CHARLOTTESVILLE COMMUNITY CHURCH – SPECIAL USE PERMIT

TMP 91-16B
SPECIAL USE PERMIT (SP 2024-00018)
SCOTTSVILLE DISTRICT

NARRATIVE AND APPLICATION PLAN

Submission Date: June 17, 2024
Revised: October 7, 2024

TABLE OF CONTENTS

1. Introduction
   - 1.1 Project Narrative
   - 1.2 Consistency with the Comprehensive plan & R1 Zoning Requirements
     - Figure 1: Current Context Map
     - Figure 2: Current Comprehensive Plan
     - Figure 3: Current Zoning Map
   - 1.3 Existing Conditions
     - Figure 4: Overall Context Map
   - 1.4 Development Impact
   - 1.5 Environmental Impacts
     - Figure 5: Critical Resources Map

2. Design Elements & Factors for the Special Use Permit
   - 2.1 Traffic and Transportation Improvements
   - 2.2 Lighting
   - 2.3 Water Usage
   - 2.4 Sounds & Smell
   - 2.5 Visual Impacts and Building Design
   - 2.6 Landscaping
   - 2.7 Grading
   - 2.8 Stormwater Management
   - 2.9 Summary

3. Application Plan – Sheet 11
4. Illustrative Plan – Sheet 12

1. INTRODUCTION

1.1 Project Narrative

The applicant, Charlottesville Community Church, is seeking a special use permit for the property TMP91-16B, in southern Albemarle County along Scottsville Road (Route 20) north of the intersection with Avon Street Extended in the Southern and Western Neighborhood development area. Charlottesville Community Church is requesting a special use permit on the 6.811-acre property, currently zoned R-1, for a religious assembly use.

Charlottesville Community Church was established in September 2008. The Church began meeting in a home in Lake Reynovia, and then in the Lake Reynovia clubhouse. Now, the Church currently meets in the Mountain View Elementary School, and it has been holding services at the elementary school for the past 15 years. Over the church's lifetime, they have seen over 1000 members come and go, and the church currently averages around 250 people in worship each Sunday.

The Church began as a congregation of mainly college students and young families, but over time it has matured into a balanced congregation of young families, singles, college students, and an increasing number of retired couples. The Church still has a presence at UVA and currently has around 75 college students worshipping with the congregation each Sunday during the fall and spring. Because of this relationship with UVA, it is important for the Church to find a property that was close in proximity to the University so that they could continue to reach college students. This proposed property is less than ½ mile from the current location of the Church at Mountain View Elementary School, and it will allow the Church to continue its ministry to the community and UVA students.

Charlottesville Community Church has reached a size and community establishment where it needs a dedicated facility so that they can do their work and ministry with greater efficiency and provide more opportunities to serve the community. While the Mountain View Elementary School has served as a great home for the Church over the past 15 years, they need to move into their own building to continue to grow and operate. This proposed property, which is located within the growth area, is centrally located for the congregation in which it serves.

The Special Use permit application proposes a religious assembly use to accommodate a Church facility that can expand over time as funding allows. The parking for the facility will be located in the rear of the site with the Church buildings and active spaces providing a buffer between the parking and Scottsville Road (Route 20), which is an entrance corridor for the County. The parking lot and the main sanctuary shall be constructed on the property during the first phase of construction and the church offices may operate out of the existing house. Future expansion phases of the Church may include additional buildings attached to the sanctuary, including Sunday School rooms, offices, a Fellowship Hall, gathering spaces (inside and outside), and a gymnasium or multi-purpose room.

Charlottesville Community Church provides a much-needed public benefit to the community with its teachings and ministry to its congregation. They have been operating over the past 16 years and are looking to build a facility to continue to meet current and future public needs and demands in the area.

Hours of Operation:
The main hours of operation for the Charlottesville Community Church are Sunday mornings. In addition, it may have additional activities, services, or gatherings at other times during Saturdays or Sunday afternoon/evenings or Weekday evenings (outside normal working day/school hours). These events, gatherings, and services may include special worship services in conjunction with the biblical calendar, Wednesday evening worship or fellowship gatherings, bible studies, or special events for the Church. Most of these events occur during the evening or weekends, outside normal working day hours.

Proposed Facility:
The total proposed Church facility shall not exceed 55,000 sq.ft. under this special use permit. The projected size of the sanctuary for the facility is approximately 400-500 seats. This size will accommodate the current and future needs of the Church, allowing for the growth and expansion of their ministry. Additional buildings and expansions of the Church facility may include common areas, gathering spaces, Sunday school classrooms, offices, gymnasium, multi-purpose room, Fellowship Hall, and/or other facilities to support the Church use. Outside recreational and gathering spaces will be accommodated with the design of the Church facility. These outside areas are not included in the overall 55,000 sf of the proposed Church facility. The outside amenities may include a playground, recreational fields, sport courts, patios/gathering areas, seating spaces, and other amenities that support the overall Church facility.

