

# SP202300018 Kappa Sigma International Headquarters

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Albemarle County  
Board of Supervisors  
Public Hearing  
August 21<sup>st</sup>, 2024



# Location



- TMP 91-16A1 and TMP 91-16A2
- 6.14 acres
- Zoning: R1 Residential
- Comprehensive Plan: Urban Density Residential – residential (6.01-34 units/acre); supporting uses such as places of worship, schools, public and institutional uses, neighborhood scale commercial, office, and service uses. Secondary use is for Parks and Green Systems.



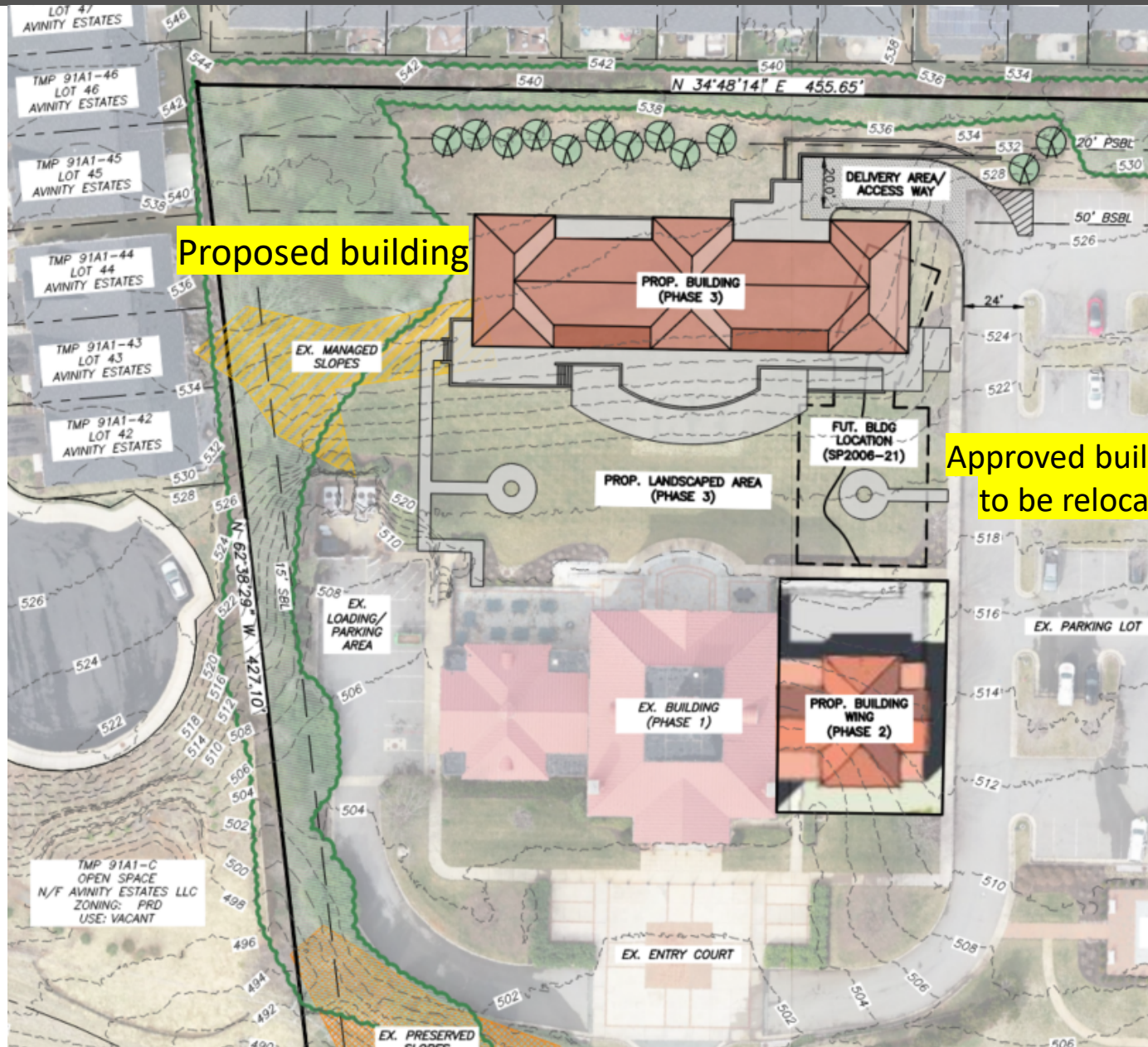
# Existing Conditions

- Existing Kappa Sigma International Headquarters site – approximately 22,977 square foot building
- Parking areas, stormwater management facilities, patio, and gazebo
- Special use permit approved in 2004 to construct existing building (SP2003-91)
- Special use permit approved in 2006 to construct an expansion wing to existing building and to construct a new building on site (SP2006-21)

