

**RESOLUTION TO APPROVE  
SP202300018 KAPPA SIGMA  
INTERNATIONAL HEADQUARTERS**

**WHEREAS**, upon consideration of the staff report prepared for SP202300018 Kappa Sigma International Headquarters, the recommendation of the Planning Commission and the information presented at the public hearing, any comments received, and all of the relevant factors in Albemarle County Code §§ 18-13.2.2(2), 18-5.1.02, 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, the applicable provisions of Albemarle County Code § 18-5, 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 SP202300018 Kappa Sigma International Headquarters, subject to 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	_____	_____

## SP202300018 Kappa Sigma International Headquarters Conditions

1. Development of the use must be in general accord with the conceptual plan (Attachment D) entitled "Special Use Permit Kappa Sigma Int'l Headquarters", prepared by Roudabush, Gale & Associates, Inc and dated 11-2-2023, last revised 08-07-2024. To be in accord, development must reflect the following major elements essential to the design of the development:
  - a. Location of buildings
  - b. Location of parking areas
  - c. Building height
  - d. Minimum yard requirements of County Code §18-21.7
  - e. Pedestrian improvements along Route 20

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

2. Lighting of the site must be limited as follows:
  - a. Light levels at the property lines must be no greater than 0.3 foot candles;
  - b. No flood lighting of the building is permitted;
  - c. Only the parking lot north of the building is allowed pole lights;
  - d. Utilize bollard type lights in place of pole lights whenever possible. Use only full cutoff fixtures;
  - e. Site and building illumination is subject to the review of the ARB; and
  - f. The lighting for any recreational facility may only be inside the picnic pavilions. Lighting must be excluded from other recreational areas.
3. Final site plans must show a reservation, or provide a note, for future vehicular and pedestrian connections to adjacent parcels to the north and south;
4. A right turn and taper must be constructed at the entrance in Route 20 to the satisfaction of VDOT;
5. Landscaping must be provided to limit the impact of the storm water area on the Entrance Corridor to the satisfaction of the ARB;
6. The applicant must construct public water service to the site via extension of the existing Albemarle County Service Authority water line located on the west side of Route 20 and public sewer service via extension of the existing Albemarle County Service Authority sewer line located along Route 20 and the Cow Branch Creek, generally as provided in the report entitled, Preliminary Engineering Report Water and Sewer Facilities for Kappa Sigma Headquarters by Draper Aden Associates, dated March 30, 2004;
7. A plat to combine the parcels must be submitted concurrently with the amended site plan submittal or an SP will be required; and
8. All grass parking areas must be "Grasspave" unless a product deemed equivalent is approved by the County Engineer. The amended site plan must include "Grasspave" manufacturers material specifications, requirements for installation, provisions for watering (ex. sprinkler system, etc.), and maintenance requirements (ex. fertilizing, watering, mowing, etc.) to the satisfaction of the County Engineer.
9. The base elevation must not exceed 528 feet.