

**RESOLUTION TO APPROVE SP202400012  
CITY CHURCH MULTI-USE SPACE ADDITION**

**WHEREAS**, upon consideration of the staff report prepared for SP202400012 – City Church Multi-Use Space Addition, 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 § 18-15.2.2 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 R-4 Residential District, 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 SP202400012 – City Church Multi-Use Space Addition, 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	_____	_____

**SP202400012 – City Church Multi-Use Space Addition Conditions**

1. Development of the use must be in general accord, as determined by the Director of Planning and the Zoning Administrator, with Sheet C2.1, titled "Concept Plan", provided in the document entitled "City Church Multi-Use Space Addition Application Plan", prepared by Timmons Group dated March 11, 2024, last revised November 15, 2024 (hereafter, the "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;
  - b. Location of parking;
  - c. 20' buffer along the western property line;
  - d. Wooded areas to remainMinor modifications to the Concept Plan that do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance.
2. Landscaping may be required to exceed the minimum requirements of the ARB guidelines and/or the Zoning Ordinance, in order to mitigate the visual impacts of the proposed use.
3. The area of assembly is limited to a maximum 320-seat sanctuary.
4. Upon demand of the County, the owner(s) must dedicate sufficient right-of-way adjacent to Rio Road for improvements identified in the Rio Corridor Road Plan, dated June 30, 2022.
5. The use must commence on or before February 5, 2030 or the permit will expire and be of no effect.