



COUNTY OF ALBEMARLE
Department of Community Development
401 McIntire Road, North Wing
Charlottesville, Virginia 22902-4596

Phone (434) 296-5832

Fax (434) 972-4126

September 22, 2016

Craig Kotarski/Timmons Group
111 West High St
Charlottesville Va 22902

RE: SP201600010 Cornerstone Community Church Addition

Dear Mr. Kotarski,

The Albemarle County Planning Commission, at its meeting on August 23, 2016, by a vote of 6:0:1, recommended approval of the above-noted petitions to the Board of Supervisors.

Please note that these recommendations is subject to the following conditions:

Amended Conditions of Approval:

1. The applicant use as large trees as possible in the bio-filters;
2. The applicant shorten the spaces along the side of the buffer to pull back the amount of impact and encroachment into the buffer, and
3. The applicant work with staff to recalculate the parking spaces across the site to determine whether or not they can further reduce impacts of the paved surface while still maintaining the same number of parking spaces and also to investigate the use of permeable pavement of which there are several different technologies available.

Recommended Conditions of Approval:

1. Development and use shall be in general accord with the conceptual plan titled "Cornerstone Community Church Addition – Application Plan" prepared by Timmons Groups and dated 7/27/2016 (hereafter "Conceptual Plan"), as determined by the Director of Planning and the Zoning Administrator. To be in accord with the Conceptual Plan, development and use shall reflect the following major elements within the development essential to the design of the development, as shown on the Conceptual Plan:

- building orientation
- building size

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

2. The area of assembly shall be limited to a maximum 250-seat sanctuary.
3. There shall be no day care center or private school on site without approval of a separate special use permit;
4. The applicant shall obtain Virginia Department of Health approval of well and/or septic system prior to approval of the final site plan.

5. All outdoor lighting shall be only full cut off fixtures and shielded to reflect light away from all abutting properties. A lighting plan limiting light levels at all property lines to no greater than 0.3 foot candles shall be submitted to the Zoning Administrator or their designee for approval.
6. If the use, structure, or activity for which this special use permit is issued is not commenced by [date three years from Board approval], the permit shall be deemed abandoned and the authority granted thereunder shall thereupon terminate.

If you should have any questions or comments regarding the above noted action, please do not hesitate to contact me at (434) 296-5832.

Sincerely,

Scott Clark
Senior Planner
Planning Division