

CVILLE COMMUNITY CHURCH

INITIAL SITE PLAN (SDP2025-XXXXX)

SPECIAL USE PERMIT (SP2024-00018)

SCOTTSVILLE MAGISTERIAL DISTRICT
ALBEMARLE COUNTY, VIRGINIA

PROJECT SITE INFO

LOCATION: PEBBLE DRIVE AT SCOTTSVILLE ROAD

EXISTING USE: RESIDENTIAL

PROPOSED USE: RELIGIOUS ASSEMBLY

TOTAL ACREAGE: 6.811 ACRES

OWNER: CHARLOTTESVILLE COMMUNITY CHURCH
106 GOODMAN STREET SUITE A-2
CHARLOTTESVILLE, VA 22902

SURVEYOR: LINCOLN SURVEYING
632 BERKMAR CIRCLE
CHARLOTTESVILLE, VA 22901

ENGINEER: COLLINS ENGINEERING
200 GARRETT STREET, SUITE K
CHARLOTTESVILLE, VA 22902

PARCEL INFO

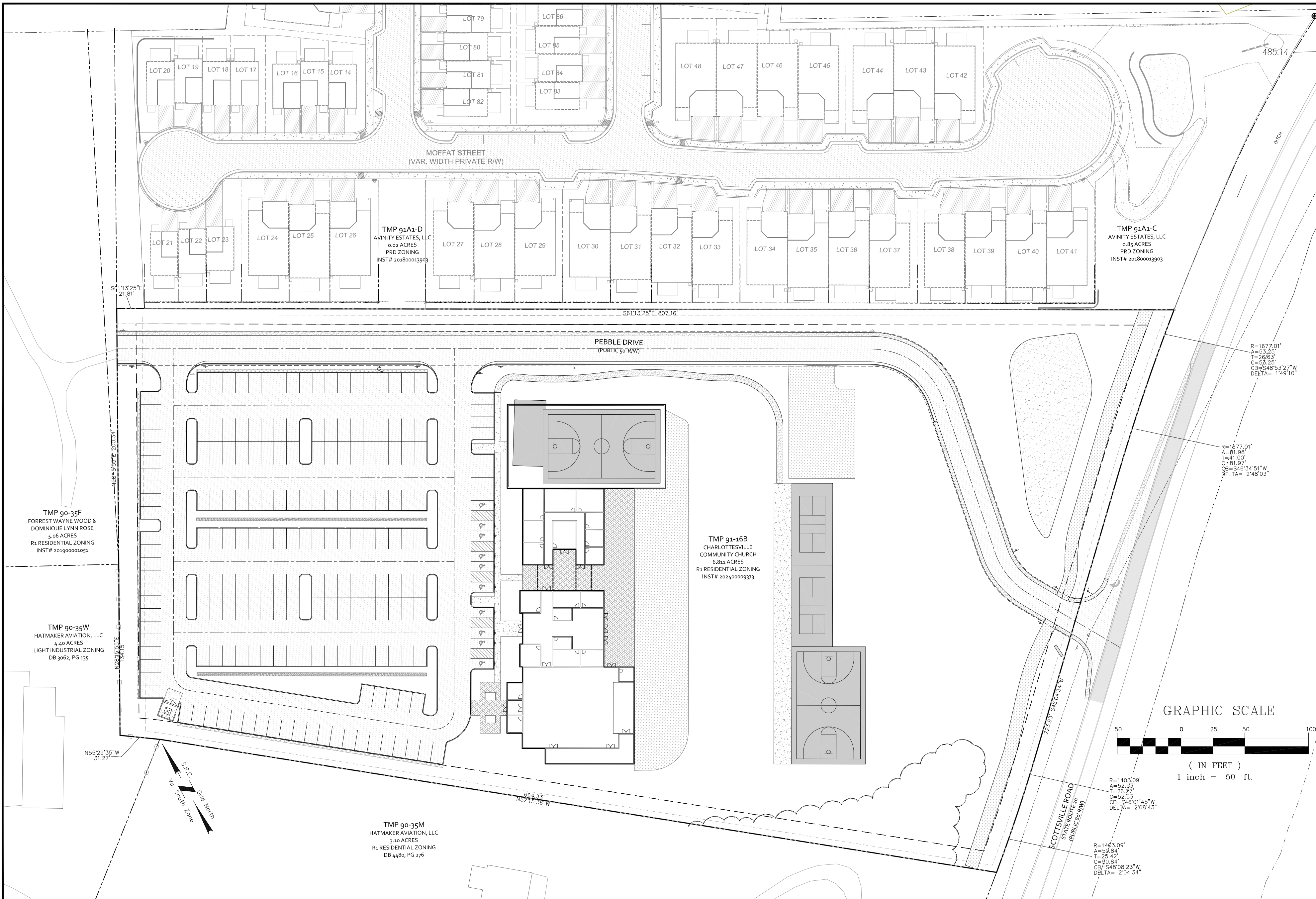
OWNER: CHARLOTTESVILLE COMMUNITY CHURCH
106 GOODMAN STREET SUITE A-2
CHARLOTTESVILLE, VA 22902

TMP: 09100-00-00-0016B

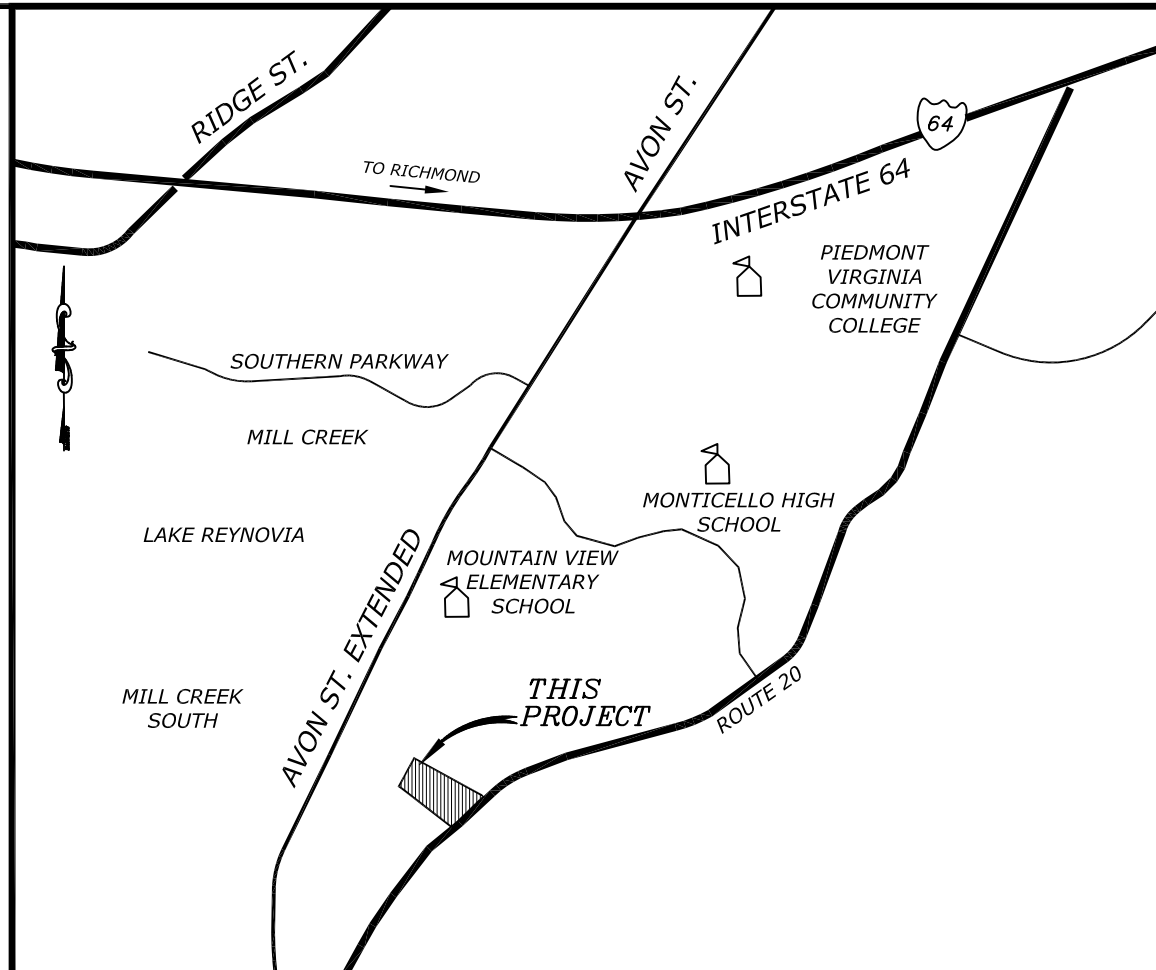
INST. #: 202400009373

ZONING: R1 (WITH SPECIAL USE PERMIT)

ACREAGE: 6.811 ACRES



DEVELOPMENT PLAN
SCALE: 1" = 50'



VICINITY MAP
SCALE: 1" = 2,000'

Sheet List Table	
Sheet Number	Sheet Title
1	COVER
2	GENERAL PROJECT NOTES
2A	REZONING & SPECIAL EXCEPTION
3	EXISTING CONDITIONS
4	SITE PLAN
5	GRADING AND UTILITY PLAN
6	LANDSCAPE PLAN
7	NOTES AND DETAILS
8	ROAD PROFILE
9	SIGHT DISTANCE PROFILE
10	STORMWATER MANAGEMENT OVERVIEW
11	TOTAL SHEETS

REVISIONS

REVISION DESCRIPTION	DATE
INITIAL SITE PLAN SUBMITTAL	06/23/25

COLLINS ENGINEERING

200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902 -434.293.3719

CVILLE COMMUNITY CHURCH - INITIAL SITE PLAN

COVER

PROJECT SHEET

JOB NO.
232217

SCALE
AS SHOWN

SHEET NO.
1

APPROVALS	DATE
DEPARTMENT OF COMMUNITY DEVELOPMENT	
PLANNER/ZONING	
ENGINEER	
INSPECTIONS	
ARB	
DEPARTMENT OF FIRE RESCUE	
ALBEMARLE COUNTY SERVICE AUTHORITY	
VIRGINIA DEPARTMENT OF TRANSPORTATION	
HEALTH DEPARTMENT	

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County of Albemarle
Community Development Department - Planning

Rebecca Ragsdale
rragsdale@albemarle.org
Telephone: (434) 296-5832 ext.3226

April 7, 2025

Scott Collins
Collins Engineering
scott@collins-engineering.com

RE: SP202400018 Charlottesville Community Church Action Letter

Dear Mr. Collins,

On March 19, 2025 the Board of Supervisors took action on the above noted Special Use Permit on Tax Map Parcel Number 09100-00-00-016B0 in the Scottsville District.

