



COUNTY OF ALBEMARLE

Department of Planning & Community Development
401 McIntire Road, Room 218
Charlottesville, Virginia 22902-4596
(434) 296 - 5823
Fax (434) 972 - 4012

December 22, 2003

Dex Sanders
Hamilton & Associates
400 Preston Avenue, Suite 202
Charlottesville, VA 22902

RE: **SP 2003-062 Chestnut Grove Baptist Church Addition (Sign # 82)**
SP 2003-063 Chestnut Grove Baptist Church Pre-school Amendment (Sign #86)
Tax Map 19, Parcel 17

Dear Mr. Sanders:

The Albemarle County Board of Supervisors, at its meeting on December 10, 2003, took the following actions regarding the above-noted requests.

SP 2003-062 Chestnut Grove Baptist Church Addition – Approved by a vote of 5:1, subject to the following conditions:

1. The church's improvements and the scale and location of the improvements shall be developed in general accord with the conceptual plan entitled "Addition & Remodeling Chestnut Grove Baptist Church" revised 9-26-03;
2. The area of assembly within the fellowship hall shall be limited to three hundred twenty (320) seats under this special use permit, or the limit approved by the Health Department, whichever is less;
3. Commercial setback standards (50'- building, 20'-parking) as set forth in Section 21.7.2 of the Albemarle Zoning Ordinance, shall be maintained adjacent to residential uses or other Rural Area zoned properties;
4. Construction of the church, as shown on the plan, shall commence within five (5) years of the date of the approval of this special use permit or this special use permit shall expire;
5. Health Department approval of a well and septic systems shall be required prior to the issuance of a building permit; and
6. Conservation of the natural vegetation within fifty (50) foot building setback buffer along the north property line shall be required.

SP 2003-063 Chestnut Grove Baptist Church Pre-school Amendment – Approved by a vote of 6:0, subject to the following conditions:

1. The outside play area activities shall be limited to take place during daylight hours. Lighting of the play area shall not be permitted;
2. Enrollment shall be limited to 50 children, or the limit approved by the Health Department, whichever is less;
3. The hours of operation shall be limited to 9 A.M. to 12:30 P.M. The days of operation shall be limited to five days per week (Monday- Friday), unless or the limit approved by the Health Department, whichever is less; and
4. The entrance onto Route 664 shall be improved to current standards for sight distance or closed except for emergency purposes. VDOT approval of the entrance on Route 664 shall be required

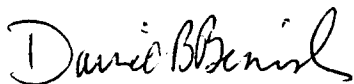
prior to the issuance of a certificate of occupancy. Notwithstanding this requirement, if the entrance is not approved to these standards, enrollment may still be up to twenty (20) children, or the limit approved by the Health Department, whichever is less.

In the event that the use, structure or activity for which this special use permit is issued shall not be commenced within twenty-four (24) months after the issuance of such permit, the same shall be deemed abandoned and the authority granted thereunder shall thereupon terminate. For purposes of this section, the term "commenced" shall be construed to include the commencement of construction of any structure necessary to the use of such permit within two (2) years from the date of the issuance.

Before beginning this use, you must obtain a zoning clearance from the Zoning Department. Before the Zoning Department will issue a clearance, you must comply with the conditions in this letter. For further information, please call Jan Sprinkle at 296-5832.

If you should have any questions or comments regarding the above-noted action, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads "David B. Benish".

David B. Benish
Chief of Planning & Community Development

Cc: Amelia McCulley
Tex Weaver

Jack Kelsey
Steve Allshouse