



**RESOLUTION TO APPROVE SP202400016  
COMMUNITY CHRISTIAN ACADEMY MODULARS**

**WHEREAS**, upon consideration of the staff reports prepared for SP 202400016 Community Christian Academy Modulars and all of their attachments, including staff's supporting analysis, the information presented at the public hearings, any comments received, and all of the relevant factors in Albemarle County Code §§ 18-14.2.2 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 R-2 Residential zoning district, 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 202400016 Community Christian Academy Modulars, 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. Andrews	___	___
Mr. Gallaway	___	___
Ms. LaPisto-Kirtley	___	___
Ms. Mallek	___	___
Ms. McKeel	___	___
Mr. Pruitt	___	___

**SP202300002 Community Christian Academy Special Use Permit Conditions**

1. Development of the use must be in general accord (as determined by the Director of Planning and the Zoning Administrator) with the Concept Plan titled "Community Christian Academy" prepared by Shimp Engineering, P.C., last revised June 6, 2024. To be in general accord with the Concept Plan, development must reflect the following major elements within the development essential to the design of the development.
  - a. Location of buildings, parking areas, playground areas, and buffer areas.
  - b. Site access including pick-up and drop-off locations and circulation as shown on the Concept Plan. Signage and pavement markings may be required at the time of Zoning Clearance to ensure safe vehicular circulation.
 Minor modifications to the Plan that do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance or improve safety.
2. The maximum enrollment may not exceed one-hundred fifty (150) students.
3. All students must be over the age of two and one-half (2 ½) years old.
4. Classroom instruction for the school is limited to between 7:30 a.m.-6:00 p.m. Monday through Friday, provided that occasional school-related events/activities may occur after 6:00 p.m.



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JM

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SITE PLAN AMENDMENT  
**COMMUNITY  
CHRISTIAN  
ACADEMY**

ALBEMARLE COUNTY, VIRGINIA  
**SUBMISSION:  
2024.09.16**

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FILE NO. **23.024**

**APPROVED  
CONDITIONS**

**C2**



**SHIMP**  
ENGINEERING & ARCHITECTURE  
LAND PLANNING - PROJECT MANAGEMENT

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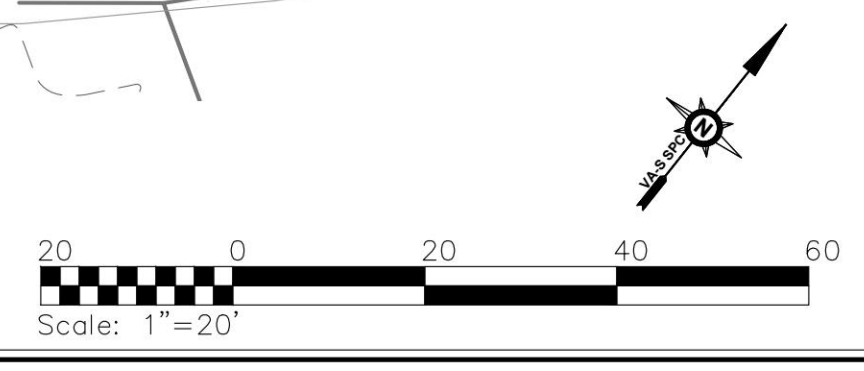
SITE PLAN AMENDMENT  
**COMMUNITY  
CHRISTIAN  
ACADEMY**

