



**COUNTY OF ALBEMARLE
STAFF REPORT SUMMARY**

Project Name: SP201600007 Chapman Grove Baptist Church – Special Use Permit Amendment	Staff: J.T. Newberry, Senior Planner
Planning Commission Public Hearing: August 9, 2016	Board of Supervisors Public Hearing: TBA
Owner: Chapman Grove Baptist Church	Applicant: Chapman Grove Baptist Church c/o Gale Brown
Acreage: 1.12 acres	Special Use Permit: 10.2.2.35, Church building and adjunct cemetery
TMP: 06200-00-00-06700, 06200-00-00-06800 Location: 2064 Stony Point Road	Existing Zoning and By-right use: (RA) Rural Areas - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots)
Magisterial District: Rivanna	Conditions: Yes
School District: Monticello HS, Burley MS, Stony Point ES	Requested # of Dwelling Units: N/A
Proposal: Amend special use permit to expand existing church and associated parking area.	Comprehensive Plan Designation: Rural Area – preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources; residential (0.5 unit/ acre in development lots) within Rural Area 2.
Character of Property: The subject property contains an existing church and cemetery with associated parking areas.	Use of Surrounding Properties: Single-family residential uses
Factors Favorable 1. No significant impacts would be created by the proposed expansion. 2. The request is consistent with the Comprehensive Plan.	Factors Unfavorable 1. None.
RECOMMENDATION: Staff recommends approval of this special use permit with conditions.	

STAFF PERSON:
PLANNING COMMISSION:
BOARD OF SUPERVISORS:

J.T. Newberry
August 9, 2016
TBA

PETITION:

PROJECT: SP201600007 Chapman Grove Baptist Church – Special Use Permit Amendment

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.

CHARACTER OF THE AREA:

The subject area is located along Stony Point Road (State Route 20 – North) approximately 0.1 mile north of its intersection with Vicennes Road (State Route 769). According to the applicant, a church has operated on the site since 1900. The current 2,800 square foot church building contains a 95 seat sanctuary and parish hall, which were originally constructed in 1955 following a fire (see Attachment A). A large vacant parcel lies across Route 20 to the east of the site. Single-family residences, including the Key West Subdivision, are located to the west and southwest of the area (see Attachment B).

PLANNING AND ZONING HISTORY:

- VA199200030 – Approved with conditions – Relief from rear setback for a 16' x 25' expansion.
- VA200000031 – Approved with conditions – Relief from front setback for construction of a vestibule entry, porch, stairs and ramp for handicap access.
- SP200000061 – Approved with conditions – Special use permit to bring a nonconforming church use into conformity with the Zoning Ordinance.
- SDP200000129 – Approved with conditions – Site plan waiver associated with special use permit request.

DETAILS OF THE APPLICANTS' PROPOSAL:

The applicants are requesting to expand the existing church by approximately 1,600 square feet. The expansion would increase sanctuary and office space, as well as expand the existing parish hall. The additional sanctuary space would allow up to 32 additional seats (yielding 127 seats in total). The expanded parish hall would reconfigure the existing kitchen and bathrooms and provide a gathering area after services. The existing parking area on the south side of the church would be expanded by nine spaces (yielding 42 parking spaces in total). A narrative of the proposal provided by the applicant is found in Attachment C.

SUMMARY OF THE COMMUNITY MEETING:

The community meeting was held in conjunction with the Pantops Community Advisory Committee meeting on the evening of May 23rd, 2016 and was attended by approximately 30 people. The architect provided an overview of the proposal using the conceptual plan/proposed major site plan amendment found in Attachment D. Several church members provided additional historical background on the site.

One concern raised at the meeting was whether or not there were any existing traffic issues along Route 20. Several church members reported that no traffic issues exist and the church successfully manages events on the site.

ANALYSIS OF THE SPECIAL USE PERMIT REQUEST:

Section 33.8 of the Zoning Ordinance states that the Planning Commission and Board of Supervisors shall reasonably consider the following factors when reviewing and acting upon an application for a special use permit:

No substantial detriment. The proposed special use will not be a substantial detriment to adjacent lots.

The proposed addition totals approximately 1,600 square feet and is not expected to be a substantial detriment to adjacent lots. The applicant has provided additional details about lighting and landscaping, as well as elevations of the proposed additions to ensure that any new impacts will be appropriately mitigated. Staff believes the scale of the proposed expansion will not create a discernible difference in the impact to adjacent lots.

Character of district unchanged. The character of the district will not be changed by the proposed special use.

As the character and scale of use on the site will not significantly change, the character of the zoning district is not expected to change.

Harmony. The proposed special use will be in harmony with the purpose and intent of this chapter, with the uses permitted by right in the district.

Religious land uses are not specifically addressed in the purpose or intent of the zoning ordinance. However, they have generally been considered as compatible land uses in rural and residential areas. Churches are common in the RA and VR zoning districts, and have generally been considered in harmony with residential uses.

...with the regulations provided in section 5 as applicable.

Section 5 contains no regulations applicable to this request.

...and with the public health, safety and general welfare.

VDOT has indicated to the applicant that minor grading near the entrance may be needed to improve sight distance. VDOT will make this evaluation during site plan review. Sufficient area exists on the site to make any required improvements. No impacts to public health, safety, or the general welfare of the community are anticipated.

Consistency with the Comprehensive Plan. The use will be consistent with the Comprehensive Plan.

The site lies within the Rural Areas designation of the Comprehensive Plan. Churches in the

Rural Areas have historically played an important role in supporting their members, as well as their larger communities. Places of worship are considered to contribute to the moral fabric of the community. Staff believes this proposal to amend an existing special use permit is consistent with the Comprehensive Plan.

SUMMARY AND ACTION:

Staff has identified factors which are favorable. Factors favorable to this request include:

1. No significant impacts would be created by the proposed expansion.
2. The request is consistent with the Comprehensive Plan.

No unfavorable factors have been identified.

RECOMMENDATION:

Staff recommends approval of SP201600007 Chapman Grove Baptist Church – Special Use Permit Amendment based upon the analysis provided herein, with the following amended conditions from SP200000061 (amendments are shown in **bold and underlined** below):

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.**

PLANNING COMMISSION MOTION:

A. Should a Planning Commissioner **choose to recommend approval** of this special use permit:

Move to recommend approval of SP201600007 Chapman Grove Baptist Church – Special Use Permit Amendment with conditions outlined in this staff report.

B. Should a Planning Commissioner **choose to recommend denial** of this special use permit:

Move to recommend denial of SP201600007 Chapman Grove Baptist Church – Special Use Permit Amendment *Should a commissioner motion to recommend denial, he or she should state the reason(s) for recommending denial.*

ATTACHMENTS:

Attachment A – [Aerial Map](#)

Attachment B – [Area Map](#)

Attachment C – [Application Narrative](#)

Attachment D – [Proposed Concept Plan/Major Site Plan Amendment](#)