

**RESOLUTION TO APPROVE SPECIAL EXCEPTION
FOR SDP201800008 THE VISTAS AT SOUTH PANTOPS**

WHEREAS, the Owner of Tax Map Parcel Number 07800-00-00-02000 (the “Property”) filed an Application for a special exception to modify (reduce) the front setback requirements of County Code §§ 18-4.9 and 18-18.8 from 15 feet to 12 feet 4 inches for the two proposed structures closest to South Pantops Drive (“South” building and “North” building), and to waive (eliminate) the front setback requirements of County Code §§ 18-4.9 and 18-18.8 from 15 feet to 0 for the third structure (“West” building), as shown and described on the Application Materials (including the Application for Special Exception memorandum dated July 18, 2018 and the Exhibit Sheets prepared by Powe Studio Architects, PC and dated July 3, 2018.

NOW, THEREFORE, BE IT RESOLVED that, upon consideration of the foregoing, the Memorandum prepared in conjunction with the special exception request and the attachments thereto, including staff’s supporting analysis, and all of the factors relevant to the special exception in Albemarle County Code §§ 18-18.1, 18-18.8, 18-4.19, 18-33.5, and 18-33.9, the Albemarle County Board of Supervisors hereby approves the special exception to modify and waive the front setback requirements for the development of the Property as set forth above, subject to the conditions attached herein.

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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. Dill	_____	_____
Mr. Gallaway	_____	_____
Ms. Mallek	_____	_____
Ms. McKeel	_____	_____
Ms. Palmer	_____	_____
Mr. Randolph	_____	_____

**SDP201800008 The Vistas at South Pantops
Special Exception Conditions**

1. The front setback of the “South” building and the “North” building shall not be less than twelve feet four inches (12’ 4”), and shall otherwise be consistent with the terms, details, specifications, and other information contained in the Application Materials (including the application, the Application for Special Exception memorandum dated July 18, 2018, and the Exhibit Sheets prepared by Powe Studio Architects, PC, dated July 3, 2018).
2. The front setback of the “West” building may be zero feet (0’) or more, and shall otherwise be consistent with the terms, details, specifications, and other information contained in the Application Materials (including the application, the Application for Special Exception memorandum dated July 18, 2018, and the Exhibit Sheets prepared by Powe Studio Architects, PC, dated July 3, 2018).
3. Grading and construction of the proposed improvements are subject to approval of a Final Site Plan, a Water Protection Ordinance Plan, and a Virginia Stormwater Management Program permit, and all other applicable plan approval(s) and/or permit(s).