The Special Use Permit was approved by the Board's adoption of the attached Resolution and Conditions.

Please be advised that although the Albemarle County Board of Supervisors took action on the project noted as above, no uses on the property may lawfully begin until all applicable approvals have been received and conditions have been met. This includes:

- compliance with the approved SPECIAL USE PERMIT; and
- approval of any necessary SITE PLAN
- approval of a ZONING COMPLIANCE CLEARANCE.

Should you have questions regarding the above-noted action, please contact me.

Sincerely,
Rebecca Ragsdale
Planning Manager

WWW.ALBEMARLE.ORG

401 McIntire Road, North Wing, | Charlottesville, VA 22902-4579

RESOLUTION TO APPROVE SP202400018
CHARLOTTESVILLE COMMUNITY CHURCH

WHEREAS, upon consideration of the staff report prepared for SP202400018 Charlottesville Community Church, the recommendation of the Planning Commission, the information presented at the public hearing, any comments received, and all of the relevant factors in Albemarle County Code §§ 18-13.2.2(10) and 18-33.8(A), the Albemarle County Board of Supervisors hereby finds that the proposed special use would:

1. not be a substantial detriment to adjacent parcels;
2. not change the character of the adjacent parcels and the nearby area;
3. be in harmony with the purpose and intent of the Zoning Ordinance, with the uses permitted by right in the zoning district, and with the public health, safety, and general welfare (including equity); and
4. be consistent with the Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED that the Albemarle County Board of Supervisors hereby approves SP202400018 Charlottesville Community Church, subject to the conditions attached hereto.

I, Claudette K. Borgersen, do hereby certify that the foregoing writing is a true, correct copy of a Resolution duly adopted by the Board of Supervisors of Albemarle County, Virginia, by a vote of six to zero, as recorded below, at a regular meeting held on March 19, 2025.

Claudette K. Borgersen
Clerk, Board of County Supervisors

	Aye	Nay
Mr. Andrews	Y	—
Mr. Gallaway	Y	—
Ms. LaPisto-Kirtley	Y	—
Ms. Mallek	Y	—
Ms. McKeel	Y	—
Mr. Pruitt	Y	—

SP202400018 Charlottesville Community Church - Conditions

1. The development of the use must be in general accord (as determined by the Director of Planning and the Zoning Administrator) with the sheet titled, "Charlottesville Community Church Special Use Permit Application Plan", provided in the document entitled "Charlottesville Community Church Special Use Permit Narrative and Application Plan", prepared by Collins Engineering dated June 17, 2024, last revised February 6, 2025 (hereafter "Concept Plan"). To be in general accord with the Concept Plan, development and use must reflect the following major elements as shown on the Plan:
 - a. Location of the proposed building envelopes;
 - b. Location of the proposed parking envelope;
 - c. Location of the open space (amenity area) envelope; and
 - d. Landscape buffers along the property's boundaries;

Minor modifications to the Plan that do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance.

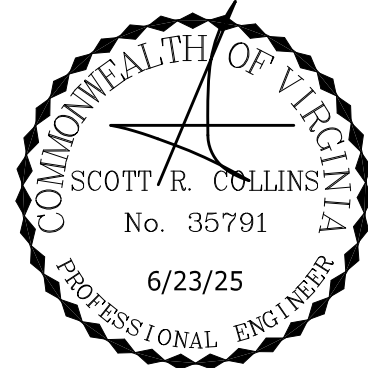
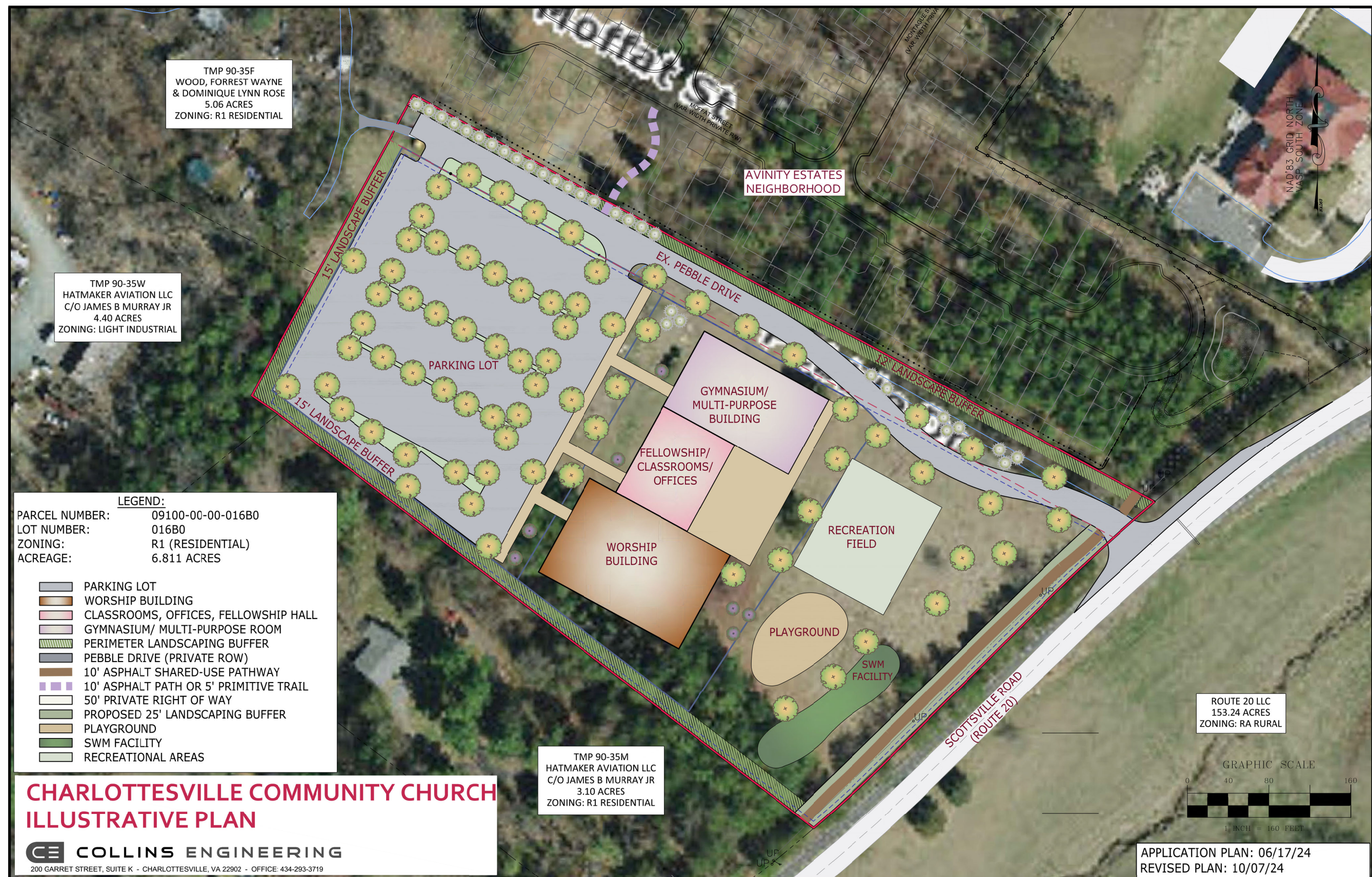
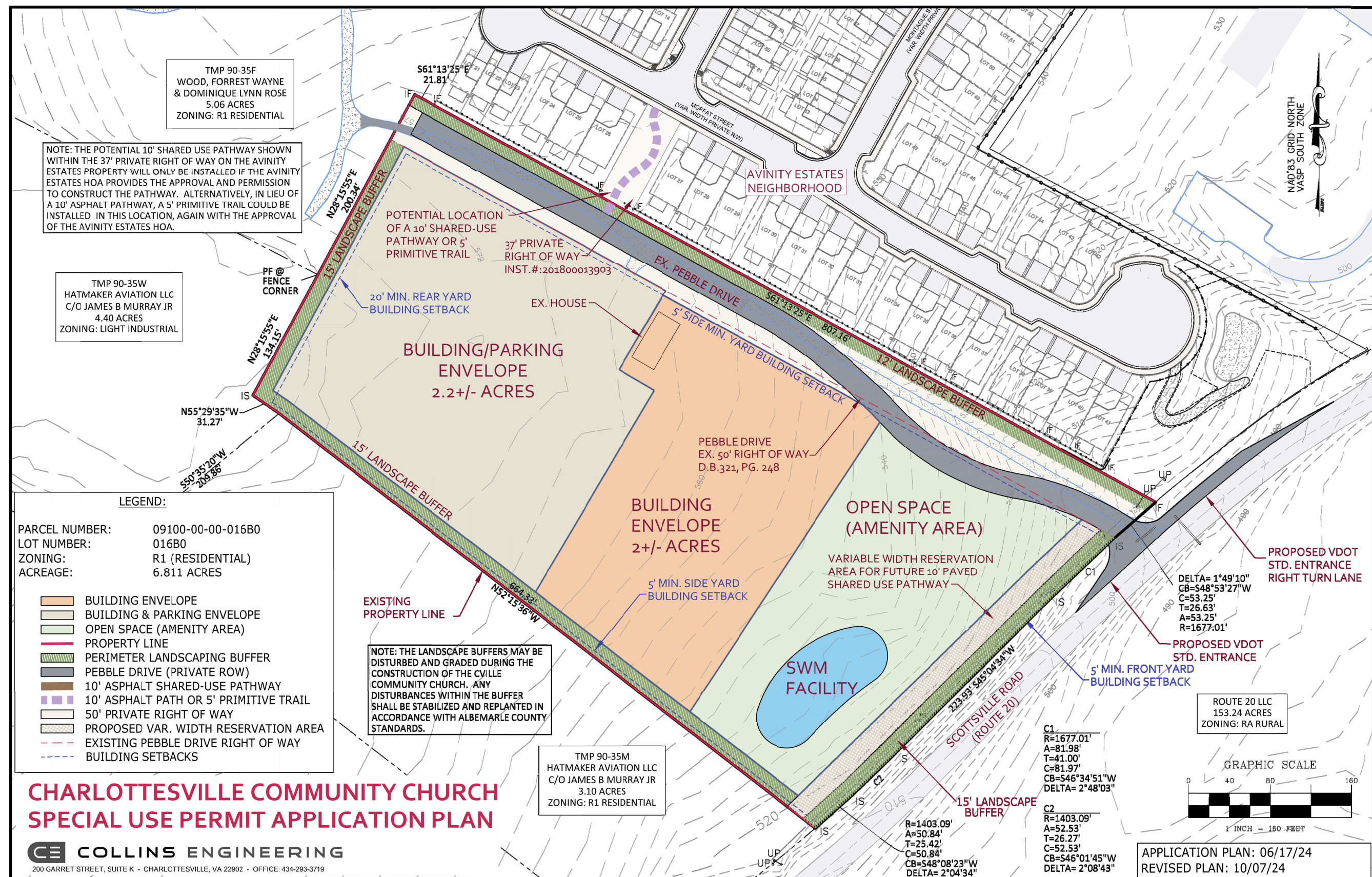
2. The area of assembly is limited to a maximum 500-seat sanctuary.

