Planning Commission
February 12, 2002
6:00 PM

The Albemarle County Planning Commission held a meeting and a public hearing on Tuesday, February 12, 2002 at 6:00 p.m. at the County Office Building, 401 McIntire Road, Charlottesville, Virginia. Members attending were: Jared Loewenstein, Chairman; William Rieley, Vice Chair; Rodney Thomas, William Finley, Tracey Hopper, Bill Edgerton, and Pete Craddock. Other officials present were Stephen Biel, Karl Guiler, Greg Kamptner and David Benish.

Mr. Loewenstein called the meeting to order and established a quorum.

Other Matters Not Listed on the Agenda from the Public.

Mr. Loewenstein asked for additional matters from the public. There being none, the meeting proceeded.

Review of Board of Supervisors Meeting – February 6, 2002.

Mr. Benish reviewed the meeting. He said that there were two items on the agenda that the commission had reviewed. The zoning text amendment and subdivision ordinance text amendment on alleys and shared driveways was adopted. The ZTA for shopping center and commercial area parking was also adopted.

Consent Agenda

Approval of Planning Commission Minutes – December 18, 2001.

Mr. Loewenstein asked if any of the commissioners wished to remove this item from the consent agenda.

Mr. Finley moved for approval of the consent agenda as presented.

Ms. Hopper seconded the motion, which passed unanimously.

Public Hearing Items:

SP-2001-058 Certified Environmental Drilling (Sign #21 & 22) – Request for special use permit to allow a well drilling/pump service business in accordance with Section 10.2.2.31 of the Zoning Ordinance which allows for a home occupation, Class B. The property, described as Tax Map 19, Parcel 34, contains 3.25 acres, and is located in the White Hall Magisterial District on Route 604, approximately 1,700 feet north from the intersection of Route 664 and Route 604. The property is zoned RA-Rural Areas. The Comprehensive Plan designates this property as Rural Area. (Stephen Biel)

Mr. Biel presented the staff report.

Mr. Loewenstein wondered if the square footage and the hours of operation should also be specified in the conditions.

Mr. Kamptner replied that he has been working with staff to pull the regulations out of the conditions. Conditions should deal with things that are in addition to or separate from the regulations.

Mr. Loewenstein opened the public hearing and invited the applicant to address the commission.

Mr. Robert Tingling said he had laid out everything he intends to do and requested the commission's approval.

There being no further comment, the hearing was closed.

Ms. Hopper said that she thought this application fit in with the special use permit category in the rural areas.

Ms. Hopper moved for approval with conditions as follows:

1. All outdoor storage shall be contained behind the fenced area as shown on the physical survey dated November 1, 1991 and shall not exceed the height of the fence. Outdoor storage of materials shall not be visible from Route 604.
2. No more than three work-related vehicles, plus trencher trailer, shall be parked on the site at any given time (one drill rig, one support truck, and one truck with a trencher trailer).
3. Parking setbacks shall be established as 50' from all property lines or rights-of-way.
4. The tree line located on the southern and western boundary of the property shall be preserved to maintain a buffer from adjoining properties.

Mr. Finley seconded the motion, which passed unanimously.

SP-2001-059 Calvary Baptist Church Addition (Sign # 40) - Request for special use permit approval, in accordance with Section 13.2.2 of the Zoning Ordinance, for the construction of a 4,080 square foot addition onto an existing church, additional parking and the relocation of the driveway entrance on 2.997 acres zoned R1, Residential. The driveway is to be aligned with the Southern Parkway. The property, described as Tax Map 77 Parcel 43, is located in the Scottsville Magisterial District on Avon Street Extended across from the Southern Parkway. The Comprehensive Plan designates this property as Urban Density Residential in Neighborhood 4. This permit would allow the use to become conforming and would allow the aforementioned expansion of the use. (Karl Guiler)

AND

SDP 2001-118 Calvary Baptist Church Addition Preliminary Site Plan – Request for preliminary site plan approval for the construction of a 4,080 square foot building next to an existing church, additional parking and the relocation of the driveway entrance on 2.997 acres zoned R1, Residential (Karl Guiler)

Mr. Guiler presented the staff report.

Mr. Thomas asked what the correct cost estimate was for the sewer hookup.

Mr. Guiler replied that staff has no correct estimate. The applicant obtained an estimate from a private contractor. The other estimate was obtained by talking to the service authority and getting a rough estimate.

Mr. Thomas asked for the existing capacity of the drainfield.

Mr. Guiler replied that he did not know. He pointed out that the health department had agreed that it was adequate for the expansion.

Mr. Loewenstein asked there should be a condition specifying that the special use permit would have to be amended upon further expansion.

Mr. Kamptner replied that they have often had a condition on the permit that would require an amendment for any further expansion.

Mr. Benish stated that condition 2 specified the square footage of the expansion.

Mr. Guiler pointed out that the square footage given was the existing church plus the proposed building.

Mr. Loewenstein said he would prefer to see something in there specifying the need for the amendment.

