

**RESOLUTION TO APPROVE
SP 202300012 KENRIDGE LANDSCAPE AMENDMENT**

WHEREAS, the Kenridge Homeowners Association submitted an application for an amendment to a special use permit that was previously approved (SP 2012-13), and

WHEREAS, the amendment application is identified as SP202300012 Kenridge Landscape Amendment (“SP 2023-12”); and

WHEREAS, on December 12, 2023, after a duly noticed public hearing, the Albemarle County Planning Commission recommended approval of an amended SP 2023-12; and

WHEREAS, upon consideration of the staff reports prepared for SP2023-12 and all of their attachments, including staff’s supporting analysis, the information presented at the public hearings, any comments received, and all of the relevant factors in Albemarle County Code §§ 18-23.2.2(9) and 18-33.8(A), the Albemarle County Board of Supervisors hereby finds that the amended 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 Commercial Office (CO) 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 202300012 Kenridge Landscape Amendment, subject to conditions 1-5 and 7-17 of existing SP201200013, and the amended condition 6 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	_____	_____
Mr. Pruitt	_____	_____

**SP202300012 Kenridge Landscape Amendment Special Use Permit
Amended Condition 6**

6. Screening adjacent to the railroad right-of-way and along the west and east sides of the project must be provided and maintained in general accord with the concept plan titled “Kenridge Amendment Application Plan,” dated August 21, 2023, prepared by Collins Engineering. To be in general accord with the Conceptual Plan, development shall reflect the following major elements within the development essential to the design of the development.

- a. Location and width of required screening buffers
- b. Continuous buffer of evergreen trees installed in a staggered row along the western property boundary,
- c. Either a single row or staggered row of evergreen trees along the eastern and northern property boundary.
- d. Spacing of the perimeter buffer may be adjusted along the eastern and western boundary lines to accommodate existing conditions and proper landscape spacing from the existing perimeter landscaping on the adjacent properties.

Minor modifications to the plan which do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance, improve safety, or landscape design or health of trees, subject to approval by the Director of Planning.