



COUNTY OF ALBEMARLE
Department of Community Development
401 McIntire Road, Room 227
Charlottesville, Virginia 22902-4596

Phone (434) 296-5832

Fax (434) 972-4012

September 27, 2006

Olga Morse
5766 Thomas Jefferson Parkway
Palmyra, VA 22963

RE: SP-2002-056 Canaan Christian Church; Tax Map 80, Parcel 21

LETTER OF CORRECTION: Original letter dated June 12, 2003 – Correction of expiration date of permit (see bolded text below),

Dear Ms. Morse:

The Albemarle County Board of Supervisors, at its meeting on June 11, 2003, by a vote of 6:0, approved the above noted petition. Please note that this approval is subject to the following conditions:

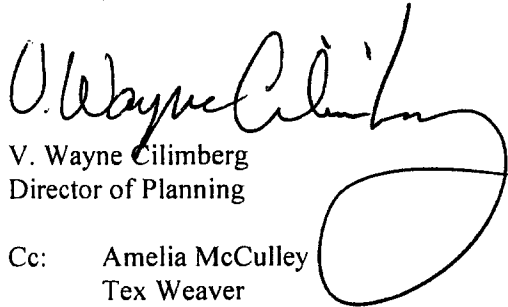
1. The church's improvements and the scale and location of the improvements shall be developed in general accord with the conceptual plan entitled "Application Plan; Special Use Permit Application for Canaan Church" revised 12/23/02;
2. The area of assembly shall be limited to a maximum one hundred fifty (150)-seat sanctuary, under this special use permit. Commercial setback standards, 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;
3. There shall be no day care center or private school on the site without approval of a separate special use permit;
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. Minimum sight distance requirements of three hundred fifty (350) feet from the entrance shall be required prior to the issuance of a certificate of occupancy. Any additional seating or other traffic generating uses shall require an amendment to this special use permit;
6. Right-of-way dedication of thirty (30) feet from the existing centerline of Hacktown Road (Route 744) along the entire property frontage shall be required prior to the issuance of a building permit;
7. Health Department approval of a well and septic systems shall be required prior to the issuance of a building permit; and
8. The outside play area activities shall be limited to only take place during daytime hours. Lighting of the play area shall not be permitted. The play area shall be located as far away as possible from the adjacent residential properties, but in no case shall the play area be located closer than seventy-five (75) feet from any adjacent property line. The outside play area location shall be depicted on the site plan.

In the event that the use, structure or activity for which this special use permit is issued shall not be commenced within **sixty (60) 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 **five (5) years** from the date of the issuance.

If you have questions or comments regarding the above-noted action, please do not hesitate to contact Sherri Proctor at 296-5832.

Sincerely,

A handwritten signature in black ink, appearing to read "V. Wayne Cilimberg". The signature is fluid and cursive, with a large, prominent loop at the end.

V. Wayne Cilimberg
Director of Planning

Cc: Amelia McCulley
Tex Weaver
Chuck Proctor
Sherri Proctor

SITE DATA

LEGAL REFERENCE:
TM 80 PARCEL 21

SOURCE OF TITLE:
DB 618-243 PAGE 510

OWNER:
ADOLPHUS BARRETT

DEVELOPER:
CANAAN CHURCH

ZONING: RA

MAGISTERIAL DISTRICT: RIVANNA

SOURCE OF BOUNDARY SURVEY:
PLAT BY B. AUBREY HUFFMAN & ASSOCIATES, LTD.; DATED AUGUST 21, 2001

SETBACKS:
FRONT YARD: 75' FROM PUBLIC R/W
SIDE YARD: 25'
REAR YARD: 35'