The proposed Church may consist of several buildings and structures, as it will be constructed in phases over time. The first phase of the project will be the construction of the main worship building. This building is anticipated to be around 20,000 sf. Additional buildings shall include the construction of a greeting area/fellowship hall, Sunday school classrooms, and a gymnasium/multi-purpose room. The Fellowship Hall and Sunday school classrooms are expected to be roughly 15,000 sf in size, and the gymnasium or multi-purpose building may be roughly 20,000 sf in size. The existing house on the property shall remain at least during the 1st phase of the project and will be

used for Church offices to support the ministry. As the future buildings are constructed, the existing house will be demolished and replaced with the future phases of the building construction. The Church offices will be incorporated into a portion of the future buildings.

The proposed parking lot, as shown on the application plan, is located in the rear of the property. The parking lot will be accessed from the existing Pebble Drive, which is an existing private road within the 50' private right of way on the property. This right of way and existing private road shall remain. The roadway will be improved from a steep gravel road to a paved roadway with an overall grade that will be improved to help with accessibility to the Church facility. The parking lot and Church grounds will include approximately 200 to 300 parking spaces, including overflow parking areas for larger Sunday worship services and events. Based on the size of the worship building and the anticipated number of seats within the worship building, the parking lot will need to accommodate a minimum of 200 to 270 spaces.

A monument sign will be installed at the entrance to the Church property along the frontage of Route 20.

Soundproofing and Noise:
All the buildings on the property will include soundproofing. The sound proofing will mitigate any noise from the Church and allow it to operate on this property without disturbing the adjacent residential neighbors. In addition, landscaping buffers are proposed around the Church property to reduce the effects of noise and light pollution from the Church building and parking lot. The proposed 15' landscaping buffer along the southern property and western property lines provide screening and noise buffer between the Church property and the adjacent properties. The proposed 12' minimum landscaping buffer along the northern property line provide screening and noise reduction from the Church property to the adjacent Avnity Estates development. The 12' landscaping buffer will be provided within the existing 50' private right of way. A single row of evergreen trees with a 12' to 13' spacing will be planted within this 12' buffer area adjacent to the proposed parking lot to mitigate the parking lot impact on the Avinity Estates development. In addition, the existing private road within the existing right of way will be upgraded and paved for the proposed Church development. Paving this existing road will help reduce the noise impact from the additional cars using the private road to access the Church property. The landscaping buffer and paving of the existing private road, in conjunction with the existing 6' landscaping buffer and 8' wooden fence within the Avinity Estates development will provide mitigation of the noise and lighting from the Church property.

Utilities:
The Church building will be served by County water and sanitary sewer. The property is located within the ACSA jurisdictional area and will not rely on well or septic for the facility.

Building Height and Building construction:
The maximum building height of any structure on the property shall be 35 feet, in accordance with the Albemarle County zoning ordinance. This height requirement shall not apply to any steeples, crosses, or other architectural detail of the Church.

Landscaping, Buffers, and Existing Vegetation:
The site is primarily grass lawn with an existing single-family house. The site slopes from the rear of the property down to Scottsville Road, with a total change in elevation of 70 feet over 600 feet. There is an existing tree buffer area along the southern property line of the property, and there is an existing private gravel roadway along the northern property line. The application plan proposes a 15' landscaping buffer along the southern and western property lines, and a 12' landscaping area along the northern property line between the property line and relocated Pebble Drive. The 15' buffer shall primarily be undisturbed. Any disturbance within the 15' landscaping buffer areas will be replanted in accordance with Albemarle County buffer and screening requirements. Any areas within the 15' landscaping buffer that are not currently landscaped will be planted and screened in accordance with Albemarle County buffer planting requirements. The 12' landscaping area along the northern property line will be located within the existing 50' right of way. Landscaping consistent with planting in a private right of way will be installed within this area of the site. A single row of evergreens will be planted within the upper portion of the 12' landscaping buffer adjacent to the parking lot. Portions of this 12' landscaping area will be disturbed and replanted with the reconstruction of Pebble Drive.

No fencing is proposed around the Church facility. There is an existing fence and required landscaping buffer along the rear lots of the Avinity Estate lots that back up and are adjacent to the Church property. This fencing and landscaping shall remain. The approved Avinity Estates site plan required the construction of an 8' high wooden board fence 6' from the property line with landscaping trees planted within this 6' buffer area on the Avinity property. This landscaping buffer area in addition to the proposed 12' minimum landscaping buffer on the Church property provides a total landscaping buffer 18 feet wide between the Church and the rear lot line of the Avinity Estates lots.

Driveway, Access, and Parking:
The existing Pebble Drive private 50' right of way is located on the property. Pebble Drive, which is an existing gravel driveway in poor condition, currently serves as the access point to the existing house and the property behind the site. This private drive will be reconstructed for the main access to the Church and will continue to serve the property at the rear of the site as well. A VDOT right turn lane will be installed from Scottsville Road into the site in accordance with VDOT standards and requirements. A VDOT landing will be provided at the intersection of Pebble Drive and Scottsville Road. Based on these improvements and the current condition of the driveway, the front portion of Pebble Drive will need to be reconstructed and upgraded to meet the needs of the Church. The roadway will also shift to the south in this location to provide the necessary area for the modification of the grades of Pebble Drive, without impacting the adjacent Avinity Estates neighborhood. The improved Pebble Drive will be paved to reduce erosion of the existing gravel road and to help address noise concerns with the usage of the roadway.

