COUNTY OF ALBEMARLE
PLANNING STAFF MEMO

Project Name: SDP-2025-00147 Portico Church	**Staff:** J.T. Newberry, Senior Planner II
Planning Commission: May 12, 2026	**Board of Supervisors:** N/A
Owner: Front Porch Foundation, LLC	**Applicant**: Jonathan Showalter, Timmons Engineering
Proposal: Request for Planning Commission review of site plan in accordance with SP-1990-00035.	**Consent Agenda for Approval**
TMP(s): 04600-00-00-02200	**Acreage**: 8.427 acres
Location: 1717 Polo Grounds Road	**Zoning/By-right Use:** Rural Areas; Religious assembly of up to 400 persons as allowed by SP199000035
Magisterial District: Rivanna	**School Districts:** Hollymead Elementary, Lakeside Middle, Albemarle High
Development Area: No	**Comp. 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)

Background:
Front Porch Foundation, LLC ("Portico Church") is pursuing development of an 18,000 square foot building and associated parking for a religious assembly use with assembly of more than 200 persons. The site is located on the south side of Polo Grounds Rd., east of the soccer fields owned and operated by the Soccer Organization Charlottesville Area (SOCA) (see Attachment A).

SP199000035 was approved on June 6, 1990 with conditions (see Attachment B). Condition #5 of the special use permit requires the site plan to be reviewed by the Planning Commission. However, if the plan meets all the requirements of the ordinance, it must be approved. The review is not a discretionary action.

The initial site plan for the proposed use was approved on October 9, 2025, and the final site plan was submitted in December 2025. The applicants have obtained all the necessary approvals for final site approval, meet all applicable ordinance requirements, and have satisfied all other special use permit conditions, except for Condition #5.

Recommendation: Staff recommends the Planning Commission acknowledge review of the final site plan to satisfy Condition #5 of the special use permit. With a motion to approve the Consent Agenda, this will be satisfied.

ATTACHMENTS:
Attachment A – SDP-2025-00147 Portico Church Final Site Plan – Location Map
Attachment B – SP199000035 Action Letter Approving 1990 Church SUP
Attachment C – SDP-2025-00147 Portico Church Final Site Plan – Portio Church (dated April 6, 2026)