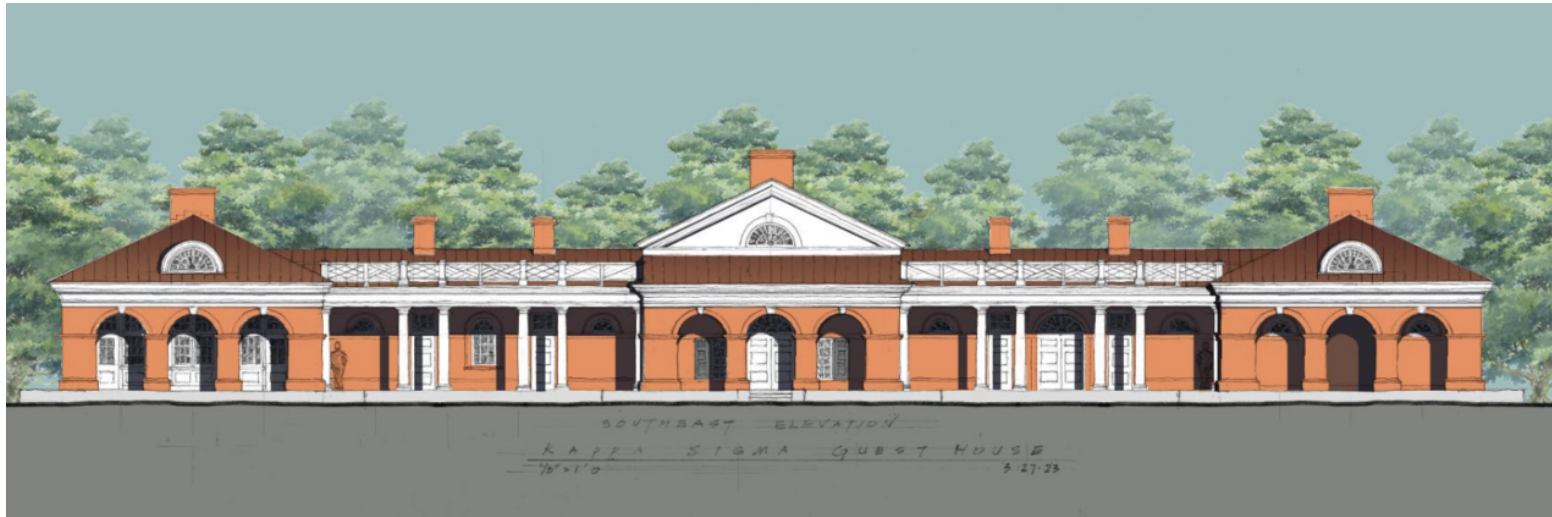