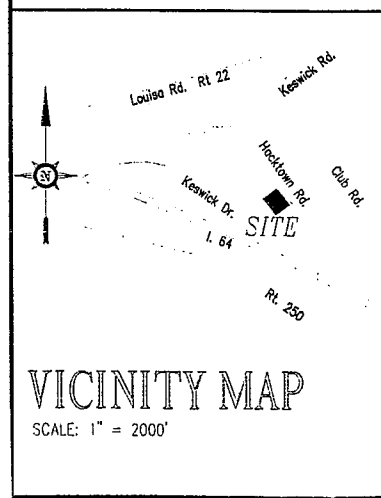
CURRENT USE: VACANT

PROPOSED USE: CHURCH

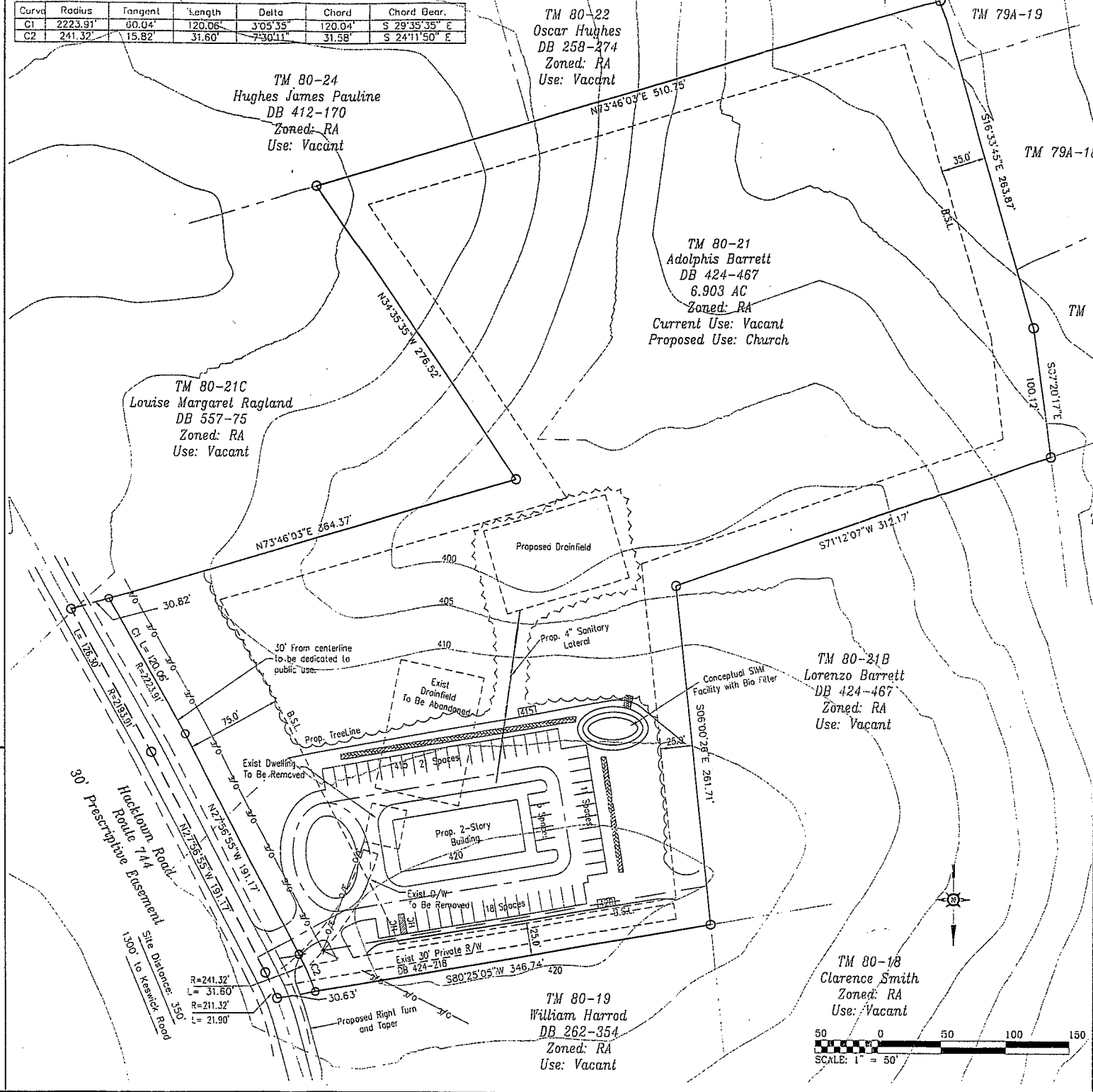
PARKING SCHEDULE:
REQUIRED: 1 SPACE PER 75 SF OF ASSEMBLY AREA.
OR ONE SPACE PER 4 FIXED SEATS
TOTAL ASSEMBLY AREA = 3500 SF
TOTAL FIXED SEATS = 200
200 SEATS / 4 SEATS PER SPACE = 50 SPACES

PROVIDED: 55 SPACES (INCLUDES 2 HANDICAP SPACES)

RECEIVED IN
PLANNING DEC. 27, 2002



Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
C1	2223.91'	80.04'	120.06'	3°05'35"	120.04'	S 29°35'35" E
C2	241.32'	15.82'	31.60'	7°30'11"	31.58'	S 24°11'50" E



RIVANNA ENGINEERING & SURVEYING, P.L.C.
PHONE: (804) 984-1999
P.O. BOX 7603
Charlottesville, VA 22902

COMMONWEALTH OF VIRGINIA
DANIEL R. MILLER
CERTIFICATE NO. 50542
PROFESSIONAL ENGINEER

Revisions:	
NO.	DESCRIPTION
1	COMMENT: 12/23/02

Drawn By: JBY	Checkd By: RM
File Name: 800071.dwg	Project No: 2000

APPLICATION PLAN

Drawing Title:

Project Title:

SPECIAL USE PERMIT APPLICATION FOR CANAAN CHURCH
Albemarle County, Virginia

Sheet No:

C1 of 1