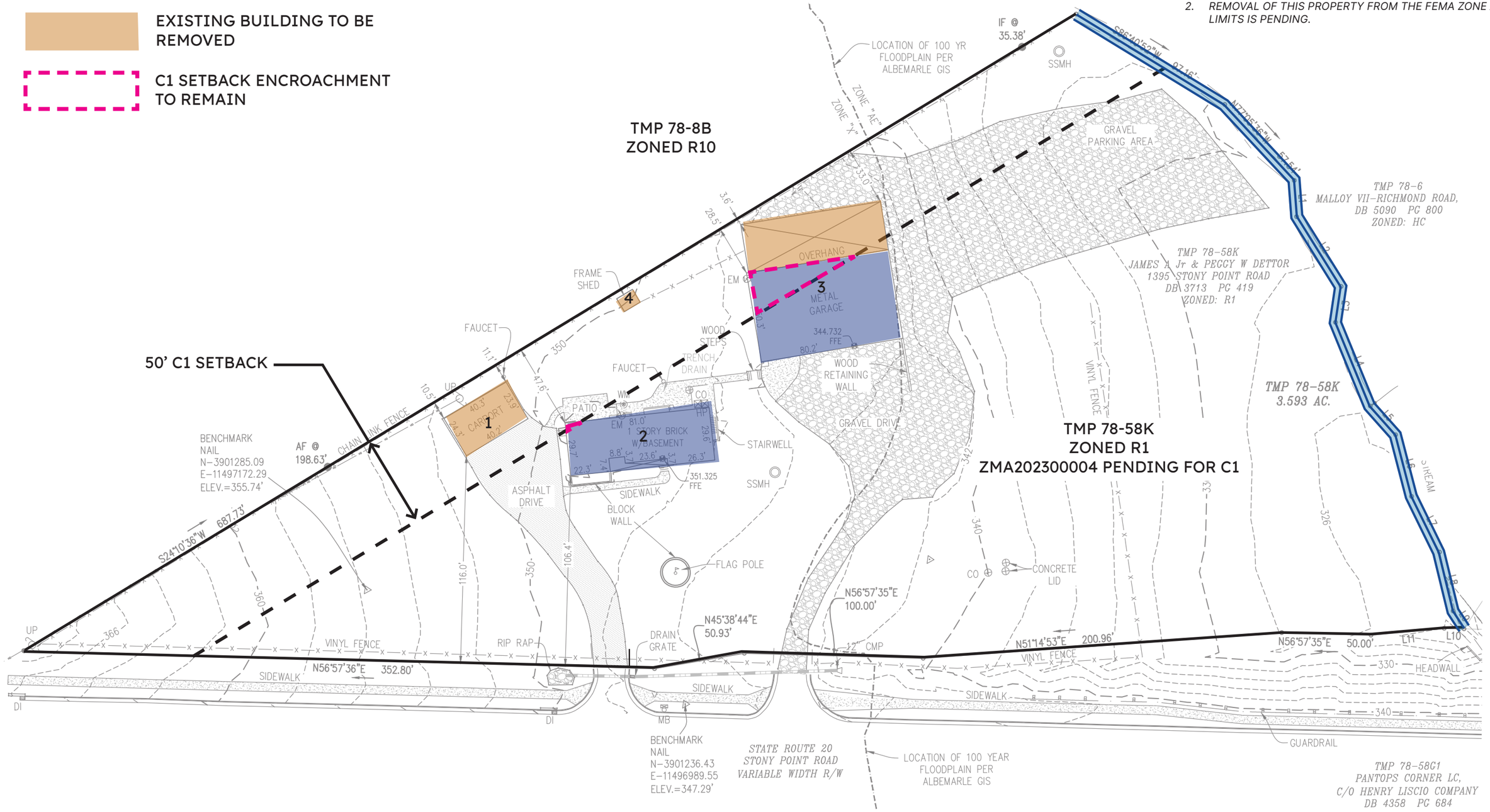
EXISTING BUILDING TO REMAIN

EXISTING BUILDING TO BE REMOVED

C1 SETBACK ENCROACHMENT TO REMAIN

NOTES:

1. *UNDERLYING SURVEY PROVIDED BY MERIDIAN PLANNING GROUP, LLC. MOST RECENT REVISION DATED MARCH 6, 2020.*
2. *REMOVAL OF THIS PROPERTY FROM THE FEMA ZONE AE LIMITS IS PENDING.*



1 SPECIAL EXCEPTION EXHIBIT - SETBACKS

N 0' 40' 80' 120'

4 LINE AND GRADE

SPECIAL EXCEPTION EXHIBIT - SETBACKS

CORNERSTONE COMMUNITY CHURCH

ALBEMARLE COUNTY, VIRGINIA

10/27/2023

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