The parking for the proposed Church use will be accommodated in the proposed parking lot at the rear of the site. This parking lot is screened from the existing properties with a 15' landscaping buffer to the west and south and pebble drive and landscaping areas to the north. The site may also have some grass overflow parking during large events or special occasions within the grass amenity areas in the front of the site. This overflow parking would only be for larger events or services and not consistent on a weekly basis or even monthly basis.

Building and Parking setbacks:
The proposed Church buildings will meet the required R1 building setbacks. The front yard building setbacks are 5' minimum setback and no maximum setback. The side yard setbacks are a minimum of 5' setback and no maximum setback. The rear yard minimum building setback is 20 feet and no maximum setback.

The proposed landscaping buffers will provide additional setbacks along the southern property line for the proposed building and parking lot, and the rear 15' landscaping buffer shall provided an additional parking lot setback along the rear property line. No parking lot setback is required along the private right of way, and no paved parking lots will be located within the front yard of the property, between the main Church building and Route 20.

1.2 Consistency with the Comprehensive Plan and R1 Zoning Requirements

The property (TMP91-16B) is located within the development area of Albemarle County, as shown in Figure 2 and Figure 3. The current zoning on the property is R1 Residential and the Comprehensive Land Use for the property is Office/R&D/Flex/Light Industrial. The maximum residential density on the property with the R1 zoning is 7 single family lots (minimum ½ acre in size). The existing grades on the site make it challenging for a light industrial facility. Truck access and maneuvering through the site would be difficult with the steep travelways and site conditions. This site, however, is perfect for a Church use that can accommodate the grade changes across the site with the architectural design of the building and surrounding infrastructure.

In accordance with the Comprehensive plan for the Office/R&D/Flex/Light Industrial Land use areas, institutional uses (such as a church) are allowed as a use in this area when deemed compatible with nearby and adjoining uses. A Church on this property could serve several of the surrounding residential neighborhoods with walkable sidewalks and pathways to the Church. Under the existing R1 zoning, a religious assembly is allowed within the proposed uses with a Special Use permit.

The use of this property for a religious assembly is consistent with the overall Neighborhood Model guiding principles. The following is a summary of how a Special Use permit for the Church is consistent with the principles:

Pedestrian Orientation. The Project will contain a 10' asphalt shared-use path along the front of the property to provide a pedestrian connection to the other properties along Scottsville Road. This is consistent with the other properties that have recently been rezoned along this corridor. The shared-use pathway will help establish this connection along the Scottsville Road corridor that will eventually provide bicycle and pedestrian connections from all the properties along Route 20 to downtown Charlottesville. In addition, this application will seek to provide pedestrian and bicycle access from the property to the existing residential neighborhood to the north (Avinity Estates) through the existing right of way. This connection will allow residents of the Avinity Estates neighborhood and other surrounding neighborhoods to walk or bike to the Church for services and functions. This connection is subject to the approval of the Avinity Estates HOA; therefore, it will only be installed if the Avinity Estates community is in favor of the connection. In lieu of a paved connection, a 5' primitive trailway between the Church property and Avinity Estates may also be an option considered by the HOA board within this existing private access easement.

Mixture of Uses. The Project does not introduce a mixture of uses, but it does introduce a mixture of uses in this portion of the Southern boundary land use area. With the addition of a Church, it is providing an institutional use that helps support the primarily residential neighborhoods in this area of Albemarle County and the community.

Mixture of Housing Types and Affordability. Not applicable.

Interconnected Streets and Transportation Networks. As shown on the Application Plan, this proposal will improve the existing Pebble Drive to provide access to the property and adjacent properties to the west of the site. The site will also provide a 10' wide shared-use pathway along Scottsville Road and an asphalt pedestrian/bicycle connection to the adjacent residential neighborhood north of the property.

Multi-Modal Transportation Opportunities. The Property is proposing the 10' asphalt shared-use pathway along Scottsville Road.

Parks, Recreational Amenities and Open Space. The Project proposes common gathering areas and recreational spaces and amenities on the property. These areas will help support the uses of the Church and the community.

Buildings and Spaces of Human Scale. The Project proposes buildings with articulated designs meant to break up "massing" and support the principle of buildings of human scale. The height of the proposed buildings will be consistent with the overall height requirements of the surrounding neighborhoods.

Relegated Parking. The Project proposes to locate the parking areas in the rear of the site, relegating this area from the Route 20 (Scottsville Road) Entrance Corridor. In addition, this parking area will be separated from the roadway by the proposed and future buildings on the property.

Redevelopment. This application involves a redevelopment of the Property from (1) single family detached house to this institutional use that will provide supporting services to the existing residential community in this area.

Respecting Terrain and Careful Grading and Re-grading. The design of the Church facility, improvements, and parking lot will be done in a way to limit the grading on the site. The parking lot will be positioned at the back of the property, which is relatively flat. The architecture for the building and facility infrastructure will step down with the site between the parking lot and Scottsville Road. The proposed outdoor gathering areas, amenities, and open spaces shall be designed to step into the hillside of the slopes between the Church buildings and Scottsville Road. There are no existing preserved slopes or managed slopes on the site.

Clear Boundaries with the Rural Area. Not applicable. Scottsville Road serves as the clear boundary with the Rural Area.

