

**RESOLUTION TO APPROVE
SP202200006 CROWN ORCHARD
FARMWORKER HOUSING**

WHEREAS, upon consideration of the staff reports prepared for SP202200006 Crown Orchard Farmworker Housing 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(51) 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 (RA) 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 SP202200006 Crown Orchard Farmworker Housing, 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	_____	_____

**SP202200006 Crown Orchard Farmworker Housing
Special Use Permit Conditions**

1. Development of the use must be in general accord (as determined by the Director of Community Development and the Zoning Administrator) with the conceptual plan entitled "Crown Orchard Coveseville Seasonal Housing," prepared by Coleman-Adams Construction, Inc., and last revised 07/22/22. To be in general accord with the plan, development must reflect the following major elements:
 - a. Location of the farm-worker housing facility, access road, and parking area shown on the plan, and
 - b. The "Wooded Area To Remain" and "Area for Augmented Screen Plantings" shown on Sheet A102.

Minor modifications to the plan that do not conflict with those essential elements may be made to ensure compliance with the Zoning Ordinance.

2. Any new outdoor lighting must be only full cut-off fixtures and shielded to reflect light away from all abutting properties.
3. The area designated as "Area for Augmented Screen Plantings" on Sheet A102 of the conceptual plan must be planted with a mix of native deciduous and evergreen tree and shrub species in a naturalistic pattern. A planting plan must be submitted with a Zoning Clearance for County approval. After issuance of the first building permit for the structures, the plantings must be in place per the plan before the first Certificate of Occupancy for the structures, or a performance bond may be posted to guarantee that the plantings will be planted by the next available planting season. Plant species to be used must be listed in the brochure "Native Plants for Conservation, Restoration & Landscaping: Virginia Piedmont Region," published by the Virginia Department of Conservation & Recreation. Planting densities must be a minimum of 3 large trees, 6 medium trees, and 7 shrubs per 100 linear feet of buffer. Large tree species must be a minimum of six feet in height above ground at the time of planting.