

**RESOLUTION TO APPROVE SPECIAL EXCEPTION
FOR ZMA 2015-00001, OLD TRAIL VILLAGE**

WHEREAS, March Mountain Properties, LLC (“March Mountain”) is the owner of Tax Map and Parcel Numbers 055E0-01-00-000A1, 055E0-01-00-000A2, 055E0-01-00-000A3, 055E0-01-00-000A4, 055E0-01-00-000A5, 055E0-01-27-01000, 055E0-01-27-01100, 055E0-01-27-01200, 055E0-01-27-01300, 055E0-01-27-01400, 055E0-01-27-01500, 055E0-01-27-01600, 055E0-01-27-01700, 055E0-01-27-01800, 055E0-01-27-01000, 055E0-01-27-02000, 055E0-01-27-02100, 055E0-01-27-02200, 055E0-01-27-02300, 055E0-01-27-02400, and 055E0-01-27-02500 (collectively, “the Property”); and

WHEREAS, the Owner filed an application to amend the zoning map for the Property, which rezoning application is identified as ZMA 2015-00001, Old Trail Village (“ZMA 2015-00001”); and

WHEREAS, on December 15, 2015, the Planning Commission recommended approval of ZMA 2015-00001 (with certain exceptions as set forth in Ordinance 16-A(1)), including the approval of a special exception to modify the regulations for maximum sign area and maximum sign height in County Code § 18-4.15.10 for certain freestanding signs described herein.

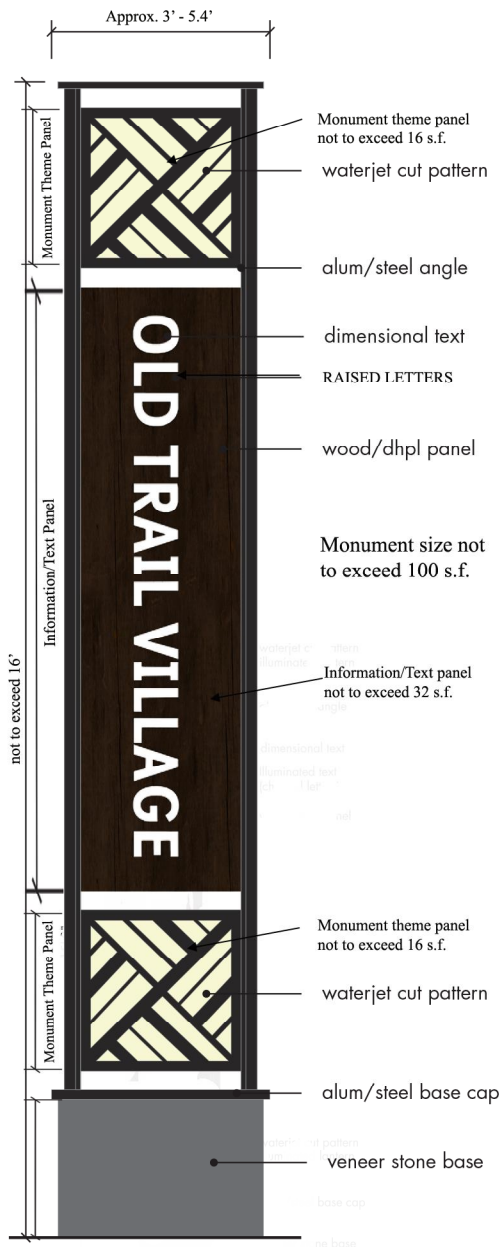
NOW, THEREFORE, BE IT RESOLVED that, upon consideration of the foregoing, the transmittal summary to the Board of Supervisors, the Planning Commission staff report prepared in conjunction with the application, and its supporting analysis, and all of the factors relevant to the special exception in Albemarle County Code §§ 18-8.2(b)(4), 18-8.5.5.3(c), and 18-33.9, the Albemarle County Board of Supervisors hereby approves the special exception to: 1) modify the maximum sign area for monument-style freestanding signs using multi-sided theme panels as depicted on the attachment to this resolution (hereinafter, the “Freestanding Signs”) from 32 to 64 square feet per sign, plus bonus tenant panels as provided in County Code § 18-4.15.10; 2) modify the maximum sign height for the Freestanding Signs from 12 feet to 16 feet; and 3) modify the maximum sign height for monument-style subdivision signs using multi-sided theme panels as depicted on the attachment to this resolution from 6 feet to 16 feet.

* * *

I, Ella W. Jordan, 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	_____	_____



1 elevation (type A2)
scale: NTS

Maximum Allowable Sign Area Square Footage Per Monument (Subdivision and Freestanding Commercial Sign Permitted - 2 Monuments)

Sign Element:

Monument theme panel

Information/text panel

Total Sign Area SF

Total Route 250 Sign Area

Square Footage:

Not to exceed 32 sf X 2 sides = 64 sf

Not to exceed 32 sf X 2 sides = 64 sf

64 sf (2 signs per monument)

256 sf

This sign concept is a square, 4 sided design. The applicant may choose to do a triangle, 3-sided design; provided that the total sign area square footage would remain the same.



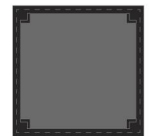
2 side view
scale: NTS



3 side view
scale: NTS



4 side view
scale: NTS



5 plan view
scale: NTS