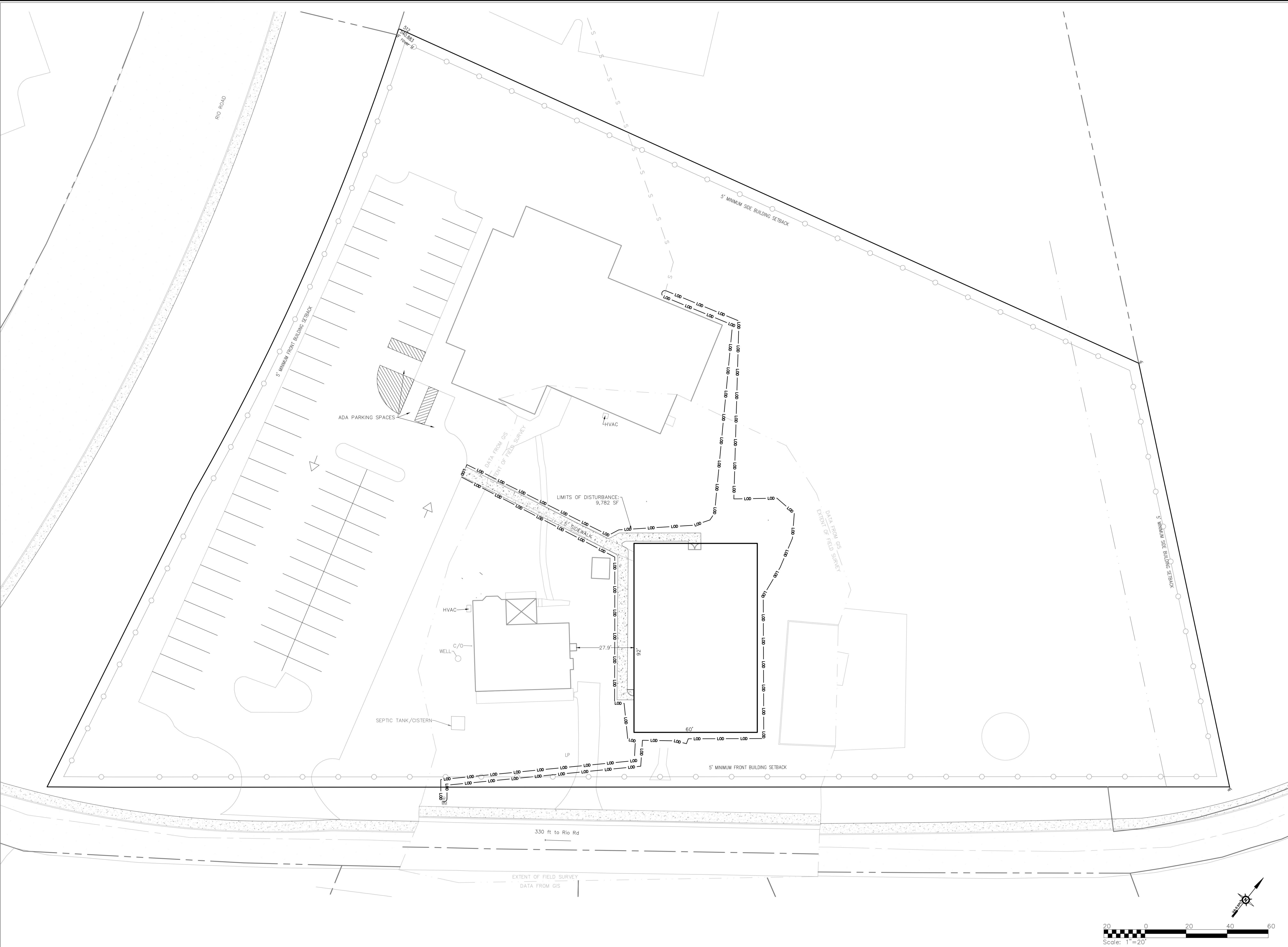
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**EXISTING  
CONDITIONS**

