

**RESOLUTION TO APPROVE
SP202200005 COMMUNITY CHRISTIAN ACADEMY
AT RIVERSTONE CHURCH**

WHEREAS, upon consideration of the staff reports prepared for SP 202200005 Community Christian Academy at RiverStone Church 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 §§ 18-20.4.2, 18-23.2.2(6), 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 Planned Unit Development zoning district, 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 202200005 Community Christian Academy at RiverStone Church, 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	_____	_____

SP202200005 Community Christian Academy at RiverStone Church Special Use Permit Conditions

1. Development of the use must be in general accord with the conceptual plan. To be in general accord with the Conceptual Plan, development must reflect the following major elements within the development that are essential to the design of the development:
 - a. Location of buildings and school.
 - b. Location of parking areas.
 - c. Site access, including pick-up and drop-off locations and circulation as shown on the Concept Plan. Signage and pavement markings may be required at the time of Zoning Clearance to ensure safe vehicular circulation.
 - d. Location of the fence to adequately contain the outdoor play area.Minor modifications to the plan that do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance or improve safety.
2. The maximum enrollment must not exceed one hundred (100) students.
3. Classroom instruction for the school is limited to 7:30 a.m.-4:30 p.m. Monday through Friday, provided that occasional school-related events/activities may occur after 4:30 p.m.