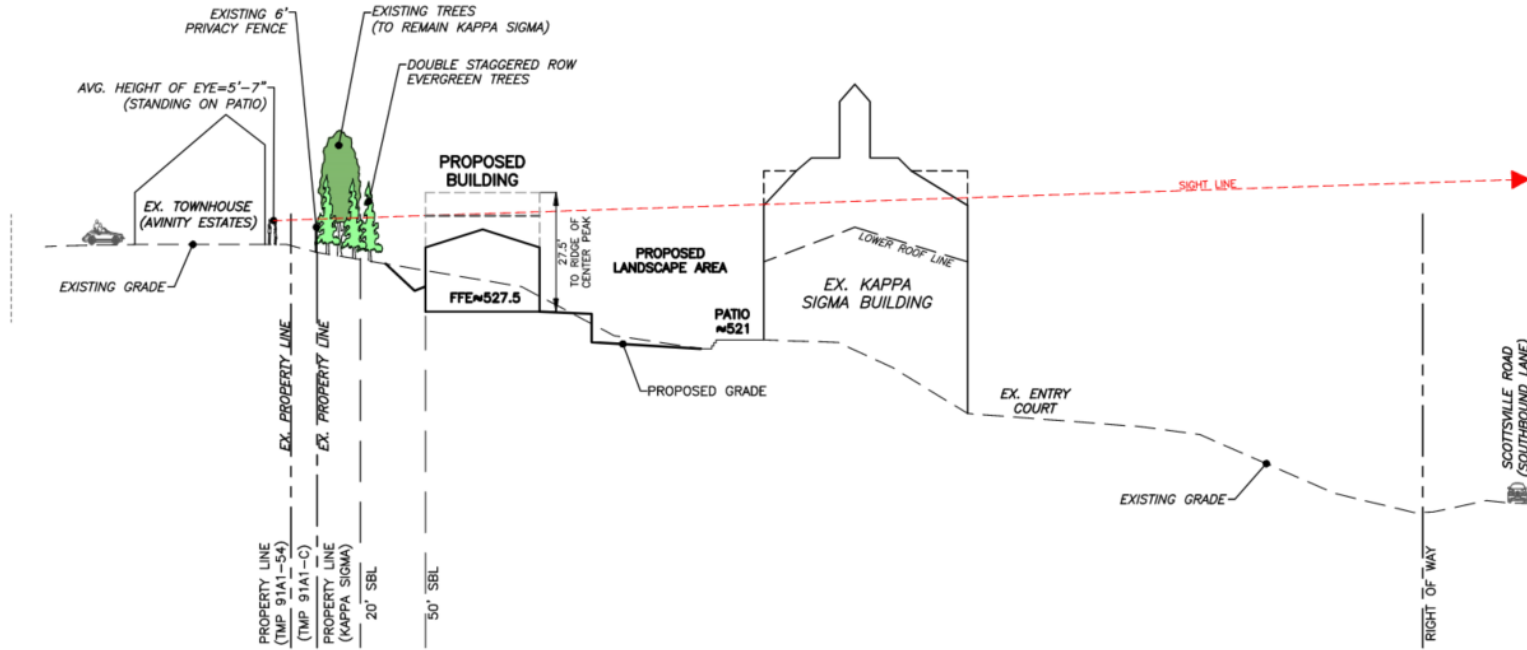