**C3**





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SITE PLAN AMENDMENT

**COMMUNITY CHRISTIAN ACADEMY**

ALBEMARLE COUNTY, VIRGINIA  
SUBMISSION:  
**2024.09.16**

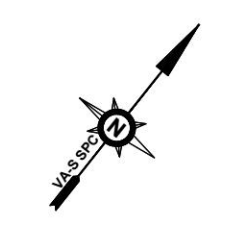
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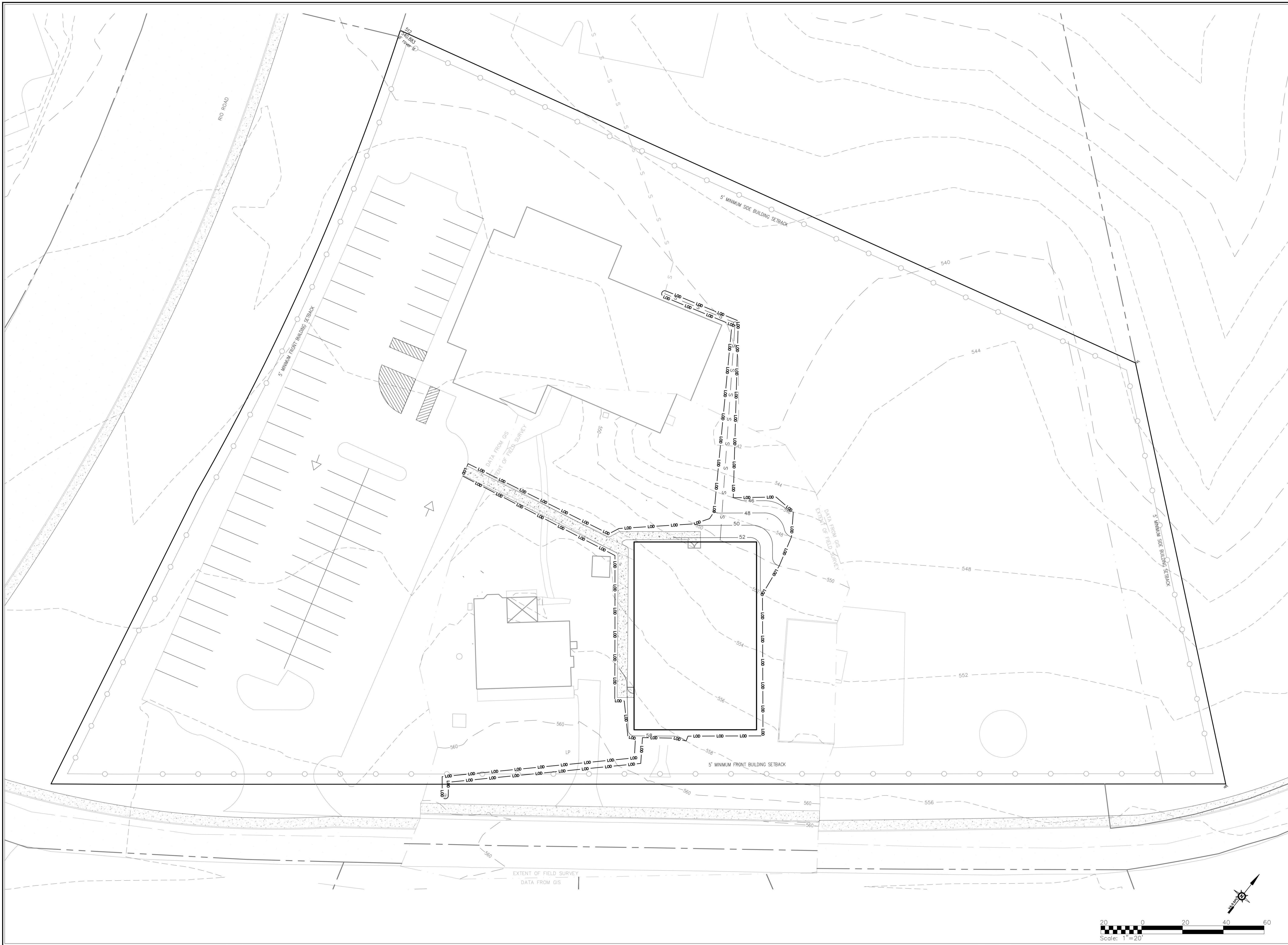
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**SITE PLAN**

**C4**





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SITE PLAN AMENDMENT

**COMMUNITY CHRISTIAN ACADEMY**

ALBEMARLE COUNTY, VIRGINIA  
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FILE NO.