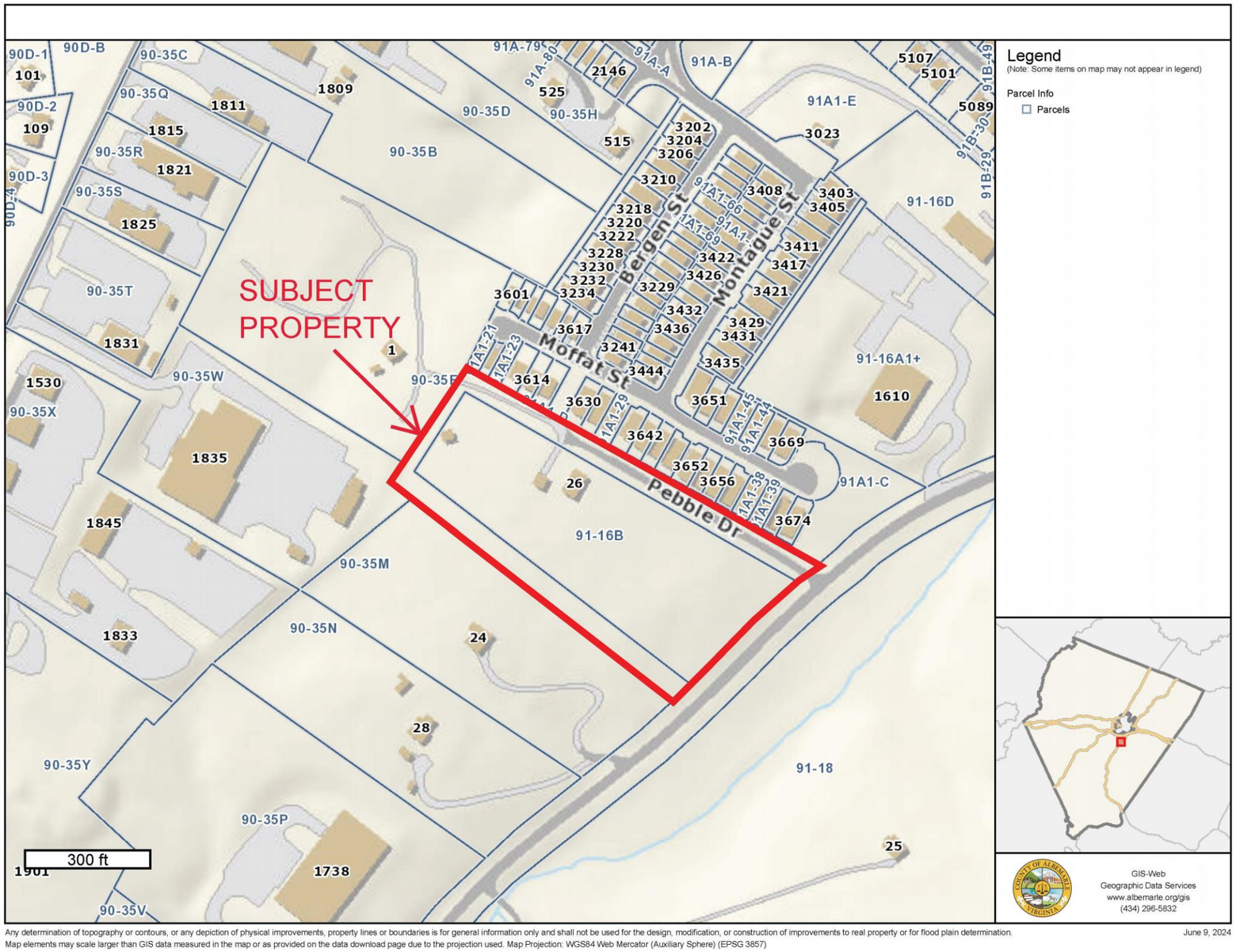


Figure 1: Current Context Map

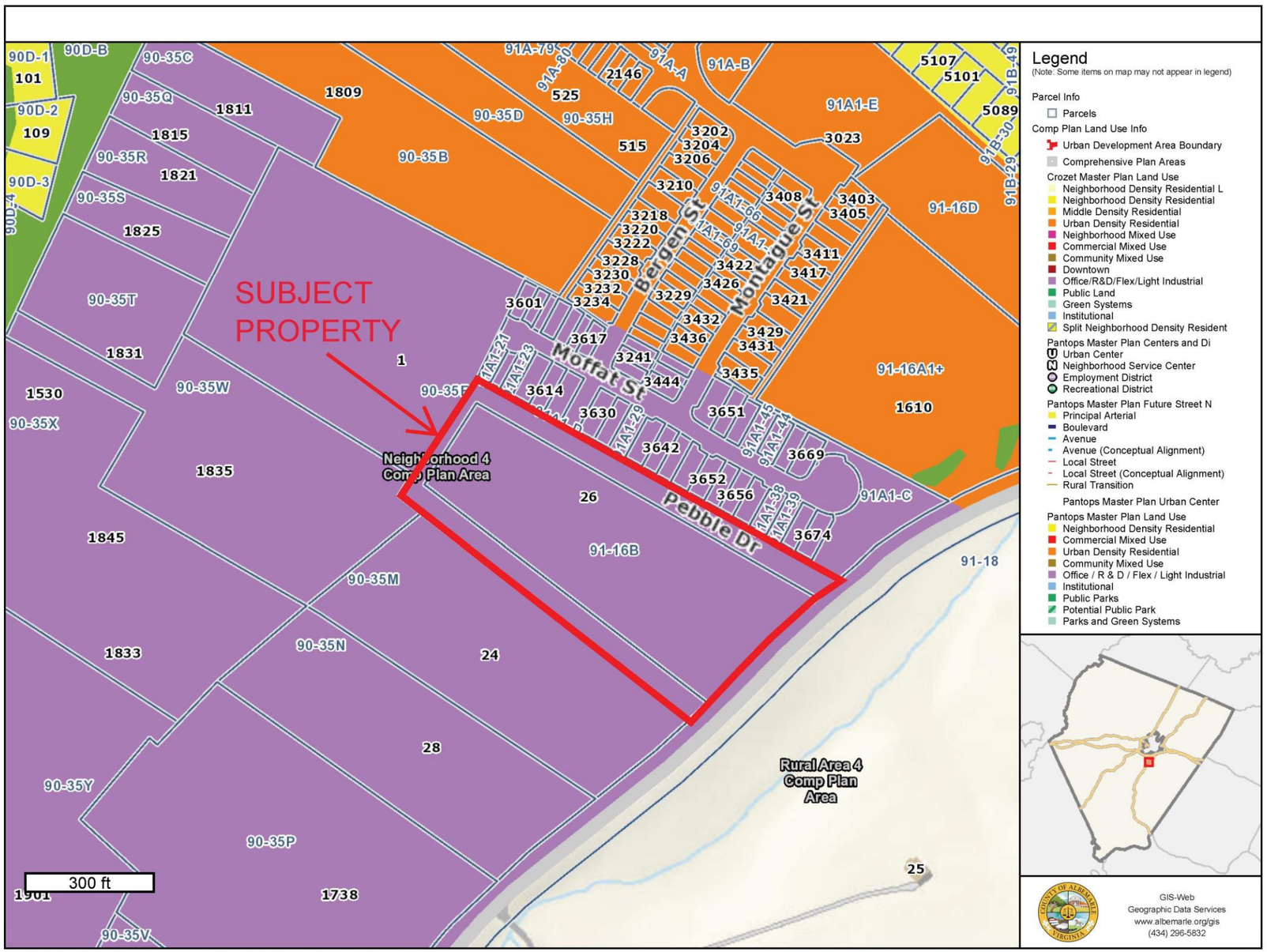


Figure 2: Current Comprehensive Plan

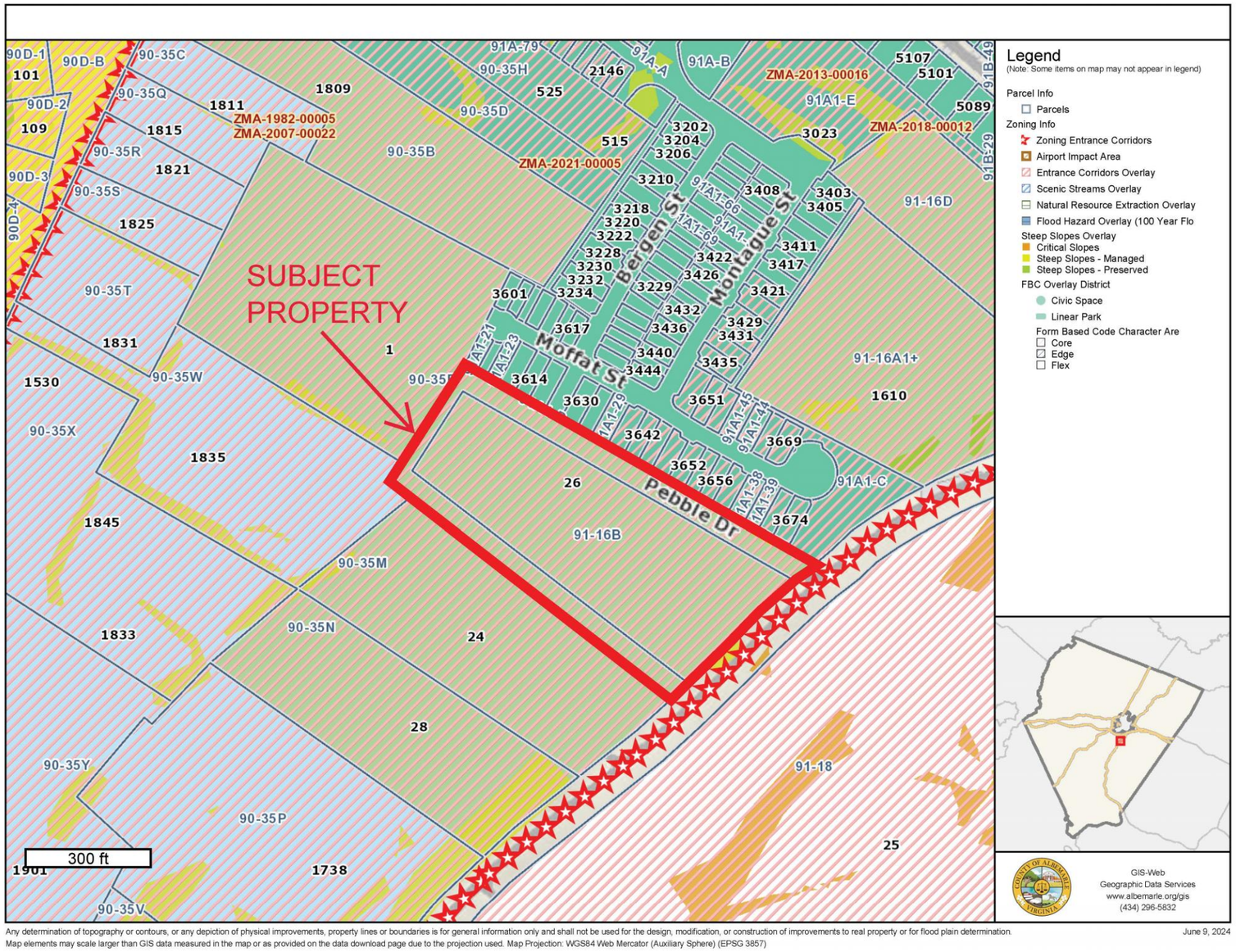


Figure 3: Current Zoning Map

1.3 Existing Conditions

The subject property, as shown in Figure 4 on this page, is located along Scottsville Road (Route 20), north of the Avon Street Extended intersection with Route 20. The parcel, which is grass lawn area, is 6.811 acres in size with an R1 zoning designation and is located within the development area of Albemarle County. The property is bordered to