

RESOLUTION TO APPROVE
SE 2026-00001 Iglesia del Dios Pentecostal Fuente de Salvación

WHEREAS, upon consideration of the staff report prepared for SE202600001 Iglesia del Dios Pentecostal Fuente de Salvación - Critical Slopes Special Exception and the attachments thereto, including staff's supporting analysis, , the information presented at the public hearing, any comments received, and all of the relevant factors in Albemarle County Code § 18-4.2.5 and § 18-33.9, the Albemarle County Board of Supervisors hereby finds that:

1. The proposed special exception would not be detrimental to the public health, safety or welfare, to the orderly development of the area, or to adjacent properties;
2. The proposed special exception would not be contrary to sound engineering practices;
3. Strict application of the requirements of Albemarle County Code § 18-4.2 would not forward the purposes of the Zoning Ordinance or otherwise serve the public health, safety or welfare;
4. Alternatives proposed by the developer or subdivider would satisfy the intent and purposes of Albemarle County Code § 18-4.2 to at least an equivalent degree; and
5. Granting the modification or waiver would serve a public purpose of greater import than would be served by strict application of the regulations sought to be modified or waived.

NOW, THEREFORE, BE IT RESOLVED that the Albemarle County Board of Supervisors hereby approves SE202600001 Iglesia del Dios Pentecostal Fuente de Salvación - Critical Slopes Special Exception to allow disturbance of a maximum of approximately 0.326 acres (14,201 square feet) of critical slopes on those portions of Parcel ID 04700-00-00-00100 shown on "Conceptual Site Plan, Exhibit C" prepared by Waterstreet Studios, dated March 30, 2026, and 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 May 6, 2026.

Clerk, Board of County Supervisors

	<u>Aye</u>	<u>Nay</u>
Mr. Gallaway	_____	_____
Ms. Duncan	_____	_____
Ms. LaPisto-Kirtley	_____	_____
Ms. Mallek	_____	_____
Mr. Missel	_____	_____
Mr. Pruitt	_____	_____

Conditions

SE 2026-00001 Iglesia del Dios Pentecostal Fuente de Salvación

1. The critical slopes disturbance must be in general accord with the "Conceptual Site Plan, Exhibit C" prepared by Waterstreet Studios, dated March 30, 2026, except as may be modified in order to meet the requirements of the County's Water Protection Ordinance, as determined by the County Engineer.
2. The VESMP plan must provide erosion and sediment control measures that exceed State standards by at least 50%, to the satisfaction of the County Engineer.
3. Prior to approval of the VESMP (erosion and stormwater management) plan, the applicant must obtain approval for a landscape plan that complies with County Code §18-32.7.9.