

**RESOLUTION TO APPROVE SP20250005
CROZET FELLOWSHIP CHURCH**

WHEREAS, upon consideration of the staff report prepared for SP202500005 Crozet Fellowship Church, the recommendation of the Planning Commission and the information presented at the public hearing on April 14, 2026, any comments received, and all of the relevant factors in *Albemarle County Code* §§ 18-5.1.64 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 Rural Areas district, with the regulations provided in *Albemarle County Code* §18-5.1.64, 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 SP202500005 Crozet Fellowship 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 _____ to _____, as recorded below, at a regular meeting held on June 3, 2026.

Clerk, Board of County Supervisors

	<u>Aye</u>	<u>Nay</u>
Mr. Gallaway	_____	_____
Ms. Duncan	_____	_____
Ms. LaPisto-Kirtley	_____	_____
Ms. Mallek	_____	_____
Ms. Missel	_____	_____
Mr. Pruitt	_____	_____

SP20250005 Crozet Fellowship Church- Conditions

Staff recommends approval with the following conditions:

1. Development of the use must be in general accord with the Conceptual Plan titled, “Crozet Fellowship Church Special Use Permit” drawn by Collins Engineering and dated January 26, 2026. To be in general accord with the Conceptual Plan, development must reflect the following major elements essential to the design of the development:

- a. Location of proposed building and parking envelopes;
- b. Maintain the native vegetation within the WPO stream buffer, along with an additional 50 foot stream/forest buffer;

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

2. A 20-foot use buffer in accordance with *County Code* § 18-21.7(c) must be established and maintained along the property boundaries. The use buffer area may not be disturbed other than to install screening or landscaping screening.
3. The maximum religious assembly size must not exceed 400 persons.