the south and west by large residential parcels, to the east by Scottsville Road and rural land, and to the north by an existing residential development. There are no stream buffers or floodplains within the limits of this project, per FEMA map 510003C0, Panel 426D, dated February 4, 2005.

The property will be accessed from Scottsville Road (Route 20) at the intersection of Pebble Drive, which is located on the property. There is an existing single-family house that may be used during the initial phase of development for the Church offices. The topography of the subject property is sloped terrain from the back of the property down to Scottsville Road, with a change in elevation of 75 feet over 600 feet across the property. While the site has a lot of slope and elevation change across the site, there are no preserved or managed slopes on the property.

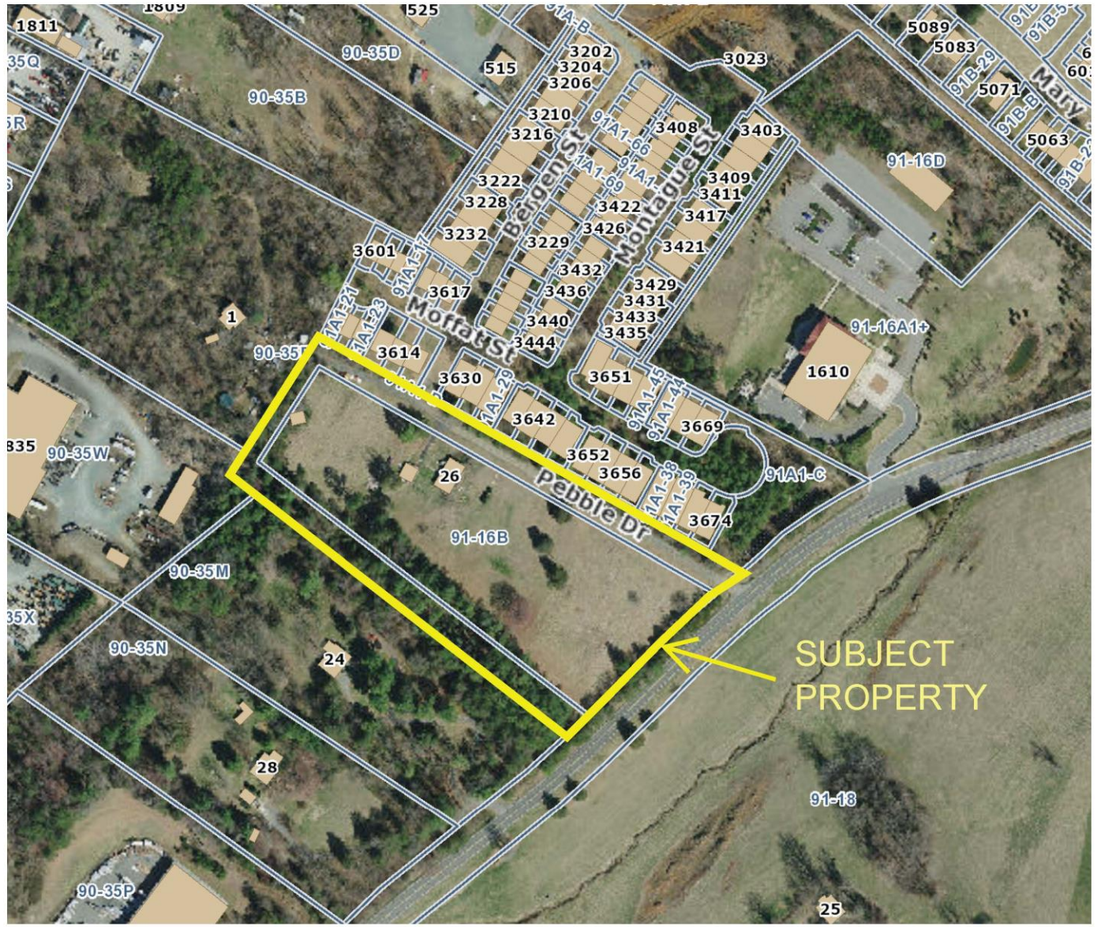


Figure 4: Overall Context Map

1.4 Development Impacts

As stated above, this property is located within the Albemarle Growth area and will comply with the County ordinances and Albemarle County Service Authority requirements for public water and public sanitary sewer services to the buildings.