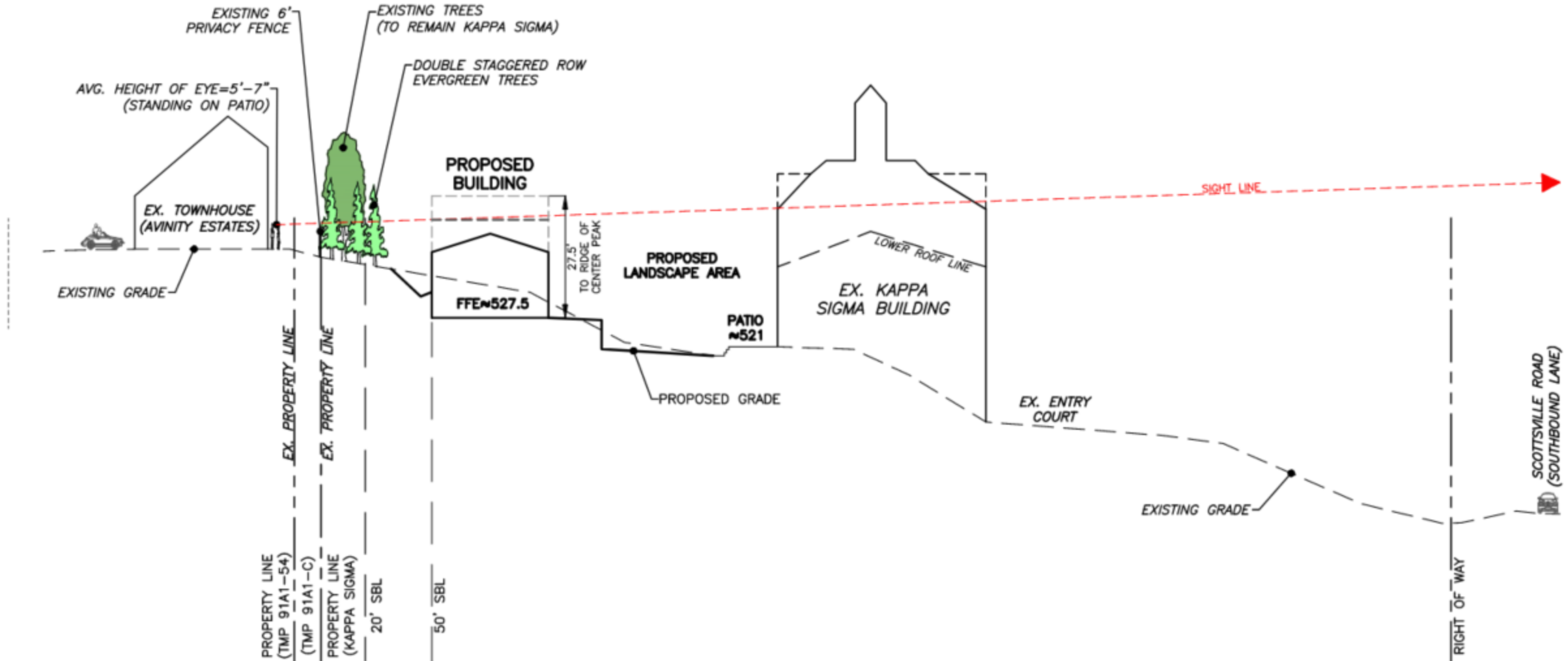
# SP202300018 Proposal



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# SP202300018 Factors and Findings

## Factors for Consideration (Chapter 18 Section 33.40):

**1. No substantial detriment.**

Whether the proposed special use will be a substantial detriment to adjacent parcels.

**2. Character of the nearby area is unchanged.**

Whether the character of the adjacent parcels and the nearby area will be changed by the proposed special use.

**3. Harmony.**

Whether the proposed special use will be in harmony with the purpose and intent of this chapter, with the uses permitted by right in the district, with the regulations provided in Section 5 as applicable, and with the public health, safety, and general welfare.

**4. Consistency with the Comprehensive Plan.**

Whether the proposed special use will be consistent with the Comprehensive Plan.

# SP202300018 Recommended Conditions

1. Development of the use must be in general accord with the conceptual plan (Attachment 4) entitled “Special Use Permit Kappa Sigma Int’l Headquarters”, prepared by Roudabush, Gale & Associates, Inc and dated 11-2-2023, revised 3-29-2024. 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 shall 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 shall be 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 shall be limited to the satisfaction of the ARB; and
  - f. The lighting for any recreational facility may only be inside the picnic pavilions. Lighting shall be excluded from other recreational areas.



# SP202300018 Recommended Conditions

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 concurrent 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 and the amended site plan shall 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.

# Summary

## **Factors Favorable:**

1. Consistent with the review criteria for special use permits contained in the Zoning Ordinance.
2. The use is consistent with the Southern and Western Neighborhoods Master Plan.

## **Factors Unfavorable:**

1. None

# SP2023000118 Staff Recommendation

**Staff recommends that the Board adopt the attached Resolution (Attachment E) to approve SP2023000118 Kappa Sigma International Headquarters with the proposed revised conditions.**



SP202300018

**Questions?**



# Motions for Special Use Permit: SP202300018

To **approve** Special Use Permit SP202300018:

*I move that the Board adopt the resolution attached to the staff report as Attachment E.*

