

**RESOLUTION TO APPROVE
SP 2016-00013 FAITH CHRISTIAN CENTER INTERNATIONAL – DAYCARE AMENDMENT**

WHEREAS, the Faith Christian Center International (the “Owner”) is the owner of Tax Map and Parcel Number 07800-00-00-047A0 (the “Property”) and of the daycare approved for the Property; and

WHEREAS, the Owner filed an application for a special use permit to amend the conditions of approval for a Special Use Permit approved in September, 2010 (SP200700029) to change the planting standards in the stream buffer, and the application is identified as Special Use Permit 2016-00009 Faith Christian Center International (“SP 2016-13”); and

WHEREAS, the proposed change meets the Department of Conservation and Recreation’s standards for riparian buffer planting areas; and

WHEREAS, on August 23, 2016, after a duly noticed public hearing, the Albemarle County Planning Commission recommended approval of SP 2016-13 with conditions recommended by staff; and

WHEREAS, on October 12, 2016, the Albemarle County Board of Supervisors held a duly noticed public hearing on SP 2016-13.

NOW, THEREFORE, BE IT RESOLVED that, upon consideration of the foregoing, the Transmittal Report prepared for SP 2016-13 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 §§ 18-10.2.2.7 and 18-33.8, the Albemarle County Board of Supervisors hereby approves SP 2016-13, 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	_____	_____
Ms. Mallek	_____	_____
Ms. McKeel	_____	_____
Ms. Palmer	_____	_____
Mr. Randolph	_____	_____
Mr. Sheffield	_____	_____

SP-2016-00013 Faith Christian Center International Daycare Amendment Conditions

1. Development of the use shall be in accord with the conceptual plan titled “Faith Christian Center International Special Use Permit – Concept Plan” prepared by Brian P. Smith Civil Engineering, Inc., and dated May 13, 2010 (hereafter “Conceptual Plan”), as determined by the Director of Planning and the Zoning Administrator. To be in accord with the Conceptual Plan, development shall reflect the following major elements within the development essential to the design of the development:

- building orientation;
- building mass, shape, and height;
- location of buildings and structures;
- turn lane design;
- location of parking areas;
- relation of buildings and parking to the street.

Minor modifications to the plan which do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance.

2. The maximum number of children shall not exceed one hundred twenty (120) or the number of students as approved by the Health Department or the Department of Social Services, whichever is less.
3. Side and rear setbacks shall meet commercial setback standards, as set forth in Section 21.7 of the Albemarle Zoning Ordinance, of fifty (50) feet for structures (excluding signs) and twenty (20) feet for parking lots and loading spaces adjacent to residential uses or residentially zoned properties.
4. All outdoor lighting shall be only full cut-off fixtures and shielded to reflect light away from all abutting properties. A lighting plan limiting light levels at all property lines to not greater than 0.3 foot candles shall be submitted to the Zoning Administrator or their designee for approval prior to approval of the final site plan.
5. The area labeled “Re-planting Area” on the Conceptual Plan shall be replanted (where tree cover does not already exist) according to “Restoration/Establishment Table B”, option B, in Appendix D of the “Riparian Buffers Modification & Mitigation Manual,” published by the Virginia Department of Conservation & Recreation’s Chesapeake Bay Local Assistance program. This area shall be replanted with species listed in the brochure titled “Native Plants for Conservation, Restoration, and Landscaping: Piedmont Plateau,” published by the Virginia Department of Conservation and Recreation.
6. The hours of operation for the day care shall not begin earlier than 7:00 A.M. and shall end not later than 6:00 P.M., each day, Monday through Friday, provided that occasional day care-related events may occur after 6:00 P.M.