The property is within a mile of the existing Monticello fire department station. No additional fire/rescue services are anticipated with this proposal.

There are no residential units proposed with this special use permit application. No impacts to the Albemarle County Public Schools are expected with the proposed special use permit application.

The parcel is located along Route 20 (Scottsville Road). The proposed application plan shows the existing Pebble Drive and proposed entrance improvements along the frontage of the site to maintain traffic flow in and out of the property. See the transportation narrative for additional information on the proposed traffic improvements for the property.

1.5 Environmental Impacts

Figure 5 illustrates the existing environmental features on the property. There are no existing stream buffers or floodplains on the property. The existing stream buffer is located to the east of the site along Scottsville Road within the Rural area. This stream buffer does not affect the proposed parcel or improvements along Scottsville Road. No impacts are proposed to the stream buffer or stream corridor with this development.

The are no preserved or managed slopes on the property, based on the Albemarle County ordinance. There are some managed slopes along the perimeter of the property at the front and rear of the site, but these will not be affected with the proposed development.

This development will have no environmental impacts to any natural features on the property or surrounding areas.

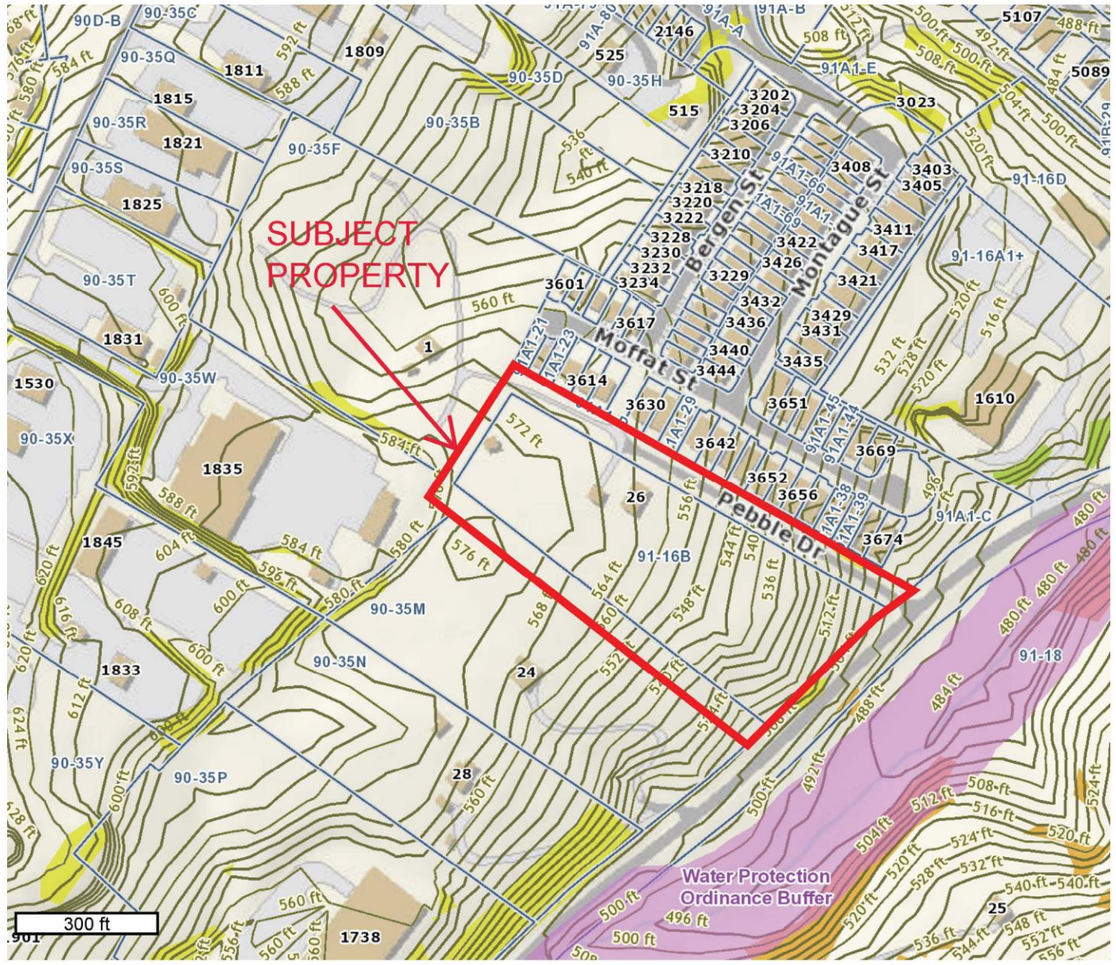


Figure 5: Critical Resource Map

2. DESIGN ELEMENTS & FACTORS FOR THE SPECIAL USE PERMIT

2.1 Traffic and Transportation Improvements

The property is located along Route 20 (Scottsville Road) which is a minor arterial roadway in Albemarle County. The current AADT volume of traffic on this portion of the roadway is approximately 11000 VPD. The use of this property for religious assembly creates a traffic demand on weekends (Sunday) and some evenings with specific events or gatherings. These trips to the property for a Church are outside the normal Peak AM and Peak PM trips along Route 20. Therefore, the overall traffic impacts to Route 20 are negligible, due to the times and use of the property. The by-right use of (7) single family detached houses would have more of an impact on the overall Peak trips along Route 20 than a Church use with their volume of traffic on Sundays. The proposed hours of operation of the Church will not affect or add additional traffic to Scottsville Road during the Peak AM and Peak PM weekday times of traffic.