3. An area for a 10' shared use path along Scottsville Road must be reserved for future dedication to the County. Within this area, the owner must design the shared use path to VDOT standards and must grade the path in with the first phase of development. The path must be constructed outside of the landscape buffer.

4. A pedestrian connection must be constructed from the future 10' shared use path along Scottsville Road and tied into the site's internal pedestrian network.

5. A pedestrian connection from the site to the Avinity Estates subdivision must be made if approved by the Avinity Estates HOA.

6. The use must commence on or before March 19, 2030, or the permit will expire and be of no effect.



REVISIONS

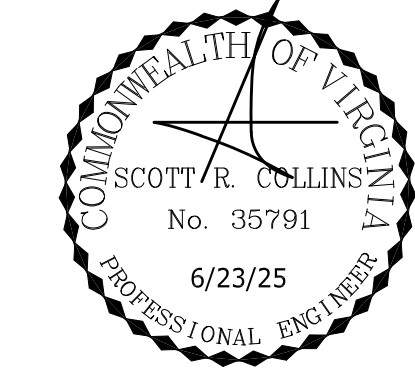
DATE	REVISION DESCRIPTION
06/23/25	INITIAL SITE PLAN SUBMITTAL

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902-434.293.3719

PROJECT
SHEET
JOB NO.
232217
SCALE
N/A
SHEET NO.
2A

CVILLE COMMUNITY CHURCH - INITIAL SITE PLAN

REZONING & SPECIAL EXCEPTION



REVISIONS

REVISION DESCRIPTION
INITIAL SITE PLAN SUBMITTAL

DATE
06/23/25

COLLINS ENGINEERING

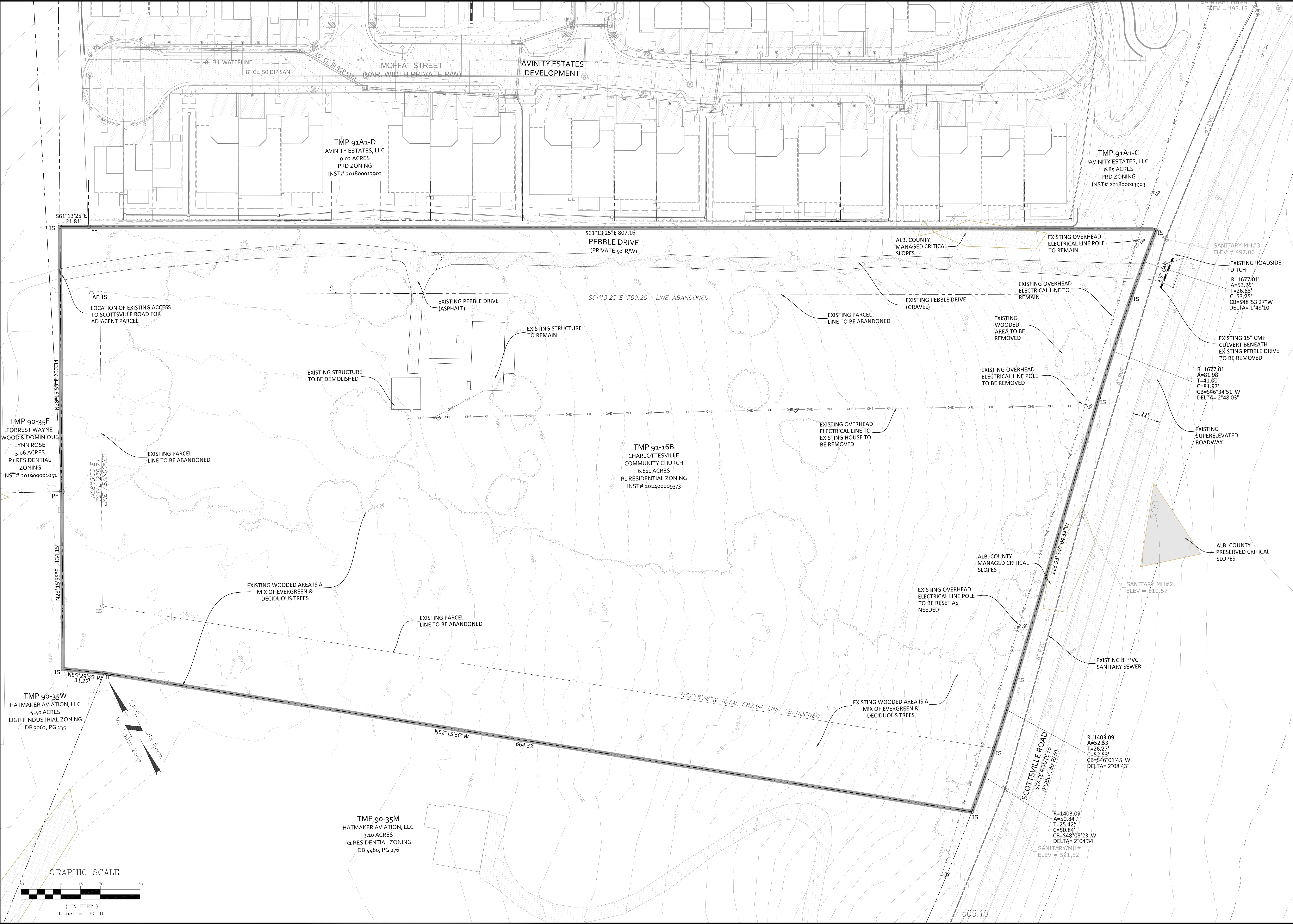
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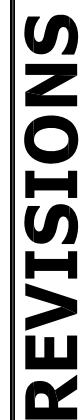
CVILLE COMMUNITY CHURCH - INITIAL SITE PLAN

EXISTING CONDITIONS

PROJECT
232217
SHEET
3
JOB NO.
232217
SCALE
1" = 30'
SHEET NO.
3

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COLLINS ENGINEERING

200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902-434, 293.3719

PROJECT

CVILLE COMMUNITY CHURCH - INITIAL SITE PLAN

JOB NO.

232217

SCALE

1" = 30'

SHEET NO.