Mr. Rieley joined the meeting.

Mr. Craddock pointed out that the square footage is on the drawing.

Mr. Loewenstein suggested adding in condition 2 "the total square footage of the building, including the proposed addition, shall not exceed a certain amount.

Ms. Hopper suggested that the commission require a condition that urges infrastructure. In the scheme of things, the estimated cost for the sewer hookup is a relatively small amount of money. She said that she is in favor of requiring them to hook up to public sewer now.

Mr. Finley pointed out that the drainfield is adequate.

Ms. Hopper said that this property was located in the development area.

Mr. Guiler verified that it was.

Mr. Thomas said that it is not necessary to do this now. He said that he would prefer to see that enforced if it came back.

Mr. Craddock said that he is favor of leaving the fields as they are, but would like to question the deceleration lane. Does VDOT require that?

Mr. Guiler replied that the realignment with the Southern Parkway was a VDOT recommendation initially. He said that he was not sure about the deceleration lane.

Mr. Craddock verified that the lane may not be required.

Mr. Guiler replied that it has not been granted final approval by VDOT.

Mr. Loewenstein said he preferred to let the drainfield go, because the health department has certified it and the type of use.

Mr. Edgerton said the site plan looked like it showed more than 4 parallel parking spaces.

Mr. Guiler replied that there are some parallel parking spaces already on the property. The zoning ordinances require any new ones to be approved by the commission.

Mr. Edgerton asked how many total would be on the property with the addition.

Mr. Guiler replied that there were a total of 6 on the site plan. All of the current spaces will be eliminated.

Mr. Edgerton asked if there was enough space to expand the parking spaces to 9 feet.

Mr. Guiler replied that he thought there was as engineering had granted approval with that condition.

Mr. Loewenstein opened the public hearing and invited the applicant to address the commission.

Mr. Dave Wyant said that there are 6 existing spaces. The handicapped entrance is the front entrance to the church. We will eliminate the parallel parking next to the planters. We are doing a tapered deceleration lane with VDOT. They are trying to make that area three lanes all the way out from Charlottesville. We are moving the entrance at an expense. Eventually VDOT will install a stoplight there. The service authority's quote is calculated from the property line to their sewer, which is 10 feet. He said that he has talked to two contractors and gotten estimates of a little over $9,000, which could increase because of rocks. There is about 260 feet of sewer line to install and we'll need one manhole. The health department has certified the drainfield. They

are really not increasing the congregation. No kitchen is being added. On the cover sheet, that total is the total of all the buildings including the planned addition.

Mr. Edgerton verified that the sewer estimate was from a contractor.

Mr. Wyant replied that it would take 260 feet to get from above the septic tank to one of the two manholes.

Mr. Edgerton verified that 250 feet of that is on the property.

There being no further comment, the hearing was closed.

Mr. Thomas said that he thought we had added language to condition 2 that would require an amendment.

Mr. Loewenstein replied that he would still like to include that language.

Mr. Finley moved for approval of SP-2001-059 with conditions as follows:

1. The church's improvements and the scale and location of the improvements shall be developed in general accord with the submitted preliminary site plan entitled, "Site Plan, Calvary Baptist Church," prepared by David Wyant, P.E., and dated January 4, 2002.

2. The total square footage of the building including the proposed expansion shall not exceed 11,500 square feet.

3. Yards and setbacks for structures shall be in accord with the R-1 setbacks, as specified in Section 13.3 in the Zoning Ordinance, to be in effect on March 20, 2002. Parking areas shall be setback at least 10 feet from all property lines, except the southern portion of the property that abuts the Southside Shopping Center.

4. There shall be no day care center or private school on site without approval of a separate special use permit, or amendment to this permit.

5. VDOT approval of the proposed entrance aligning with the Southern Parkway must be granted prior to final site plan approval.

6. A tree conservation plan for the rear forested area of critical slopes in accordance with Section 32.7.9.4(b) shall be submitted with the final site plan. It may only be disturbed under the conditions of connecting to the available public sewer in the rear of the property. Following such activity, the slopes shall be reconstructed and replanted as deemed necessary to comply with Engineering requirements and the approved final site plan. The tree conservation plan shall be subject to review and approval by the Planning Director.

Mr. Thomas seconded the motion, which passed unanimously.

Mr. Rieley moved for approval of SDP 2001-118 with the condition.

1. All parallel parking spaces must be increased from 8 feet wide to 9 feet wide.

Mr. Thomas seconded the motion, which passed unanimously.

Old Business.

Mr. Loewenstein asked if everyone was satisfied with the list of committee membership.

Ms. Hopper asked who was on the MPO.

Mr. Thomas replied that he was.

Ms. Hopper said that she would like to sit on that committee too, if appropriate.

Mr. Benish said he would check on that.

There being no further business, the meeting was adjourned at 6:35 p.m.

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V. Wayne Cilimberg, Secretary

Recorded and transcribed by Lynda Myers, Recording Secretary