

Albemarle County Planning Commission
August 9, 2016

The Albemarle County Planning Commission held a regular meeting on Tuesday, August 9, 2016, at 6:00 p.m., at the County Office Building, Room 241, Second Floor, 401 McIntire Road, Charlottesville, Virginia.

Members attending were Mac Lafferty, Jennie More, Daphne Spain, Tim Keller, Chair; Karen Firehock, Vice Chair and Bill Palmer, UVA representative. Members absent were Pam Riley, and Bruce Dotson.

Other officials present were J.T. Newberry, Senior Planner; Chris Perez, Senior Planner; Bill Fritz, Chief of Special Projects; Elaine Echols, Acting Chief of Planning; David Benish, Acting Director of Planning; Sharon Taylor, Clerk to Planning Commission and John Blair, Senior Assistant County Attorney.

Call to Order and Establish Quorum:

Mr. Keller, Chair, called the meeting to order at 6:00 p.m. and established a quorum.

Public Hearing Items:

SP-2016-00007 Chapman Grove Baptist Church

MAGISTERIAL DISTRICT: Rivanna

TAX MAP/PARCEL: 06200000006700, 06200000006800

LOCATION: 2064 Stony Point Road

PROPOSAL: Request to expand existing church by 1900 sq. ft.; request is associated with SDP201600021.

PETITION: Amend special use permit SP200000061 to expand existing church under Section 10.2.2.35 of zoning ordinance. No dwelling units proposed.

ZONING: RA Rural Areas - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots)

ENTRANCE CORRIDOR: Yes

SCENIC BYWAYS: Yes

COMPREHENSIVE PLAN: Rural Area – preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources; residential (0.5 unit/ acre in development lots in Rural Areas 2 of the Comprehensive Plan.

(JT Newberry)

Mr. Newberry summarized the staff report for SP-2016-00007 Chapman Grove Baptist Church in a PowerPoint presentation.

Mr. Newberry pointed out that the big part of the initial special use permit review was the safety of the entrance along Route 20. So he wanted to show the site distance to the right and to the left of that entrance, which VDOT has approved.

- The overview of the request this evening is to amend a special use permit from the year 2000, SP-2000-00061, to permit an approximately 1,600 square foot expansion of an existing church as well as the expansion of an existing parking area.
- This review is happening in conjunction with a Major Site Plan Amendment, which is

currently under review (SDP-2016-00021).

- In an area map just to orient the Commission to the site staff pointed out it is not too far up Route 20 North. He pointed out the entrance to Key West Subdivision on the map. The amended concept plan and major site plan amendment was shown on the next slide. He noted that this view is good for seeing the landscaping as well as the parking area that exists on both sides of the building. Next, is a zoomed in view where you can see the proposed additions to the church and how that would lay out against the existing structure today.
- In photographs of the site staff noted the following:
 - The view across from the entrance onto Route 20,
 - The front of the existing church and the parking area,
 - The travel way that serves the larger parking area, which is gravel on the other side of the church, and
 - The location where the phase 2 addition would be located.

Mr. Newberry pointed out that the big part of the initial special use permit review was the safety of the entrance along Route 20. So he wanted to show the site distance to the right and to the left of that entrance, which VDOT has approved.

The factors for consideration were favorable.

- Staff found that no significant impacts would be created by the proposed expansion.
- The request is consistent with the Comprehensive Plan.

No unfavorable factors were identified.

The existing conditions from SP-2000-00061 were:

1. Day care use shall be prohibited unless approved through an amendment to this permit; and
2. The number of seats permitted within the area of assembly shall not increase unless by an amendment to this special permit.

Those conditions have largely been updated for this application. There is a general accord statement for the first condition. Staff has included private school as an additional use that would require an amendment to this permit. The new maximum seat limit for the area of assembly is 127 seats. There is also a standard condition to include the health department approval before any building permits.

Staff recommends approval subject to the conditions outlined in this presentation and can take any questions that the Commission has.

There being no questions for staff, Mr. Keller opened the public hearing and invited the applicant to address the Commission.

Steve Von Storch, architect, said he had been working with the church and really did not have much to add except to thank the county for helping the church maneuver through the many, many layers of review to get to this point. He was just here to answer questions.

Mr. Keller invited questions for the applicant.

Ms. Spain pointed out the members of the church came to talk to the Pantops Community

Advisory Committee and did a very thorough job. We were all impressed with the fact that the church is growing enough to be able to invest in another addition. So the Pantops Community Advisory Committee gave the church its approval.

Mr. Keller invited public comment. Hearing none, he closed the public hearing to bring the matter before the Planning Commission for discussion and a motion.

Ms. Spain moved and Mr. Lafferty seconded to recommend approval of SP-2016-00007 Chapman Grove Baptist Church with conditions outlined in this presentation.

1. Use of site shall be in general accord with the concept plan "Church Addition in Two Phases Amending SDP2000-129" last revised on 6/20/2016, as determined by the Director of Planning and the Zoning Administrator. To be in general accord with this plan, development and use of the site shall reflect the general size, arrangement and location of the existing church facility and proposed additions. Minor modifications to the plan which do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance;
2. Day care and private school uses shall be prohibited unless approved through an amendment to this permit; and
3. The area of assembly shall be limited to a maximum 127-seat sanctuary; and
4. No building permit shall be approved without approval from the Virginia Department of Health.

The motion passed by a vote of 5:0:2 (Dotson, Riley absent)

Mr. Keller said this matter will be forwarded to the Board of Supervisors to be heard on a date to be determined.

The meeting moved to the next agenda item.