4

SHEET

SITE PLAN



COLLINS ENGINEERING

200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902-434, 293.3719

CVILLE COMMUNITY CHURCH - INITIAL SITE PLAN

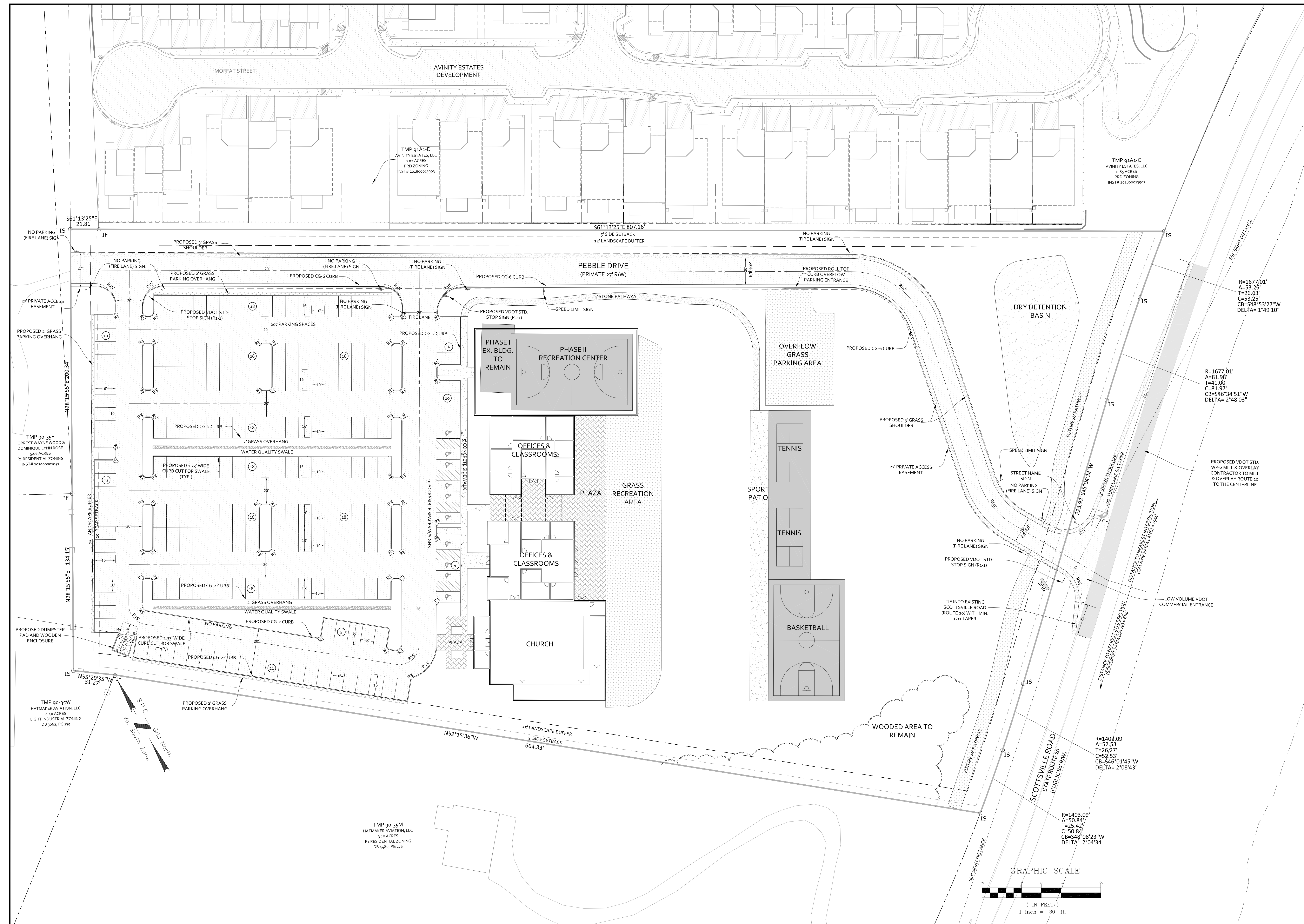
SITE PLAN

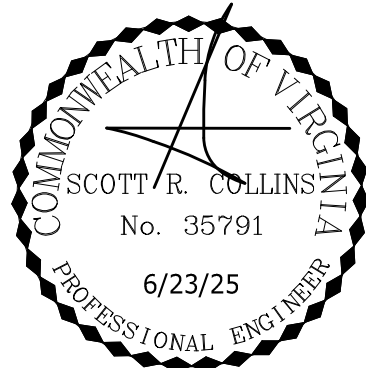
PROJECT	JOB NO. 232217	SHEET
	SCALE 1" = 30'	
	SHEET NO. 4	



PROJ. NO.	SHEET NO.
JOB NO.	
232217	
SCALE	
1" = 30'	
SHEET NO.	
4	

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REVISIONS

REVISION DESCRIPTION
INITIAL SITE PLAN SUBMITTAL

DATE
06/23/25

COLLINS ENGINEERING

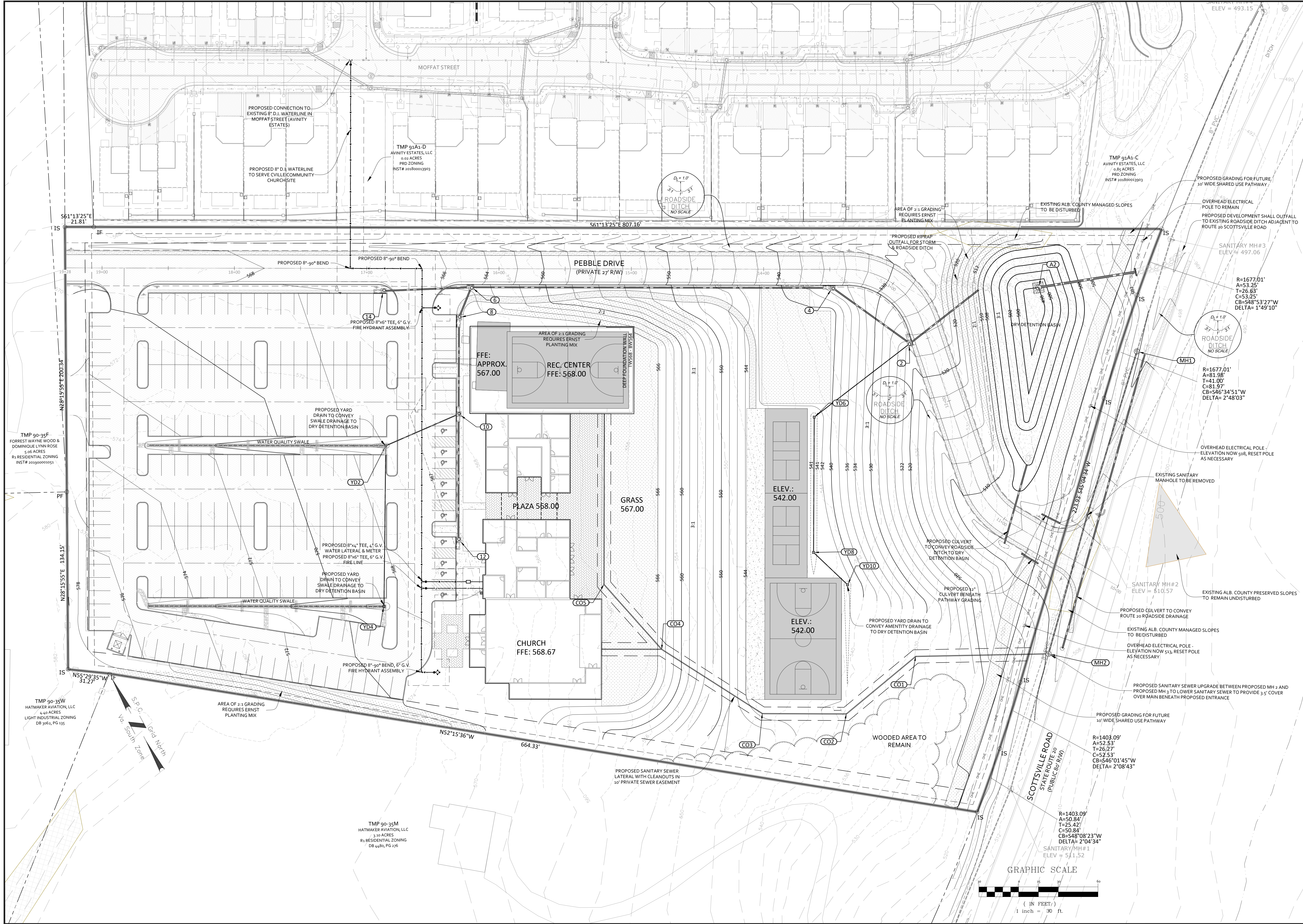
200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902 -434.293.3719

CVILLE COMMUNITY CHURCH - INITIAL SITE PLAN

GRADING & UTILITY PLAN

PROJECT
JOB NO.
232217
SCALE
1" = 30'
SHEET NO.
5

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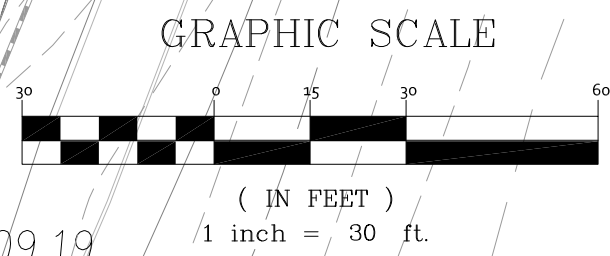


REVISION DESCRIPTION	INITIAL SITE PLAN SUBMITTAL
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DATE	06/23/25
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2200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902 -434.293.3719

PROJECT: _____
JOB NO.: 2322
SCALE: 1" = _____
SHEET: 6



VERGREEN SHRUBS
EVERGREEN TREES

LARGE SHADE TREE
FLOWERING TREE

TMP 90-35M
HATMAKER AVIATION, LLC
3.20 ACRES
R1 RESIDENTIAL ZONING
DB 4480, PG 276

EVERGREEN TREES
EVERGREEN
SHRUBS

FLOWERING TREE
LARGE SHADE TREE

LARGE SHADE TREE

LARGE SHADE TREE

FLOWERING TREE UNDER POWER LINES

FLOWERING TREE UNDER POWER LINES
LARGE SHADE TREE

SCOTTSVILLE ROAD
STATE ROUTE 20
(PUBLIC 80' R/W)

