

**RESOLUTION TO APPROVE
SP202100004 CLIFTON INN AND COLLINA FARM**

WHEREAS, upon consideration of the staff reports prepared for SP 202100004 Clifton Inn and Collina Farm and all of their attachments, including staff's supporting analysis, the information presented at the public hearings, any comments received, and all of the factors relevant to the special use permit in Albemarle County Code §§ 18-10.2.2(27) 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 Rural Areas zoning district, with the applicable provisions of 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 SP 202100004 Clifton Inn and Collina Farm, 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	_____	_____
Ms. Price	_____	_____

SP202100004 Clifton Inn and Collina Farm Special Use Permit Conditions

1. Development and use must be in general accord (as determined by the Director of Planning and the Zoning Administrator) with the Conceptual Plan. To be in general accord with the Conceptual Plan, development and use must reflect the following major elements, as shown on the Conceptual Plan and described in the Narrative, that are essential to the design of the development:
 - a. location of buildings and structures
 - b. location of parking areas
 - c. Limits of disturbance
 - d. Landscape screening
 - e. Right-of-Way reservation area for Route 250 improvements
 - f. Proposed new Greenway Easement for County trails, parking, and other amenities for the Rivanna River greenway and Milton Boat launch

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

2. The number of guest rooms must not exceed 71.
3. The number of restaurant seats must not exceed 100.
4. Attendance at special events at Clifton Inn must not exceed 75 persons.
5. Attendance at special events at Collina Farm must not exceed 200 persons, provided that special events of up to 300 persons are permitted up to 12 times per year.
6. No additional building permit(s) may be issued for any structures on the Clifton Inn property until the building plans have been reviewed by the Virginia Department of Historic resources to confirm that no plan(s) would result in de-listing from the State and/or National Register.
7. No final site plan may be approved unless and until a plan prepared by a professional archaeologist (for the identification, protection, preservation and mitigation of archaeological resources and on-site cemeteries areas of disturbance) has been reviewed and approved by the Virginia Department of Historic Resources. The plan must account for the possibility of archaeological testing in sequential phases depending on the results of previous phases of study.
8. Sound generated by outdoor amplified music will be subject to the same standards as are applicable to agricultural operations under *County Code* § 18-5.1.58(g).
9. In the event that the use, structure, or activity for which this special use permit is issued is not commenced within sixty (60) months from the date of Board of Supervisors approval, it will be deemed abandoned and the permit terminated. The term “commenced” means “construction of any structure necessary to the use of the permit.”