



**COUNTY OF ALBEMARLE**  
**Department of Community Development**  
**401 McIntire Road, North Wing**  
**Charlottesville, Virginia 22902-4596**

**Phone (434) 296-5823**

**Fax (434) 972-4126**

April 12, 2018

Steve Driver  
Terra Engineering  
2374 Stuarts Draft Hwy  
Stuarts Draft, VA 24477

**RE: SP201700010 City Church**

Dear Mr. Driver,

The Albemarle County Planning Commission, at its meeting on March 20, 2018, by a vote of 7:0, recommended approval of the above-noted petition to the Board of Supervisors.

Please note that this recommendation is subject to the following conditions:

1. Development and use shall be in general accord with the revised conceptual plan entitled, "City Church SP Application Plan," prepared by Terra Engineering and Land Solutions, PC and last updated October 16, 2017 (hereafter "Conceptual Plan") as determined by the Director of Planning and the Zoning Administrator. To be in general accord with the Conceptual Plan, development and use shall reflect the following major elements within the development essential to the design of the development, as shown on the Conceptual Plan:
  - a. Location of proposed building;
  - b. Location of parking;
  - c. Pedestrian access across the property frontage.
- Minor modifications to the plan that do not otherwise conflict with the elements listed above may be made to ensure compliance with the Zoning Ordinance.
2. Building elevations visible from Rio Road shall not be blank walls. Instead, building elevations shall incorporate at least two of the following types of elements: fenestration (**preferred**), **trellises with vegetation**, architectural detailing with a minimum projection of 6 inches, or recesses/projections in the building wall with a minimum depth of 18 inches. These features shall be distributed across the entire elevation. Compliance with this condition shall be determined by the Director of Planning or designee prior to approval of the church's final site plan.
3. The area of assembly shall be limited to a maximum 500-seat sanctuary (or maximum 15,000 square feet).
4. Installation of improvements in the parking area and travel way shall not preclude a future interconnection between the subject property and Tax Map Parcel 06100-00-00-15300 as shown on the Concept Plan.
5. ~~Commercial~~ **Residential non-infill** setback standards, as outlined in ~~Section 21.7.2~~ **Section 4.19** of the Albemarle Zoning Ordinance, shall **apply to the primary structure** ~~be maintained adjacent to residential uses or residentially zoned properties.~~
6. There shall be no day care center or private school on site without approval of a separate special use permit.
7. The use shall commence on or before [date ~~five three~~ years from Board approval] or the permit shall expire and be of no effect.

If you should have any questions or comments regarding the above noted action, please do not hesitate to contact me at (434) 296-5832.

Sincerely,

Cameron Langille  
Senior Planner  
Planning Division

CC: Weltra Charlottesville Real Estate LLC  
220 South Pantops Drive  
Charlottesville, VA 22911