SANITARY MH#1
ELEV. 511.52

SANITARY MH#3
ELEV = 497.06

SANITARY MH#2
ELEV = 510.57

SANITARY MH#1
ELEV. 511.52

EVERGREEN SHRUBS

EVERGREEN SHRUBS

FLOWERING TREE

EVERGREEN TREES

EVERGREEN TREES

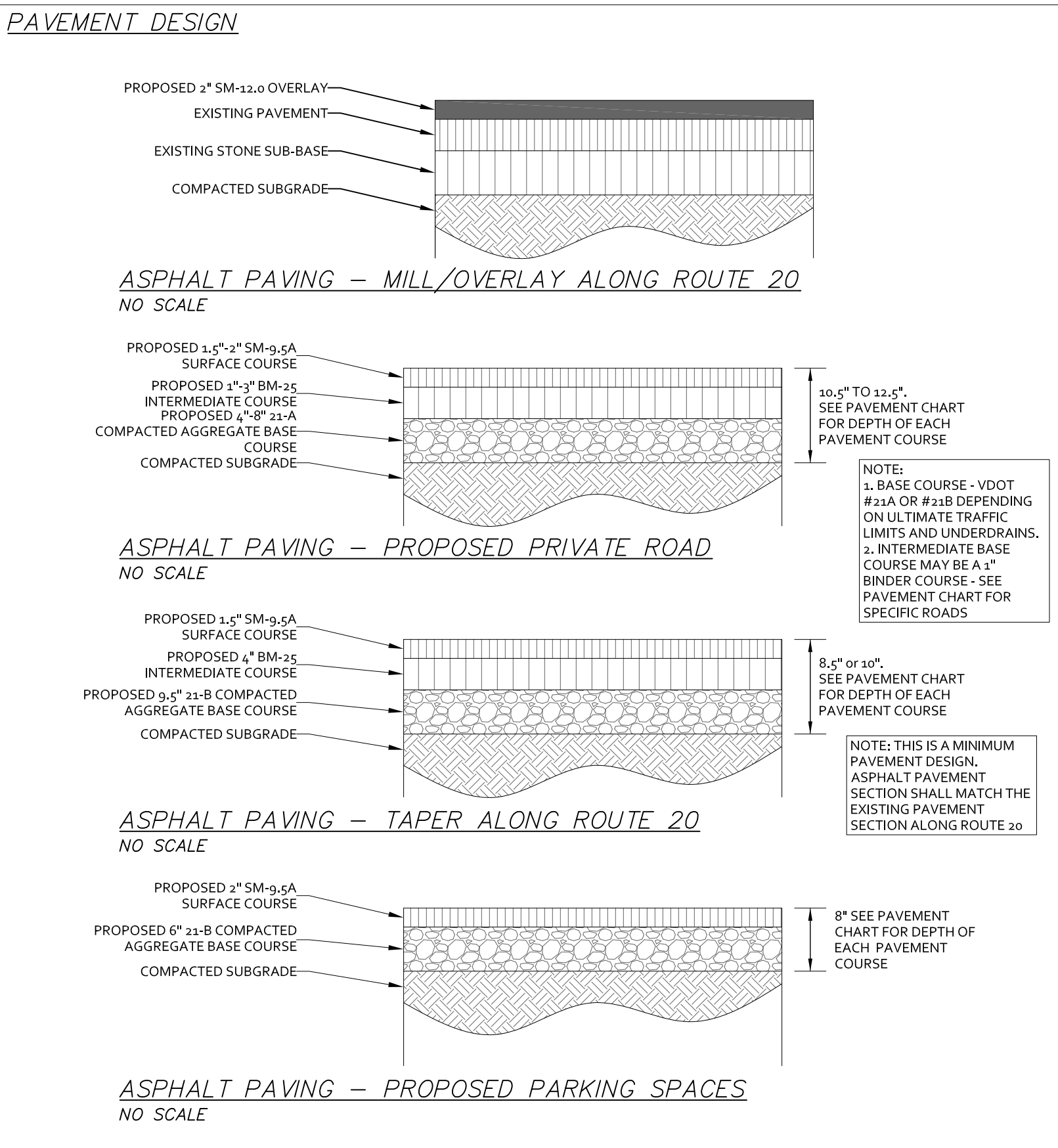
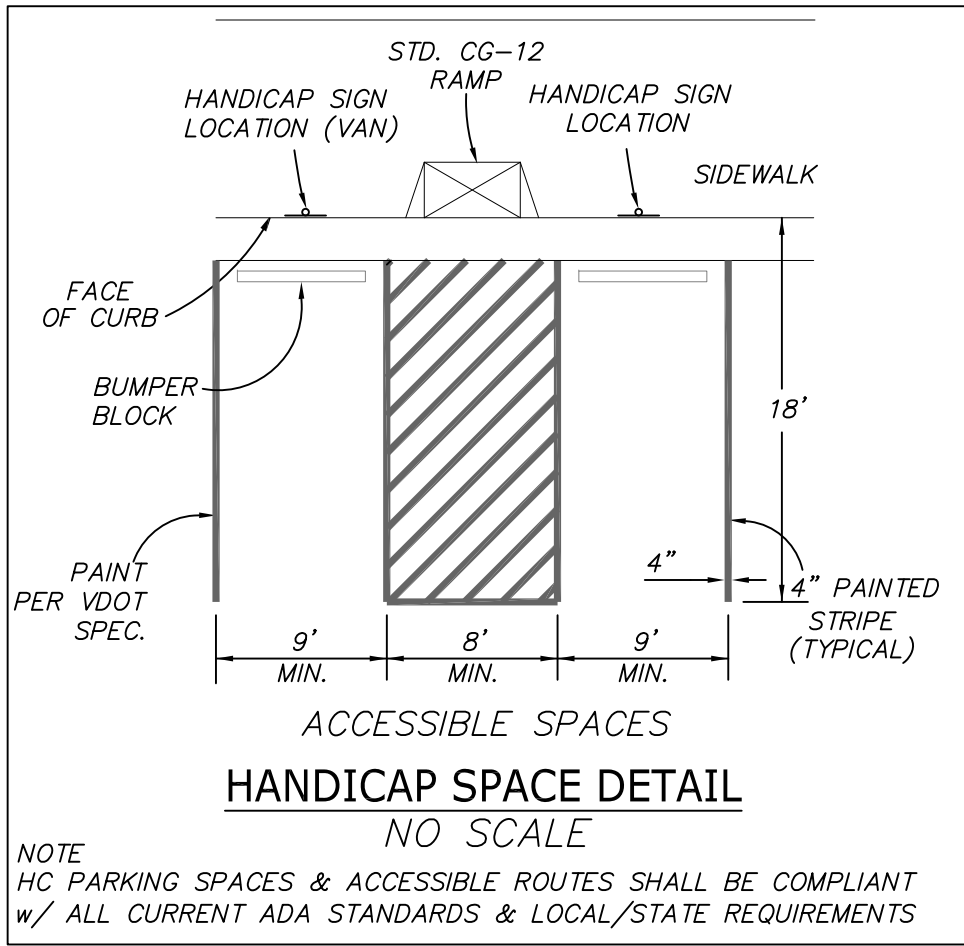
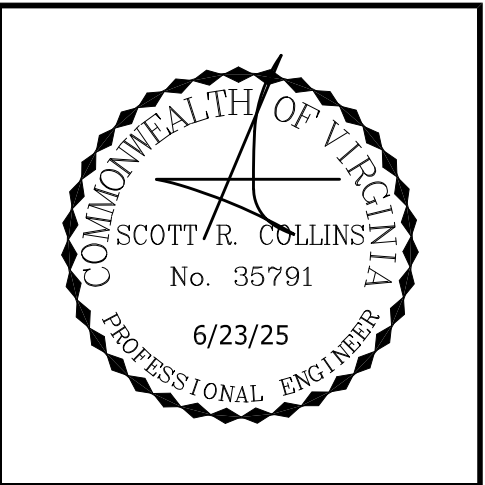
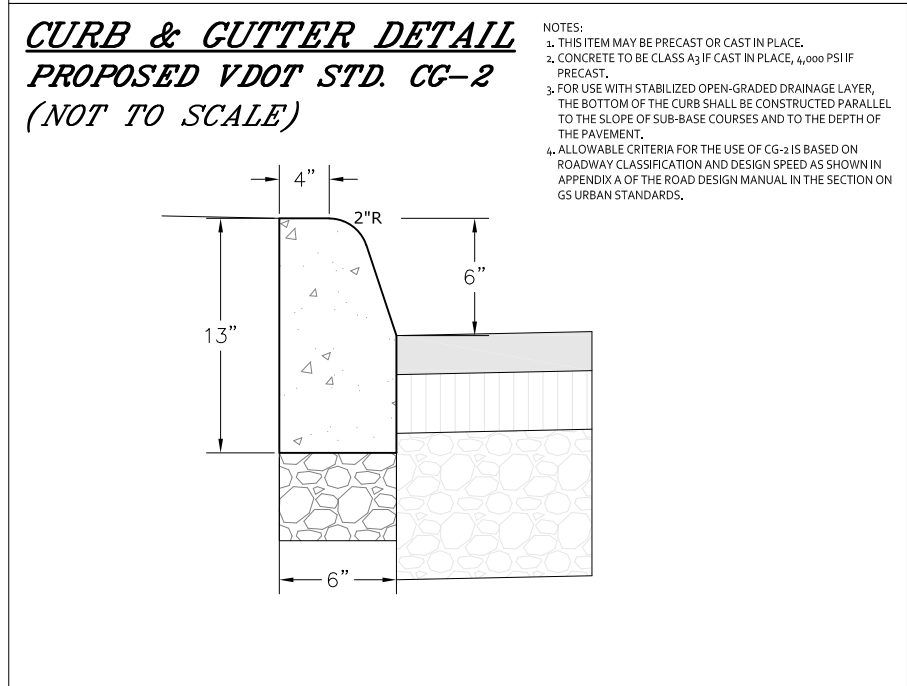
TMP 91A1-D
AVINITY ESTATES, LLC
0.02 ACRES
PRD ZONING
INST# 201800013903