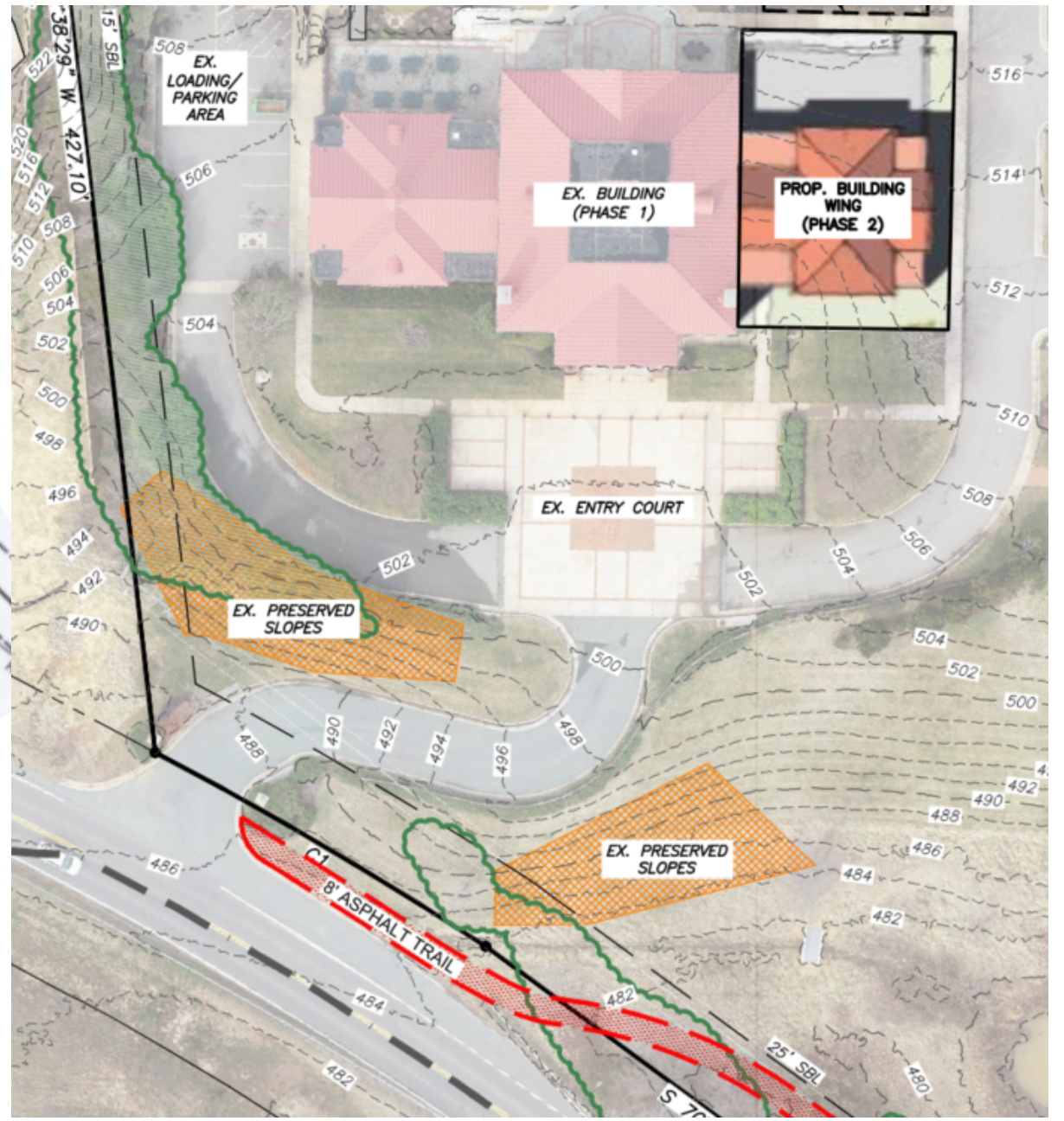
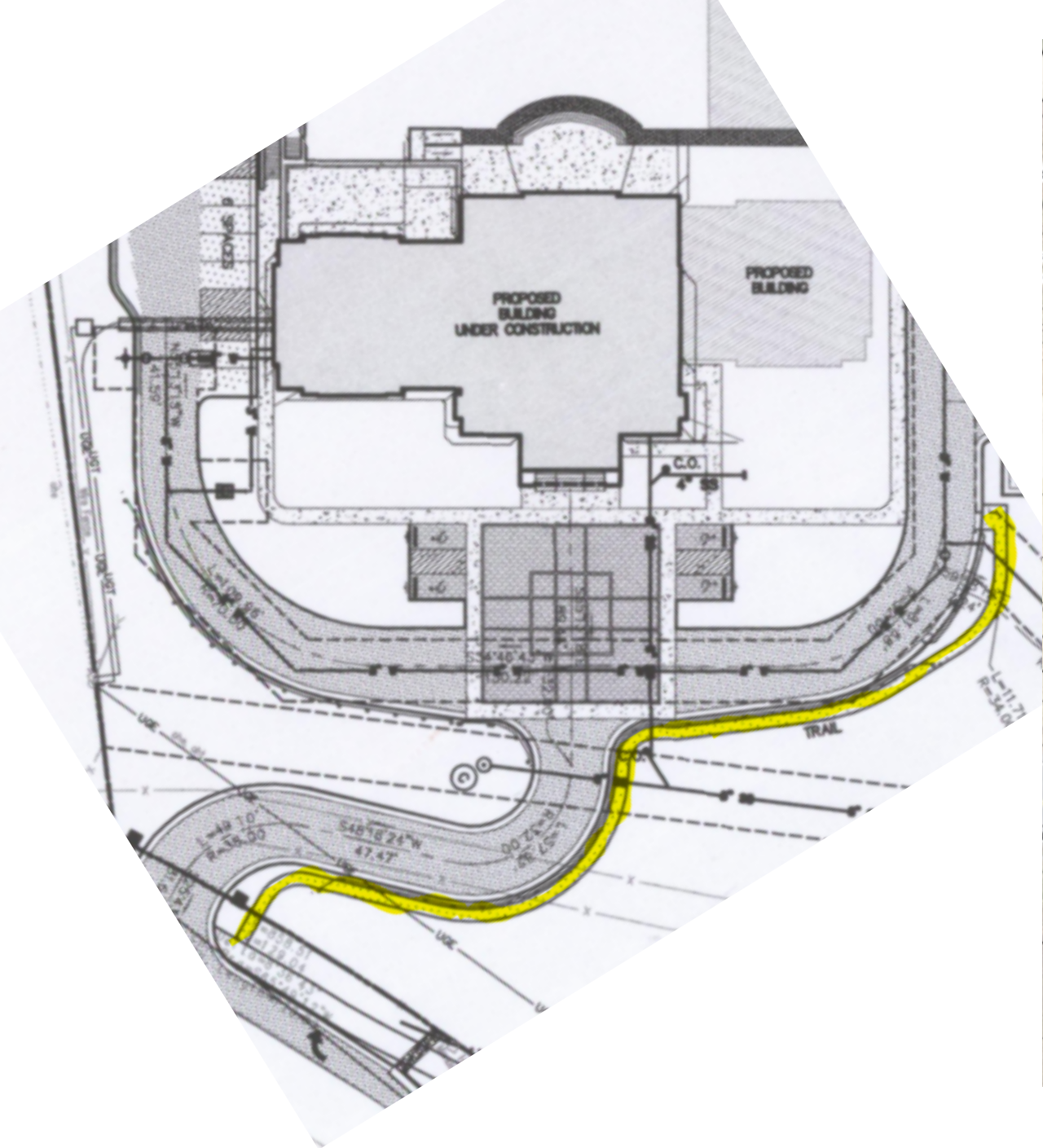
To **disapprove** Special Use Permit SP202300018:

*I move to deny SP202300018. **State reasons for denial.***

## SP202300018 Removed Condition

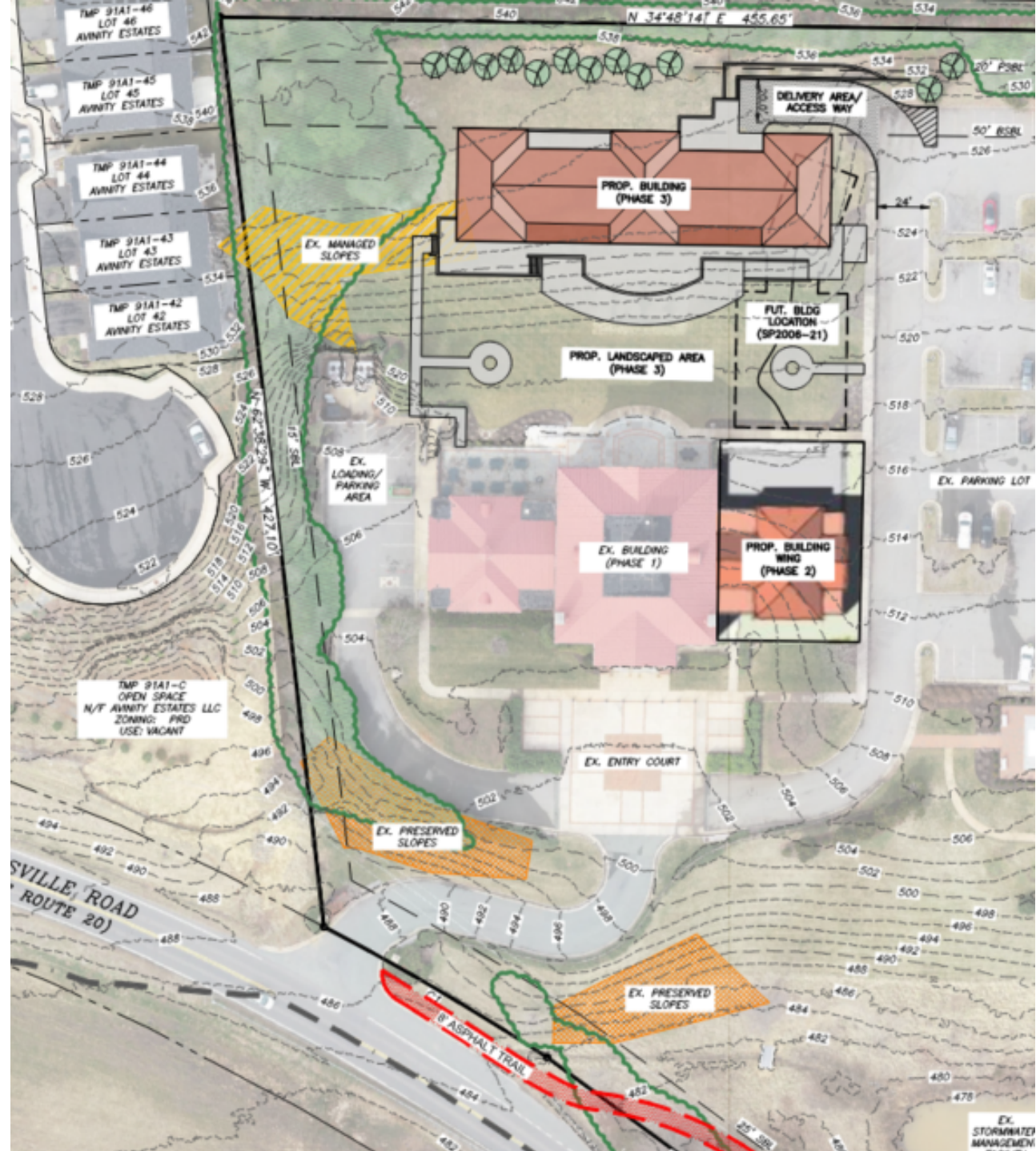
A pedestrian connection from the future pedestrian/bike pathway on Route 20 into the site must be constructed with the site improvements from Route 20 to buildings and aligned along the travelway. Improvements must be constructed in accordance with the Design Standards Manual;



