SHIMP ENGINEERING, P.C.
Design Focused Engineering

Project Narrative For: **Grange Commons**

Parcel Description: **TMP 40A-1-1 and 40A-1-2**

TMP	ACREAGE	EXISTING ZONING	PROPOSED ZONING	COMP PLAN DESIGNATION
40A-1-1	13.77 AC	A-1	A-1 with SUP for Churches	Rural Area
40A-1-2	10.08 AC	A-1	A-1 with SUP for Churches	Rural Area

Location:

Northwest from the intersection of Fredericksburg Rd and Seminole Trail

Surrounding Uses:

Low-density residential, farmland

Project Proposal:

GRANGE COMMONS LLC (the "owner") is the owner of Greene County Tax Map Parcel 40A-1-1 and 40A-1-2, which are two parcels located in the Midway Election District (the "property"). The parcels are 13.77 acres and 10.08 acres, respectively. The owner seeks a special use permit to establish a church on the property. In addition, the applicant proposes to operate a private K-8 school under the church's ministry during non-service hours. Pursuant to Article 22 of the Zoning Ordinance, educational activities are encompassed within the definition of a church, which is defined as: "*A structure or place in which worship, ceremonies, rituals, and education pertaining to a particular system of beliefs are held.*"

A portion of the church and associated school will be located inside the existing barn structure, which is 6,557 SF. An addition to the existing structure is also proposed, which would be approximately 7,000 – 8,000 SF. Parking will be added, along with playground areas.

Per Greene County Code of Ordinances Sec. 16-2-3, the following factors should be considered when reviewing and acting upon a special use permit:

(1) The use shall not tend to adversely change the character and established pattern of development of the area or community in which it wishes to locate.

The proposed church is limited in scale and is consistent with the character of rural areas of Greene County. Places of worship have historically been closely associated with rural and low-density areas, where they often served as central gathering points for residents. For example, Westover Church and Pleasant Grove Baptist Church, both located in close proximity to the site within A-1 zoning districts, reflect this established pattern. Accordingly, the proposed use maintains and is compatible with the traditional development pattern of the area.

(2) The use shall be in harmony with the uses permitted by right under a zoning permit in the zoning district and shall not affect adversely the use of neighboring property.

The proposed church use is in harmony with the intent and character of permitted uses within the Agricultural (A-1) zoning district, which, pursuant to the Greene County Code, allows the same uses as the Conservation (C-1) district. These by-right uses include low-density residential, agricultural operations, public facilities, and other community-oriented or low-intensity activities. A church is comparable in scale and function to these uses, particularly public facilities and community gathering spaces, and is specifically recognized as an appropriate use through the Special Use Permit process. The scale of the church, ensures compatibility with rural landscapes and the intent of the zoning ordinance to preserve a low-density environment, generating minimal traffic and no significant noise or operational impacts beyond typical daytime and weekend hours. Additionally, the church is proposed to operate partially within an existing structure originally designed for agricultural use, further reinforcing its compatibility with the surrounding context.

(3) The requested or related conditions shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof.

Approval of the Special Use Permit for church use will not hinder or discourage the appropriate development of adjacent properties, nor will it negatively impact property values. The continued use of an existing structure further minimizes potential impacts, ensuring that adjacent properties can continue to be used for agricultural, residential, or other permitted purposes without interference.

(4) Due consideration shall be given to the suitability of the property for the use applied for with respect to trends of growth or change; the effect of the proposed use upon the community; requirements for transportation, school, parks, playgrounds, recreational areas; conservation of natural resources, preservation of flood-plains, and encouraging the most appropriate use of the land. In all cases the planning commission and board of supervisors will adhere to the intent of the applicable county zoning ordinance and the comprehensive plan

The subject property is designated as Rural Areas in the Comprehensive Plan for Greene County, which supports low-density development, preservation of open space, and limited, community-serving uses that do not require significant public infrastructure. The proposed church aligns with these goals by reusing an existing structure without necessitating improvements to transportation networks, public utilities, or community facilities such as schools and parks.

Traffic Impacts

The applicant anticipates up to approximately 400 attendees for services. The majority of traffic associated with the proposed church use is expected to occur on Sundays. School traffic will occur on weekdays. Importantly, school traffic and church traffic will not occur simultaneously. Trip generation estimates were developed using the ITE Trip Generation Manual, 12th Edition, and are shown below.

Use	**Independent Variable**	**Sunday**		
560 - Church	13 (1,000 SF)	In	Out	Total
		178	177	355

Use	**Independent Variable**	**Weekday**		
530 – Private School	125 students	In	Out	Total
		257	257	514

In comparison to the projected traffic from the proposed church and school, existing traffic is much higher. Per the VDOT 2024 report for Greene County, average daily trips for the section of the Fredericksburg Rd from Dundee Rd to US 29 Seminole Trail is 2,000 daily trips. For Route 29 (Seminole Trail) between US 33 Spotswood Trail and the Madison County Line, average daily trips are 18,000. Schools in any location will involve some amount of traffic, and this location has very close access to a prominent Route 29 intersection where VDOT is actively working on improvements for turning safety. Additionally, other by-right uses in A-1 (such as public schools, farm wineries, farm breweries) would have comparable traffic impacts to this church and school traffic.

School Impacts

No adverse impact on the public-school system's infrastructure is anticipated, as the proposed use is not expected to generate additional residential population. Furthermore, the operation of a weekday church-affiliated school may serve a portion of the existing student population, which could modestly reduce demand on public school facilities.

Summary

This special use permit request for a church and private school is consistent with the established pattern of development in the rural areas, is in harmony with other by-right low-intensity uses, will not hinder adjacent development, and is an appropriate use of the property in relation to all existing infrastructure. All associated impacts are comparable to by-right uses in A-1 properties.