TMP 91A1-C
INITY ESTATES, LLC
0.85 ACRES
PRD ZONING
NST# 201800013903

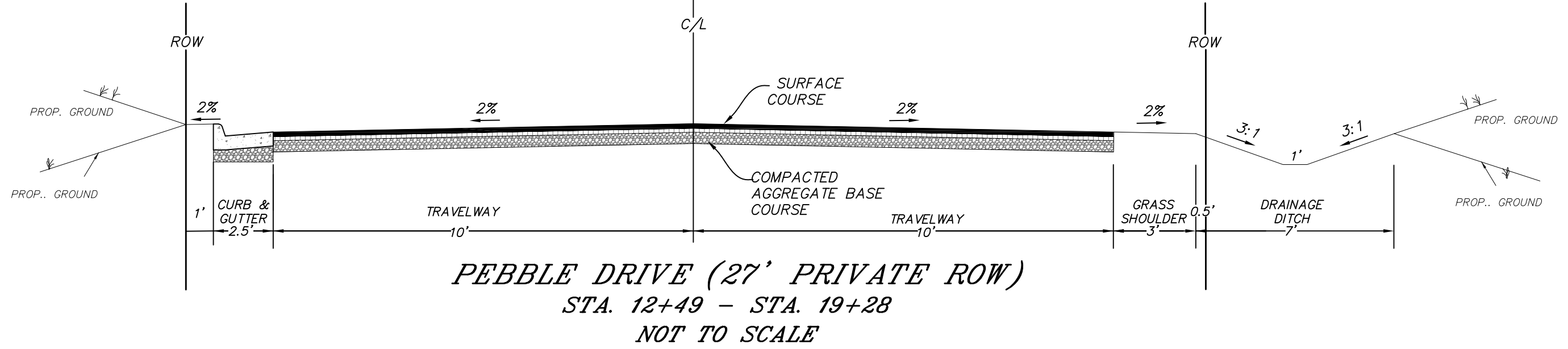
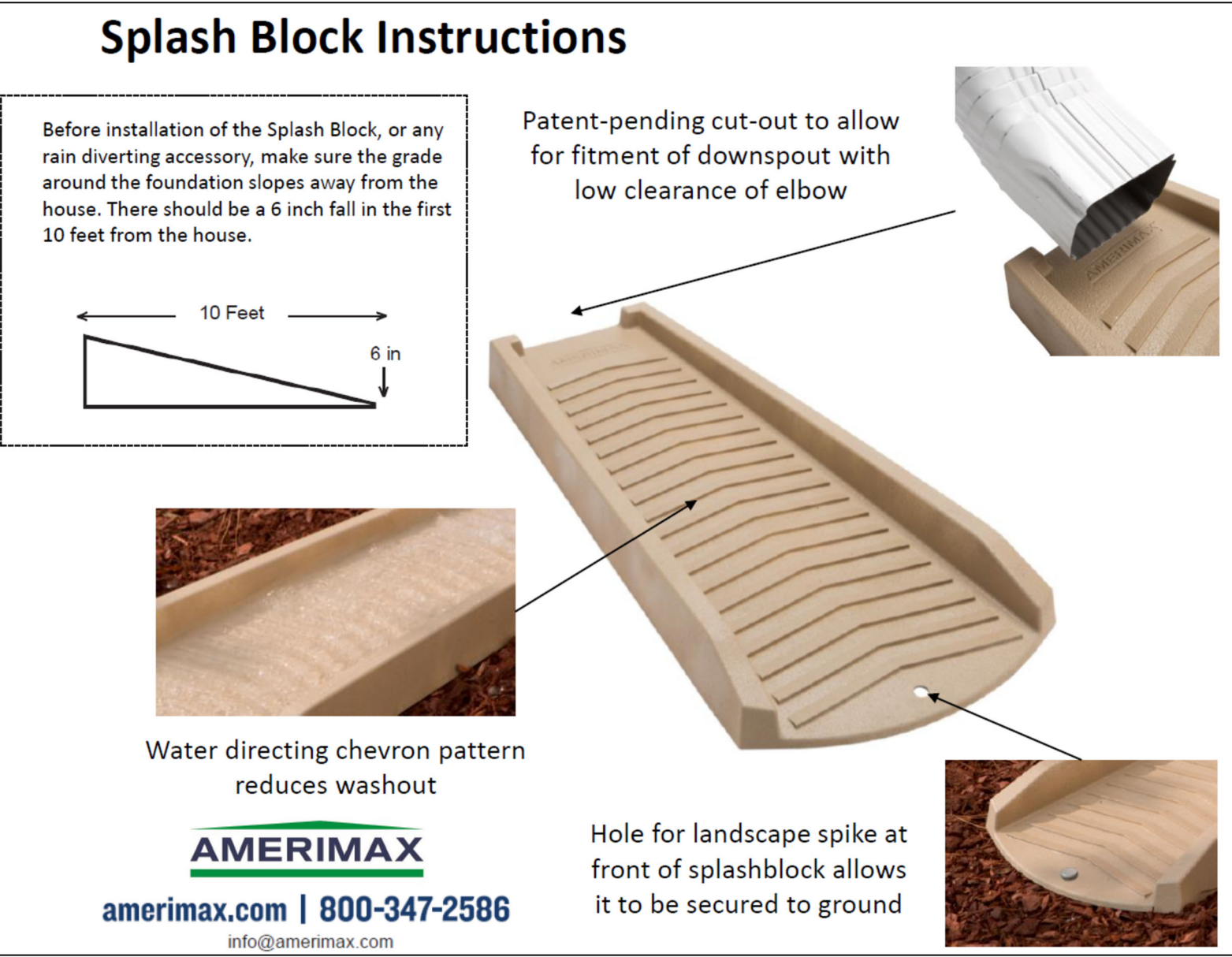
TMP 90-35F
FORREST WAYNE WOOD &
DOMINIQUE LYNN ROSE
5.06 ACRES
R1 RESIDENTIAL ZONING
INST# 201900001051

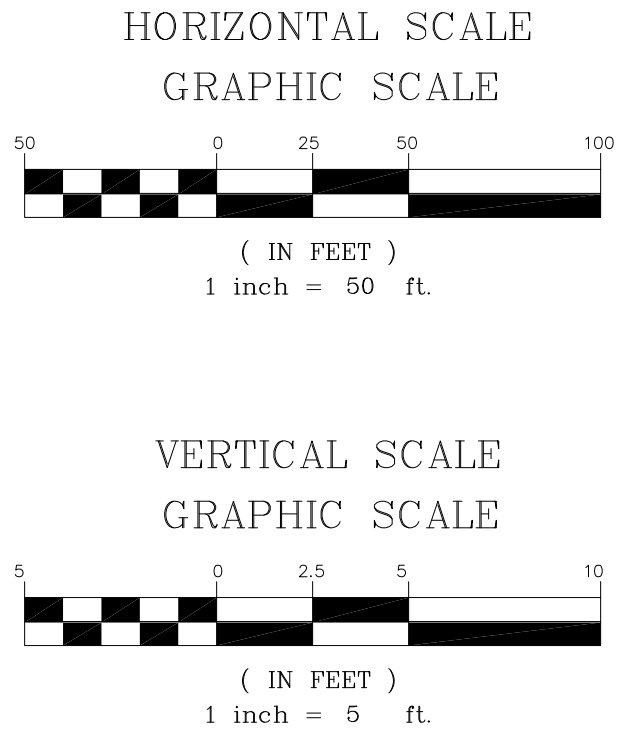
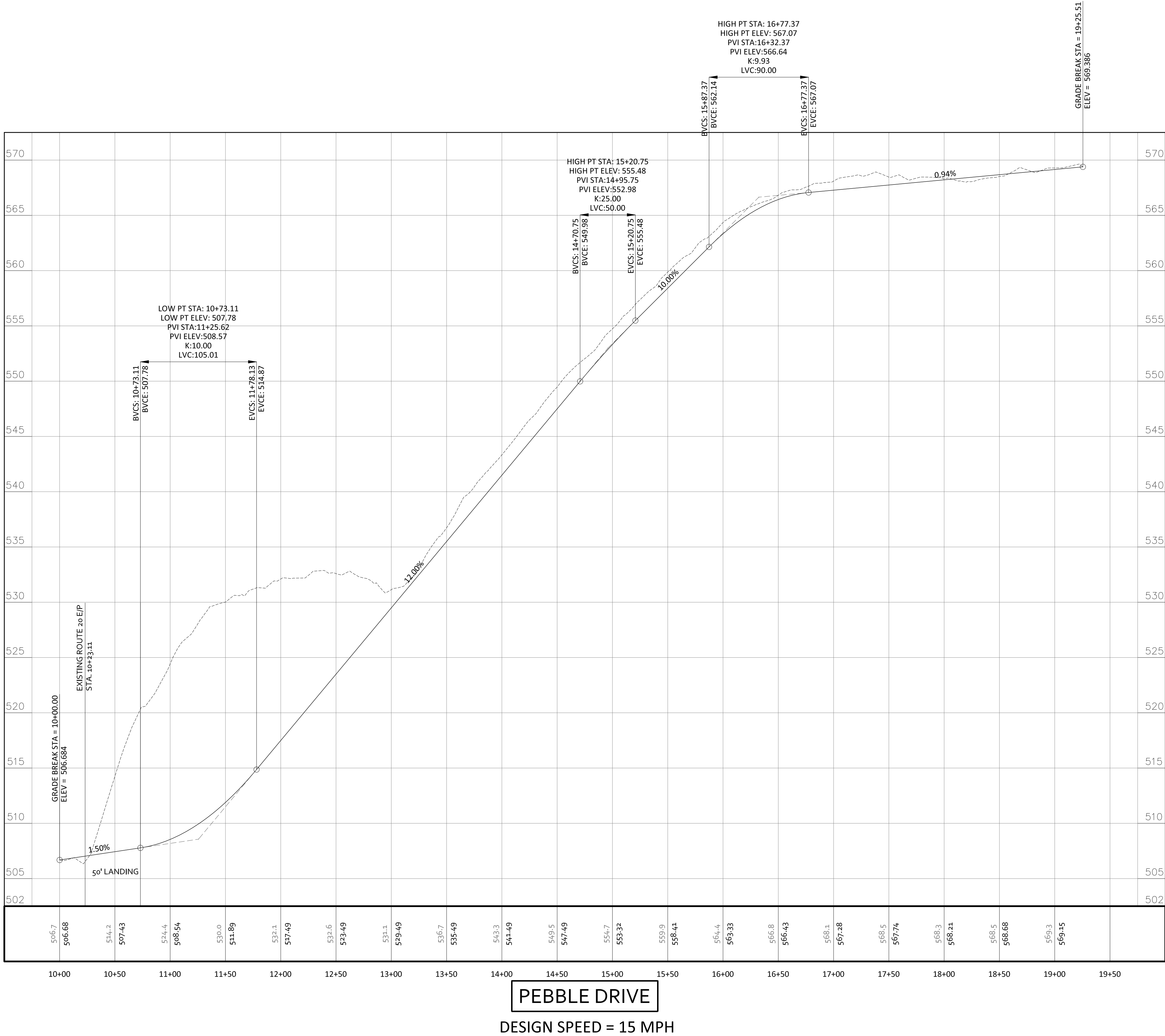
TMP 90-35W
HATMAKER AVIATION, LLC
4.40 ACRES
LIGHT INDUSTRIAL ZONING
DB 3062, PG 135

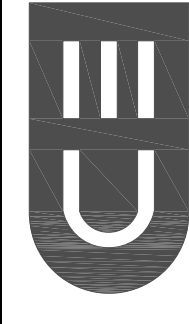
EV
S.P.C.
Grid North
Va. South Zone

[illegible]

REVISIONS	
DATE	REVISION DESCRIPTION
06/23/25	INITIAL SITE PLAN SUBMITTAL







COLLINS ENGINEERING

200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902 -434.293.3719

PROJECT

JOB NO.
232217

SCALE
H: 1"=50'
V: 1"=5'

