

**RESOLUTION TO APPROVE
SP 2022-00012 CITY CHURCH AMENDMENT**

WHEREAS, upon consideration of the SP 2022-00012 City Church Amendment application, the staff report prepared for SP 2022-00012 and all of its attachments, the information presented at the public hearing, and the relevant factors in Albemarle County Code §§ 18-15.2.2(12) and 18-33.8, the Albemarle County Board of Supervisors hereby finds that the proposed special use:

- 1. would not be a substantial detriment to adjacent parcels;
- 2. would not change the character of the adjacent parcels and the nearby area;
- 3. would 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 with the public health, safety, and general welfare (including equity); and
- 4. would be consistent with the Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED that, the Albemarle County Board of Supervisors hereby approves SP 2022-00012 City Church Amendment, 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	_____	_____

SP 2022-00012 City Church Amendment 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 revised conceptual plan entitled, "City Church Multi-Use Space Addition," prepared by Timmons Group and last updated October 12, 2022 (hereafter "Conceptual Plan"). To be in general accord with the Conceptual Plan, development and use must reflect the following major elements within the development essential to its design, as shown on the Conceptual Plan:
 - a. Location of proposed building;
 - b. Location of parking;
 - c. 20' buffer along the eastern property line; and
 - d. Wooded areas designated to remain

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

2. The area of assembly is limited to a sanctuary with a maximum of 320 seats.
3. 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.
4. The use must commence on or before July 1, 2028 or this permit will expire and be of no effect.