

**RESOLUTION TO APPROVE SP202400018
CHARLOTTESVILLE COMMUNITY CHURCH**

WHEREAS, upon consideration of the staff report prepared for SP202400018 Charlottesville Community Church, the recommendation of the Planning Commission, the information presented at the public hearing, any comments received, and all of the relevant factors in Albemarle County Code §§ 18-13.2.2(10) 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 zoning district, 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 SP202400018 Charlottesville Community 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 _____.

Clerk, Board of County Supervisors

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

SP202400018 Charlottesville Community Church - Conditions

1. The development of the use must be in general accord (as determined by the Director of Planning and the Zoning Administrator) with the sheet titled, “Charlottesville Community Church Special Use Permit Application Plan”, provided in the document entitled “Charlottesville Community Church Special Use Permit Narrative and Application Plan”, prepared by Collins Engineering dated June 17, 2024, last revised February 6, 2025 (hereafter “Concept Plan”). To be in general accord with the Concept Plan, development and use must reflect the following major elements as shown on the Plan:
 - a. Location of the proposed building envelopes;
 - b. Location of the proposed parking envelope;
 - c. Location of the open space (amenity area) envelope; and
 - d. Landscape buffers along the property’s boundaries;

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

2. The area of assembly is limited to a maximum 500-seat sanctuary.
3. An area for a 10’ shared use path along Scottsville Road must be reserved for future dedication to the County. Within this area, the owner must design the shared use path to VDOT standards and must grade the path in with the first phase of development. The path must be constructed outside of the landscape buffer.
4. A pedestrian connection must be constructed from the future 10’ shared use path along Scottsville Road and tied into the site’s internal pedestrian network.
5. A pedestrian connection from the site to the Avinity Estates subdivision must be made if approved by the Avinity Estates HOA.
6. The use must commence on or before March 19, 2030, or the permit will expire and be of no effect.