SHEET NO.
8

PROJECT

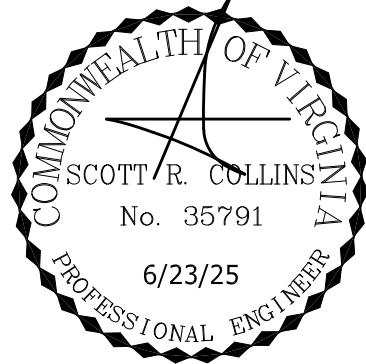
SHEET

CVILLE COMMUNITY CHURCH - INITIAL SITE PLAN

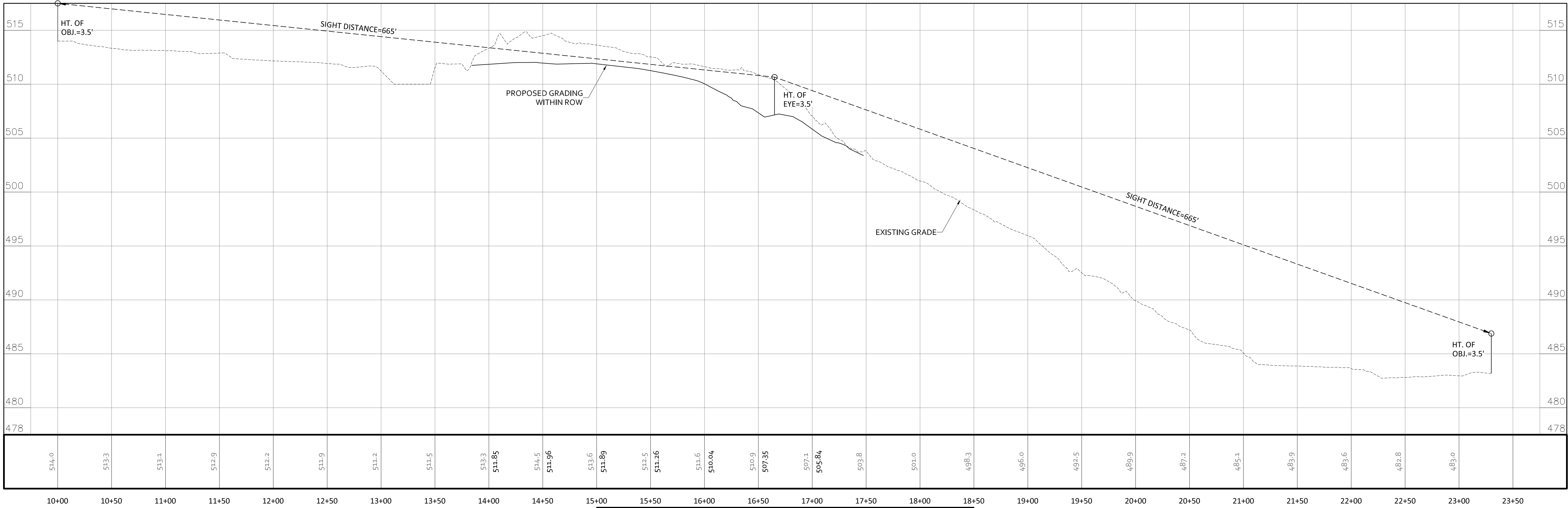
ROAD PROFILE

REVISIONS

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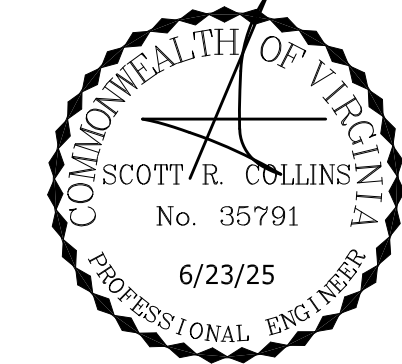
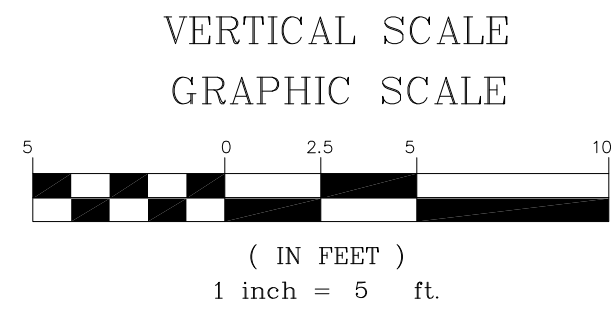
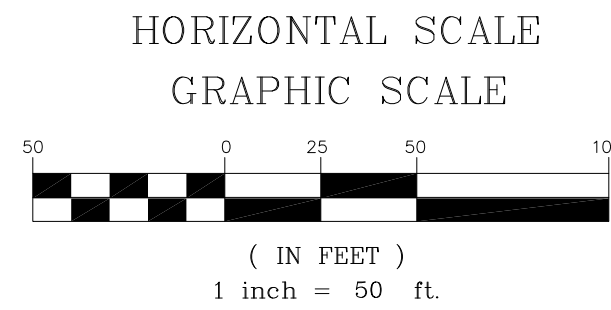


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PROPOSED ENTRANCE SIGHT DISTANCE

DESIGN SPEED = 60 MPH



REVISIONS

REVISION DESCRIPTION
INITIAL SITE PLAN SUBMITTAL

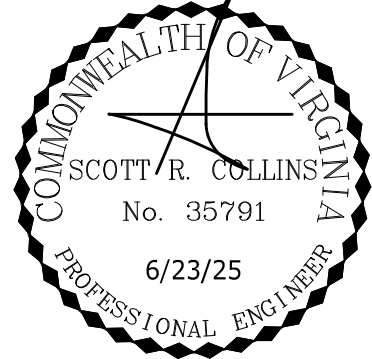
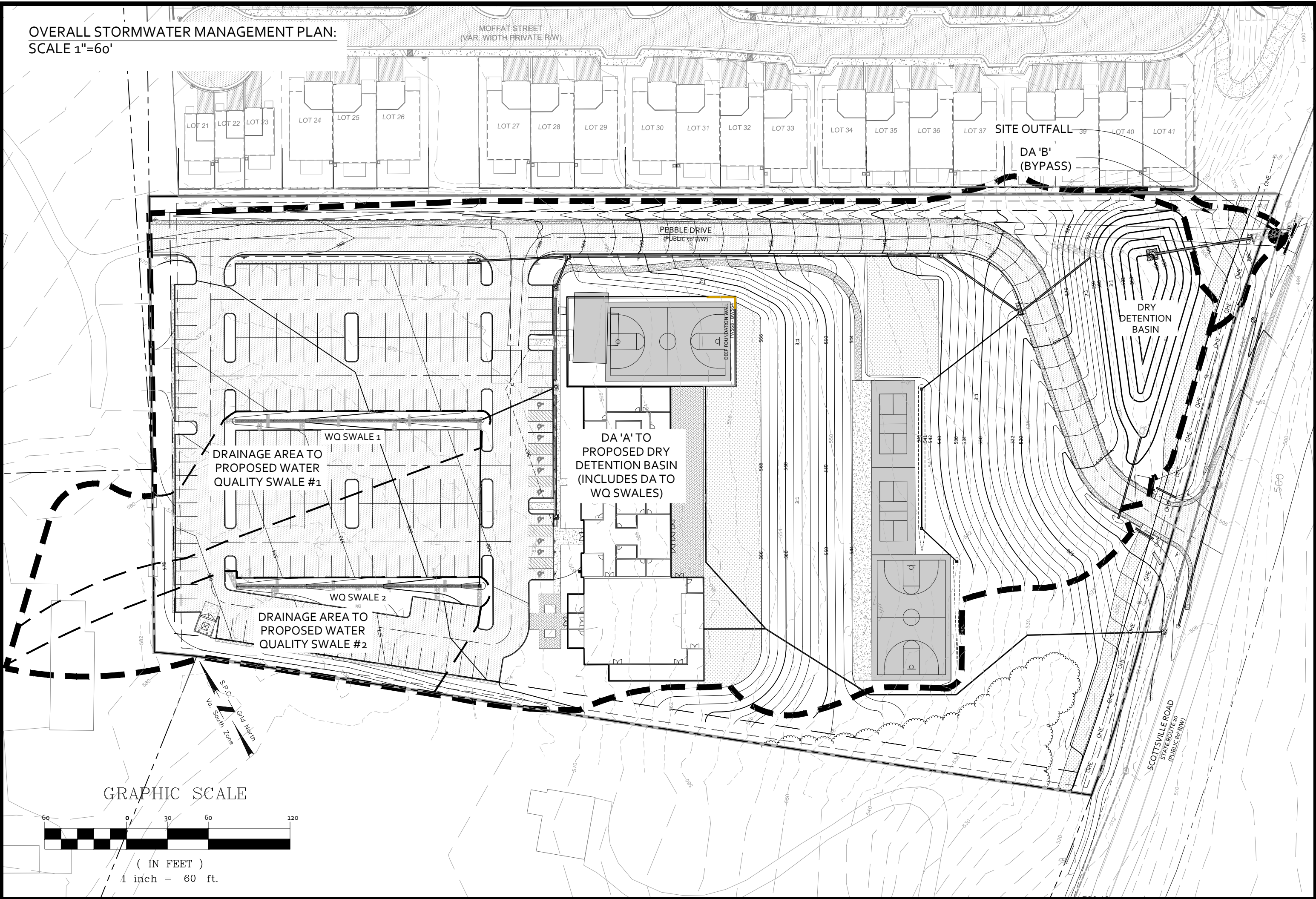
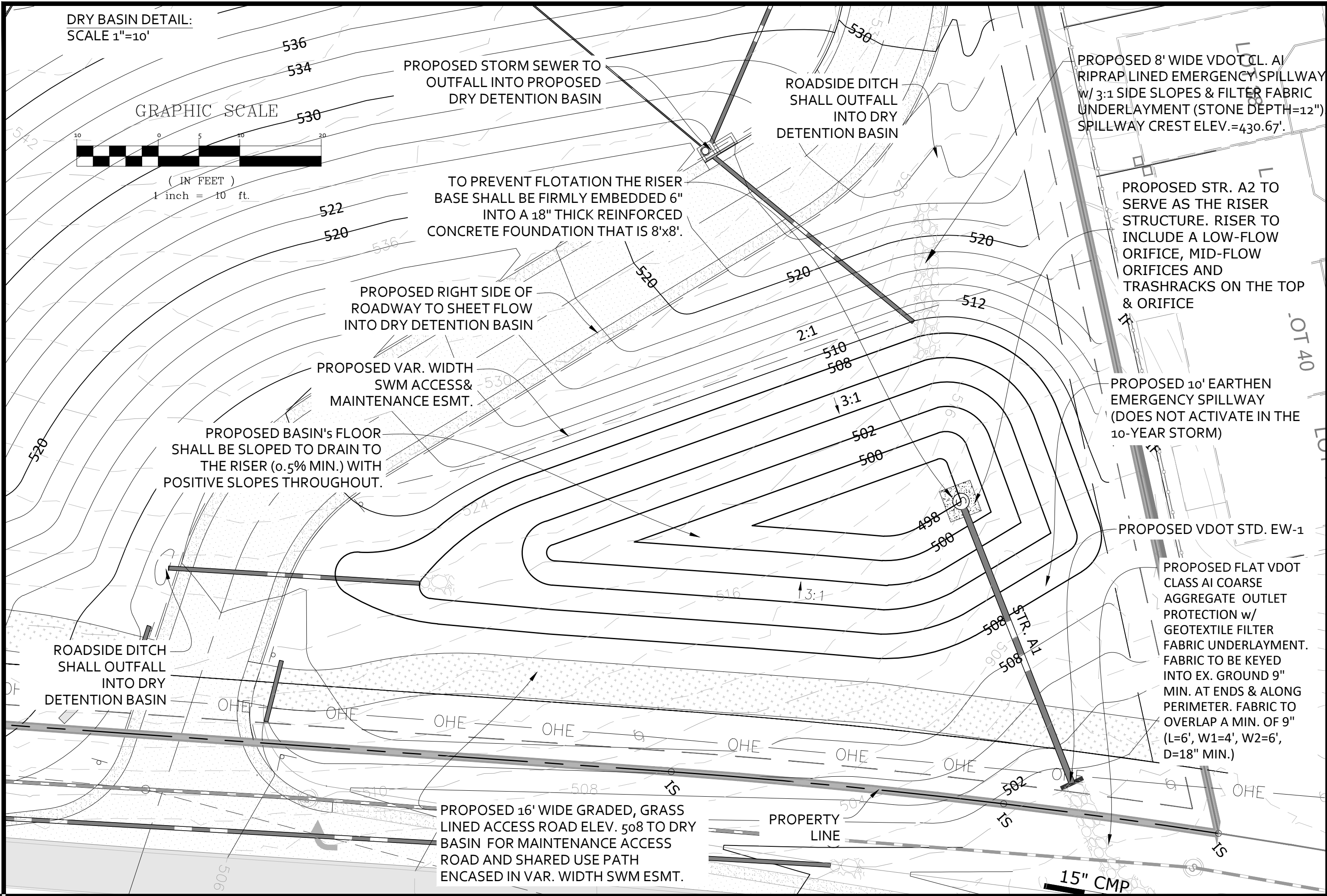
DATE
06/23/25

