



County of Albemarle
Community Development Department - Planning

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March 29, 2023

Craig Kotarski, PE
Timmons Group
608 Preston Ave, Suite 200
Charlottesville VA 22903
craig.kotarski@timmons.com

Re: SP202200012 City Church Expansion Action Letter

Dear Mr. Kotarski,

At its meeting on March 14, 2023, the Albemarle County Planning Commission recommended approval of SP202200012 by a vote of 6:0, for the reasons stated in the staff report and with the conditions listed below:

1. Development and use must be in general accord (as determined by the Director of Planning and the Zoning Administrator) with the revised conceptual plan entitled, "City Church Multi-Use Space Addition," prepared by Timmons Group and last updated October 12, 2022 (hereafter "Conceptual Plan"). To be in general accord with the Conceptual Plan, development and use must reflect the following major elements within the development essential to its design, as shown on the Conceptual Plan:
 - a. Location of proposed building;
 - b. Location of parking;
 - c. 20' buffer along the eastern property line; and
 - d. Wooded areas designated to remain.

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

2. The area of assembly is limited to a sanctuary with a maximum of 320 seats.
3. Upon demand of the County, the owner(s) must dedicate sufficient right-of-way adjacent to Rio Road for improvements identified in the Rio Corridor Road Plan, dated June 30, 2022.
4. The use must commence on or before July 1, 2028 or this permit will expire and be of no effect.

Should you have any questions regarding the action, please contact me.

Sincerely,
Rebecca Ragsdale
Planning Manager
Planning Division