

**RESOLUTION TO APPROVE
SP 2016-00010 CORNERSTONE COMMUNITY CHURCH**

WHEREAS, the Monticello Wesleyan Church, which is now operating under the name of the Cornerstone Community Church (the “Owner”), is the owner of Tax Map and Parcel Number 04500-00-00-031D0 (the “Property”); and

WHEREAS, the Owner filed an application for a special use permit to expand the existing church building by adding 8,800 square feet of internal space, increasing the external footprint by 4,250 square feet, and by expanding the associated parking on the Property, and the application is identified as Special Use Permit 2016-00010 Cornerstone Community Church (“SP 2016-10”); and

WHEREAS, the proposed use is allowed on the Property by special use permit under Albemarle County Code §§ 18-10.2.2.35 and 18-4.2.6(a); and

WHEREAS, on August 23, 2016, after a duly noticed public hearing, the Albemarle County Planning Commission recommended approval of SP 2016-10 with modified conditions; and

WHEREAS, on October 12, 2016, the Albemarle County Board of Supervisors held a duly noticed public hearing on SP 2016-10.

NOW, THEREFORE, BE IT RESOLVED that, upon consideration of the foregoing, the Transmittal Report prepared for SP 2016-10 and all of its attachments, the information presented at the public hearing, and the factors relevant to a special use permit in Albemarle County Code §§ 18-10.2.2.35, 18-4.2.6(a), and 18-33.8, the Albemarle County Board of Supervisors hereby approves SP 2016-10, 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. Dill	_____	_____
Ms. Mallek	_____	_____
Ms. McKeel	_____	_____
Ms. Palmer	_____	_____
Mr. Randolph	_____	_____
Mr. Sheffield	_____	_____

SP-2016-00010 Cornerstone Community Church Conditions

1. Development and use shall be in general accord with the conceptual plan titled “Cornerstone Community Church Addition – Application Plan” prepared by Timmons Group and dated 9/16/2016 (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 site plan for this expansion shall include trees to be planted in each biofilter or similar stormwater management facility. The tree species for these plantings shall be native species, shall be taken from the “Large Deciduous Trees” section of the County’s “Plant Canopy Calculations” document, and shall comply with the minimum caliper size or height listed in that document at time of planting. The trees in each biofilter or similar stormwater management facility shall have a total mature canopy area, as calculated by the number of trees multiplied by the “Area of Canopy” value for each species in the “Plant Canopy Calculations” document, of at least 50 percent of the floor area of the biofilter.
3. The area of assembly shall be limited to a maximum 250-seat sanctuary.
4. There shall be no day care center or private school on site without approval of a separate special use permit.
5. The applicant shall obtain Virginia Department of Health approval of well and/or onsite sewage system prior to approval of the final site plan.
6. 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 approved by the Zoning Administrator or his/her designee prior to approval of the final site plan.
7. If the use, structure, or activity for which this special use permit is issued is not commenced by October 12, 2019, the permit shall be deemed abandoned and the authority granted thereunder shall thereupon terminate.