

**RESOLUTION TO APPROVE
SP 2017-10 CITY CHURCH; RELIGIOUS ASSEMBLY USE**

WHEREAS, the Owner of Tax Map Parcel 06100-00-00-153A1 (the “Property”) filed an application to amend a previously-approved special use permit (SP 200400045) to remove the existing church building and replace it with a new two-story church, and to reconfigure the existing parking lot and add additional parking spaces on the Property, and the application is identified as Special Use Permit 2017-00010 City Church; Religious Assembly Use (“SP 2017-10”); and

WHEREAS, on March 20, 2018, after a duly noticed public hearing, the Albemarle County Planning Commission recommended approval of SP 2017-10 with conditions; and

WHEREAS, on May 9, 2018, the Albemarle County Board of Supervisors held a duly noticed public hearing on SP 2017-10.

NOW, THEREFORE, BE IT RESOLVED that, upon consideration of the foregoing, the staff report prepared for SP 2017-10 and all of its attachments, the information presented at the public hearing, and the factors relevant to a special use permit in Albemarle County Code §§ 18-15.2.2.12 and 18-33.8, the Albemarle County Board of Supervisors hereby approves SP 2017-10, 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. Dill | _____ | _____ |
| Mr. Gallaway | _____ | _____ |
| Ms. Mallek | _____ | _____ |
| Ms. McKeel | _____ | _____ |
| Ms. Palmer | _____ | _____ |
| Mr. Randolph | _____ | _____ |

SP-2017-00010 City Church; Religious Assembly Use Special Use Permit 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. Residential non-infill setback standards, as outlined in Section 4.19 of the Albemarle Zoning Ordinance, shall apply to the primary structure.
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 May 9, 2023 or the permit shall expire and be of no effect.