RESOLUTION TO APPROVE SP-2026-00001
ALBERENE YOGA RETREAT SPECIAL USE PERMIT

WHEREAS, upon consideration of the staff report prepared for SP-2026-00001 Alberene Yoga Retreat, the recommendation of the Planning Commission and the information presented at the public hearings, any comments received, and all of the relevant factors in *Albemarle County Code* §§ 18-5.1.05 and 18-33.8(A), the Albemarle County Board of Supervisors hereby finds that the proposed 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 Rural Areas zoning district, with the applicable provisions of *Albemarle County Code* § 18-5.1.05, 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-2026-00001 Alberene Yoga Retreat Special Use Permit, 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 December 2, 2026.

_____
Clerk, Board of County Supervisors

	Aye	Nay
Mr. Gallaway	____	____
Ms. Duncan	____	____
Ms. LaPisto-Kirtley	____	____
Ms. Mallek	____	____
Mr. Missel	____	____
Mr. Pruitt	____	____

SP-2026-00001 Alberene Yoga Retreat - Conditions

1. General Accord with Concept Plan. Development and use authorized by SP-2026-00001 must be in general accord (as determined by the Director of Planning and the Zoning Administrator) with the sheet entitled "Alberene Wellness Retreat Concept Plan," prepared by Shimp Engineering, dated January 19, 2026, and last revised April 16, 2026 (the "Concept Plan"). To be in general accord with the Concept Plan, development and use must reflect the following major elements shown on the Concept Plan:
    a. Location of proposed building envelopes and site features;
    b. Location of the site entrance;
    c. Location of permanent and overflow parking areas; and
    d. Location of land disturbance areas.

    Minor modifications that do not conflict with these elements may be approved to ensure compliance with the Zoning Ordinance.
2. Event Limitation. The use may host no more than 24 events in any calendar year. Attendance at any event may not exceed 50 persons per day.
3. Quiet Hours. Quiet hours must be maintained between 10:00 p.m. and 7:00 a.m. During quiet hours, outdoor amplified music is prohibited.
4. Parking Setbacks and Screening. All parking areas must be located at least 125 feet from any parcel boundary. Required screening must be installed prior to commencement of the use and thereafter maintained in accordance with *County Code* § 18-32.7.9.7.
5. Lighting. All exterior lighting associated with the retreat must comply with *County Code* § 18-4.17.
6. Outdoor Amplified Music. Sound from outdoor amplified music will be regulated as follows:
    a. Outdoor amplified music must comply with the maximum sound levels established in *County Code* § 18-4.18.04; and
    b. Outdoor amplified music is prohibited between 10:00 p.m. and 7:00 a.m. the following morning.