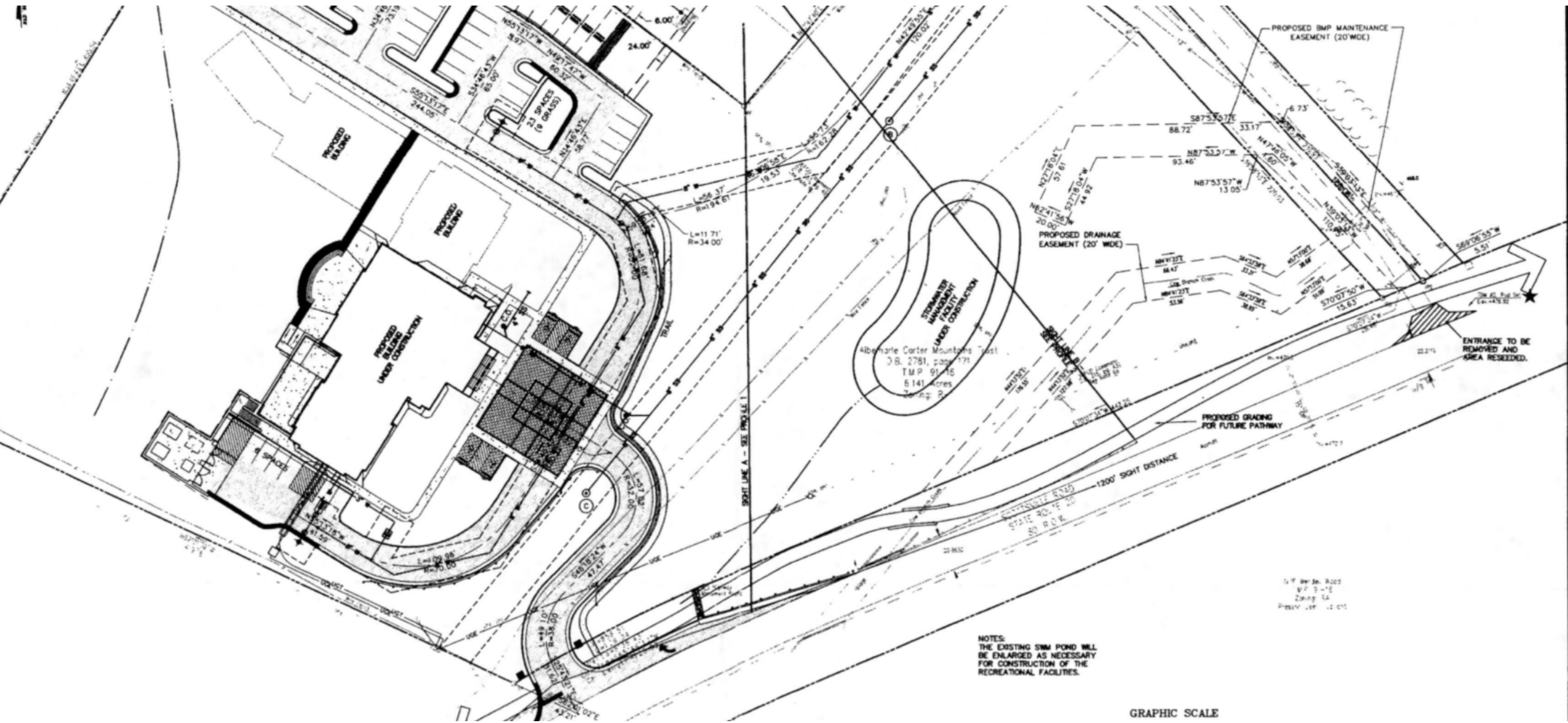




# Concept Plan



# SP2006-21



NOTES:  
THE EXISTING SWM POND WILL BE ENLARGED AS NECESSARY FOR CONSTRUCTION OF THE RECREATIONAL FACILITIES.

GRAPHIC SCALE



# County Code § 18-5.1.58(g)

- a. *Zoning clearance.*** Each agricultural operation shall obtain approval of a zoning clearance under section 31.5 prior to generating any outdoor amplified music at the agricultural operation. The purpose of the zoning clearance shall be to verify that the sound amplification equipment at the agricultural operation will comply with the applicable standards in section 4.18 or that the owner has and will use a sound level meter as that term is defined in section 4.18.02 prior to and while outdoor amplified music is being generated, to monitor compliance with the applicable standards in section 4.18, or both.
- b. *Maximum sound level.*** Sound generated by outdoor amplified music shall not exceed the applicable maximum sound levels in section 4.18.04.
- c. *Times of day when outdoor amplified music prohibited.*** Sound generated by outdoor amplified music is prohibited between 10:00 p.m. each Sunday through Thursday night and 7:00 a.m. the following morning, and between 11:00 p.m. each Friday and Saturday night and 7:00 a.m. the following morning.
- d. *Notice.*** The owner shall provide written notice that an application for a zoning clearance for outdoor amplified music been submitted to the owner of each abutting lot under different ownership than the lot on which the proposed event would be located. The notice shall identify the proposed type, size, and frequency of events at which outdoor amplified music will be played, and provide the name and telephone number of a contact person who will be on-site at the inn. The notice shall be mailed at least ten days prior to the action on the zoning clearance.



### Sec. 4.10.3.2 - Exceptions—Limited.



The following structures are excepted from the height limitations in the applicable zoning districts:

- a. Towers, gables, penthouses, scenery lofts, **cupolas**, similar structures and necessary mechanical appurtenances may be erected on a building to a height 20 percent greater than the limit established for the district in which the building is located, provided that no such exception shall be used for sleeping or housekeeping purposes or for any commercial or industrial purpose; and provided further that access by the general public to any such area shall be expressly prohibited.