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902 -434.293.3719

CVILLE COMMUNITY CHURCH - INITIAL SITE PLAN

SIGHT DISTANCE PROFILE

PROJECT
JOB NO.
232217
SCALE
H: 1"=50'
V: 1"=5'
SHEET NO.
9



REVISIONS

REVISION DESCRIPTION
INITIAL SITE PLAN SUBMITTAL

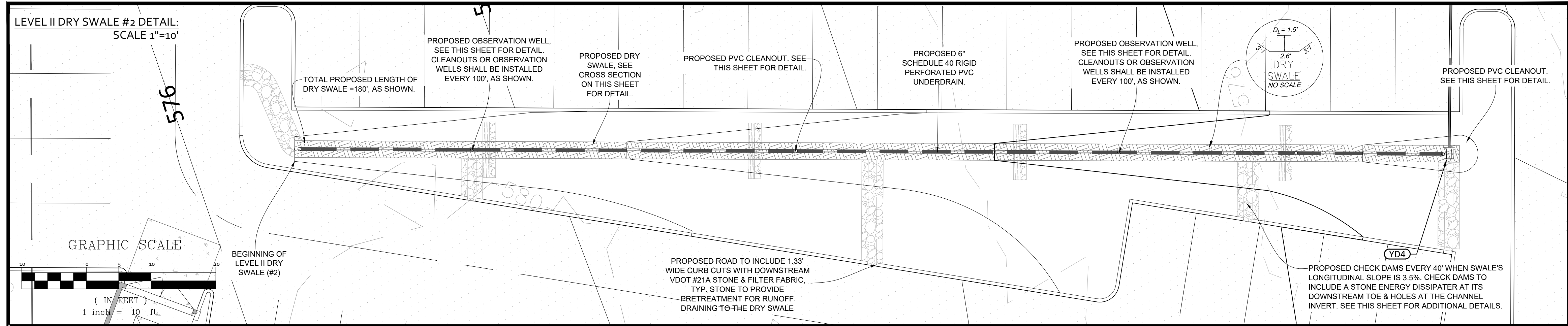
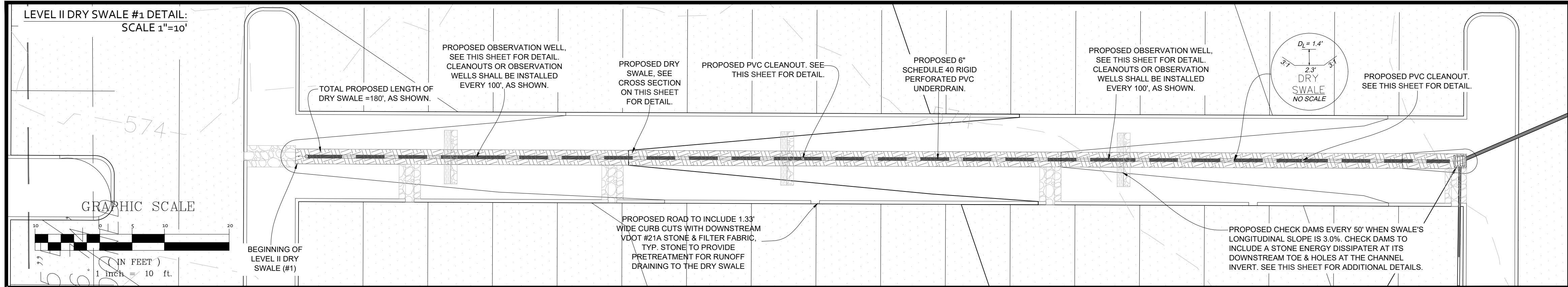
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CVILLE COMMUNITY CHURCH - INITIAL SITE PLAN

STORMWATER MANAGEMENT OVERVIEW

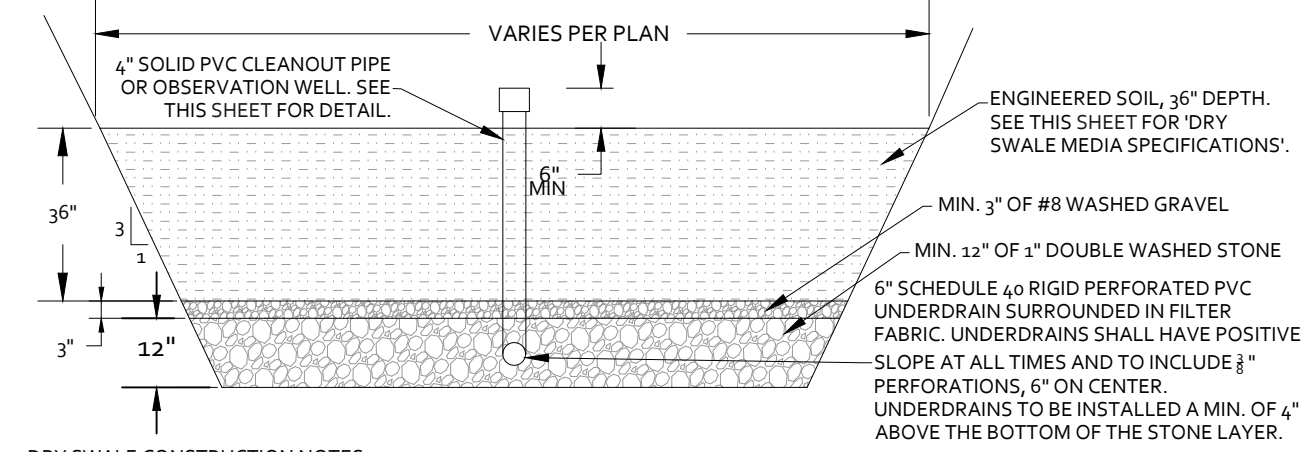
PROJECT
SHEET
JOB NO.
232217
SCALE
AS SHOWN
SHEET NO.
10



PROPOSED POST-DEVELOPMENT STORMWATER MANAGEMENT NOTES:

THE SITE STORMWATER RUNOFF SHALL BE TREATED WITH (2) LEVEL II DRY SWALES, AND ONE DRY DETENTION BASIN. UPLAND RUNOFF SHALL BE INTERCEPTED WITHIN PARKING LOT ISLANDS IN TWO LEVEL II DRY SWALES, WHICH SHALL CONVEY WITH UNDERDRAINS AND YARD DRAINS TO STORM SEWER. THE PROPOSED STORM SEWER, AS WELL AS ROADSIDE DITCHES SHALL CAPTURE AND CONVEY SITE RUNOFF TO THE PROPOSED DRY DETENTION BASIN. THE DRY DETENTION BASIN SHALL ATTENUATE SITE RUNOFF BEFORE RELEASING IT TO THE EXISTING SITE CONCENTRATED OUTFALL AT THE SOUTHWEST OF THE SITE - ADJACENT THE ROADSIDE DITCH AT ROUTE 20 SCOTTSVILLE ROAD.

THE SITE STORMWATER QUALITY TREATMENT SHALL INCLUDE TWO BEST MANAGEMENT PRACTICES, TWO (2) LEVEL II DRY SWALES, AND THE PURCHASING OF THE REMAINING REQUIRED NUTRIENT CREDITS, APPROXIMATELY 6.0 Lb/Yr. ADDITIONAL DETAILS WILL BE PROVIDED WITH THE FINAL SITE PLAN.



DRY SWALE CONSTRUCTION NOTES:
THE CONTRACTOR SHALL TEST FOR THE PRESENCE OF ANY POTENTIAL BEDROCK BENEATH THE LOCATION OF THE PROPOSED DRY SWALE'S FOOTPRINT. THE BOTTOM OF THE DRY SWALE SHALL BE LOCATED A MINIMUM OF 2' ABOVE ANY BEDROCK FOUND. THE CONTRACTOR SHALL NOTIFY COLLINS ENGINEERING IF 2' OF SEPARATION IS NOT POSSIBLE. THE CONTRACTOR SHALL COMPLETE THE BEDROCK TESTING PRIOR TO THE PLACEMENT OF THE DRY SWALE'S STONE BED, AND SHALL DOCUMENT THE RESULTS.

PROPOSED DRY SWALE CROSS SECTION (NOT TO SCALE)

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