The application plan also shows the location of the existing Pebble Drive, which is a private right of way. This entrance will be improved with this application to provide a right turn lane into the property and a VDOT landing area where Pebble Drive transitions to the intersection with Scottsville Road. The design of these improvements will be subject to VDOT review and approval of the final design for the entrance during the site plan review process.

2.2 Lighting

All proposed lighting on the property shall conform with the Albemarle County ordinance and shall be full-cutoff lighting, screened to the extent possible, and limited to 0.5 footcandles at the property lines. The final site plan will include a lighting plan for any proposed lighting on the property. Any new lighting proposed with the project will have an overnight automatic cut-off or motion-censored cut-off added to the light to mitigate the impact of the new light fixtures. The existing terrain of the site and the placement of the proposed Church buildings will screen the parking lot lighting from Scottsville Road. In addition, landscaping buffers around the parking lot will screen the parking lot lighting from the adjacent neighborhoods and residential properties.

2.3 Water Usage

As noted above, the proposed business shall operate with County water and County sewer services. The property is located within the Albemarle County Service Authority Jurisdictional Area for public water and sewer services. It will connect to the existing public utilities located within the vicinity of the property.

2.4 Sounds & Smell

All the buildings on the property will include soundproofing. The sound proofing will mitigate any noise from the Church and allow it to operate on this property without disturbing the adjacent residential neighbors.

2.5 Visual Impacts and Building Design

The proposed buildings with articulated designs meant to break up "massing" and support the principle of buildings of human scale. The height of the proposed buildings will be consistent with the overall height requirements of the surrounding neighborhoods. The maximum building height of any structure on the property shall be 35 feet, in accordance with the Albemarle County zoning ordinance. This height requirement shall not apply to any steeples, crosses, or other architectural detail of the Church.

2.6 Landscaping

All landscaping shall conform to the landscaping standards as specified in the Albemarle County Zoning Ordinance Section 32.7.9. Street trees, screening, and interior landscaping shall be installed as required by Albemarle County for the proposed uses and landscaping requirements, per Section 32.7.9 of the Albemarle County Code for Landscaping and Screening requirements.

The application plan proposes a 15' landscaping buffer along the southern and western property lines, and a 12' landscaping area along the northern property line between the property line and relocated Pebble Drive. The 15' buffer shall primarily be undisturbed. Any disturbance within the 15' landscaping buffer areas will be replanted in accordance with Albemarle County buffer and screening requirements. Any areas within the 15' landscaping buffer that are not currently landscaped will be planted and screened in accordance with Albemarle County buffer planting requirements. The 12' landscaping area along the northern property line will be located within the existing 50' right of way. Landscaping consistent with planting in a private right of way will be installed within this area of the site. This 12' landscaping area will be disturbed with the reconstruction of Pebble Drive.

2.7 Grading

Grading of the site shall adhere to the existing topography on the property. The buildings, parking lots, and travelways shall be designed to work with the existing terrain of the property and limit grading operations on the site.

2.8 Stormwater Management

The proposed design and engineering for the development of the property shall adhere to the State Stormwater Management regulations and Albemarle County Water Protection Ordinance. The site will accommodate stormwater management with a combination of rain gardens, water quality swales, grass retention areas, land preservation, and/or other stormwater management features treat water quality and water quantity from the runoff. The final stormwater management design will be part of the site plan and water protection ordinance plan for the development. Landscape plantings will also be incorporated into the stormwater management facility.

Protective measures for erosion and sediment control shall be installed to limit any sediment run-off from reaching Route 20 during the construction phases. Additional measures may include, but not be limited to, installation of silt fence with wiring backing, providing additional wet and dry storage area in basins below the disturbed areas, or installation of erosion control matting for all slopes with the use of tackifiers in seeding and soil stabilization applications.

2.9 Summary

The approval of a special use permit for religious assembly use on the property for the Charlottesville Community Church meets the factors and requirements as outlined in section 33.8 of the Albemarle County Code. As noted in the narrative, there will be no substantial detriment to the surrounding properties with the proposed use of this property for religious assemblies, nor are there any changes to the character of the nearby area with the development of the property. The proposed design and buffers on the property ensure that the Church facility will not negatively impact the other residential properties in this area. The proposed use is within harmony of the characteristics of the residential area, providing a supporting use for the community. Finally, the proposed use is consistent with the goals and objectives of the Comprehensive Plan. This includes providing pedestrian connections and orientation throughout the site, relegated parking along the entrance corridor, building and massing of the facility, and respecting the terrain and natural resources of the site. Overall, the Charlottesville Community Church is a great use for this property, and the relocation of the facility here will help the Charlottesville Community Church expand and meet the current and future needs while providing the ongoing ministry to the community.