

**RESOLUTION TO APPROVE SP 2018-16 ECOVILLAGE  
CHARLOTTESVILLE - PRESERVED STEEP SLOPES**

**WHEREAS**, the Applicant submitted an application for a special use permit to allow the disturbance of steep slopes to accommodate the development of private facilities on Tax Map Parcel 06100-00-00-21000, and the application is identified as SP201800016 Ecovillage Charlottesville – Preserved Steep Slopes (“SP 2018-16”); and

**WHEREAS**, on January 15, 2019, after a duly noticed public hearing, the Albemarle County Planning Commission agreed to the Applicant’s request to defer action to allow the Applicant to address several issues of concern; and

**WHEREAS**, on March 19, 2019, after a second duly noticed public hearing, the Albemarle Planning Commission recommended approval of SP 2018-16 with staff-recommended conditions; and

**WHEREAS**, on May 1, 2019, the Albemarle County Board of Supervisors held a duly-noticed public hearing on SP 2018-16.

**NOW, THEREFORE, BE IT RESOLVED** that, upon consideration of the foregoing, the staff report prepared for SP 2018-16 and all of its attachments, the information presented at the public hearings, any written comments received, and the factors relevant to a special use permit in Albemarle County Code §§ 18-30.7.4.b.2 and 18-33.40, the Albemarle County Board of Supervisors hereby approves SP 2018-16, 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-2018-16 Ecovillage Charlottesville – Preserved Steep Slopes  
Special Use Permit Conditions**

1. The limits of disturbance within the Preserved Steep Slopes Overlay District shall be limited to the sizes, locations, and extents of disturbance as proposed in the “Ecovillage: Special Use Permit Supplementary Exhibits” packet prepared by Shimp Engineering, P.C. and dated 2/4/2019.
2. The final site plan and landscaping plan for Ecovillage Charlottesville shall be in general accord with the “Habitat Planting Plan” and “Landscape Schedule” exhibits prepared by Shimp Engineering, P.C. and dated 2/4/2019 and subsequently revised 2/26/2019, inclusive of additional modifications, as noted in a. and b. below, and to the satisfaction of the Director of Planning.
  - a. The “Landscape Schedule” for the “Habitat Planting Plan” must be revised so that a certain portion (25% - 33%) of the tree plant materials and shrub plant materials are specified at a minimum caliper or minimum height that, at the time of planting, meets the minimum size requirements for landscaping materials as would be required within the Entrance Corridor.
  - b. The “Habitat Planting Plan” must be revised to be supplemented with additional numbers of evergreen shrubs and evergreen trees at strategic locations in the vicinity of the proposed parking area private facility in order to sufficiently provide screening for this proposed private facility within the preserved steep slopes overlay district. A certain portion (33% - 66%) of these vegetative screening materials in this vicinity shall be specified at a minimum caliper or minimum height that, at the time of planting, meets the minimum size requirements for landscaping materials as would be required within the Entrance Corridor.
3. Improvements related to stormwater, drainage, and grading shown on the final site plan and water protection ordinance plan for Ecovillage Charlottesville shall be in general accord with the same improvements and grading shown on the “Stormwater Improvements” exhibit and “Proposed Entrance Layout” exhibit for SP201800016, prepared by Shimp Engineering, P.C. and dated 2/4/2019 and subsequently revised 2/27/2019, inclusive of additional modifications as noted in a. – c. below, and to the satisfaction of the County Engineer.
  - a. All modified or newly constructed slopes to the east of the commercial entrance shall have a grade that does not exceed a 3:1 slope. Grading up to a 2:1 slope may be permitted for modified or newly constructed slopes to the west of the commercial entrance, if such grading is for the purpose of minimizing the limits of disturbance in order to prevent impacts to preserved steep slopes and to preserve existing vegetation, and provided that such grading complies with the applicable Design Standards specified in Zoning Ordinance Section 30.7.5.
  - b. Drainage improvements along Rio Road East shall be designed to manage the 25-year storm event without flooding.
  - c. Curb inlets shall be provided on both sides of the new entrance to collect site runoff before it enters the Rio Road East right-of-way.
  - d. The specific materials and practices for the proposed “off-site bank erosion control” are subject to approval by the County Engineer.
4. All stormwater treatment facilities and practices for ensuring water quality compliance shall be provided on-site through the use of DEQ-approved BMPs found on the Virginia Stormwater BMP Clearinghouse Website, or through the preservation of onsite forest/open space, to the satisfaction of the County Engineer.