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**23.024**

**GRADING PLAN**

**C5**



**SHIMP ENGINEERING**  
 LAND PLANNING - PROJECT MANAGEMENT

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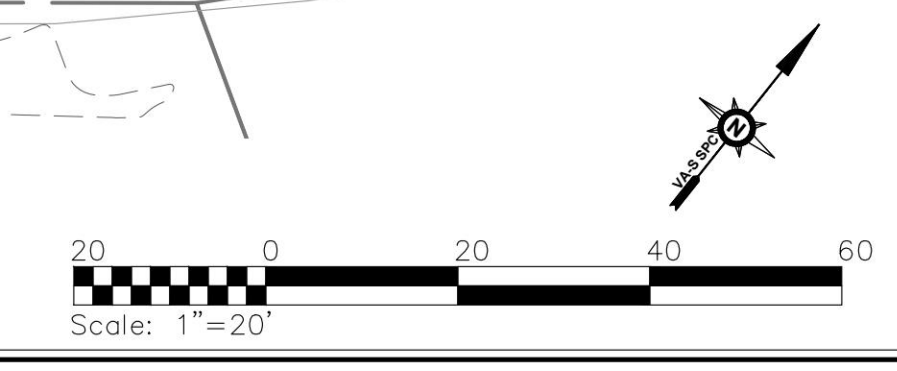
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**COMMUNITY CHRISTIAN ACADEMY**  
 ALBEMARLE COUNTY, VIRGINIA  
 SUBMISSION: 2024.09.16

FILE NO. 23.024  
**UTILITY PLAN**

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**C6**





LANDSCAPE SCHEDULE

Plant Symbol	Planting Type	Botanical Name	Common Name	Min. Cal./Height	Quantity	Total Height(ft) in 10 Yrs	Canopy SF	Total Canopy SF
	Large Shade Tree	Carpinus caroliniana	American Hornbeam	2.5"	2	25	113	226
	Evergreen Tree	Thuja occidentalis	Arborvitae	6-8' Ht.	3	10	10	30
	Evergreen Tree	Magnolia grandiflora	Southern Magnolia	6-8' Ht.	1	20	54	54
	Deciduous Shrub	Hydrangea quercifolia	Oakleaf hydrangea	6-8' Ht.	3	10	10	30
	Evergreen Shrub	Ilex glabra	Inkberry Holly	6-8' Ht.	3	10	23	69
							TOTAL SF:	256

- NOTES:
- All site plantings of trees and shrubs shall be allowed to reach, and be maintained at, mature height; the topping of trees is prohibited. Shrubs and trees shall be pruned minimally and only to support the overall health of the plant.
  - All landscaping and screening shall be maintained in a healthy condition by the current owner or property owners' association and replaced when necessary. Replacement material shall comply with the approved landscape plan.
  - All new planting shown on the plan will be completed after building and road construction to avoid tree planting damage.
  - All disturbed slopes 3:1 or steeper to have low maintenance ground cover.
  - Any existing tree proposed to remain shall be replaced in kind if negatively impacted by improvements associated with this project.



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SITE PLAN AMENDMENT

**COMMUNITY CHRISTIAN ACADEMY**

ALBEMARLE COUNTY, VIRGINIA  
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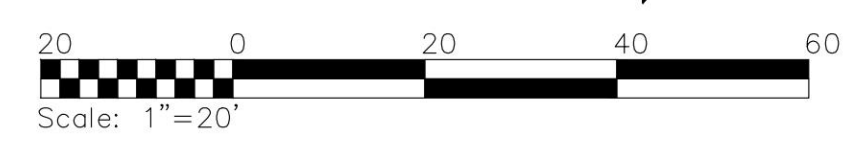
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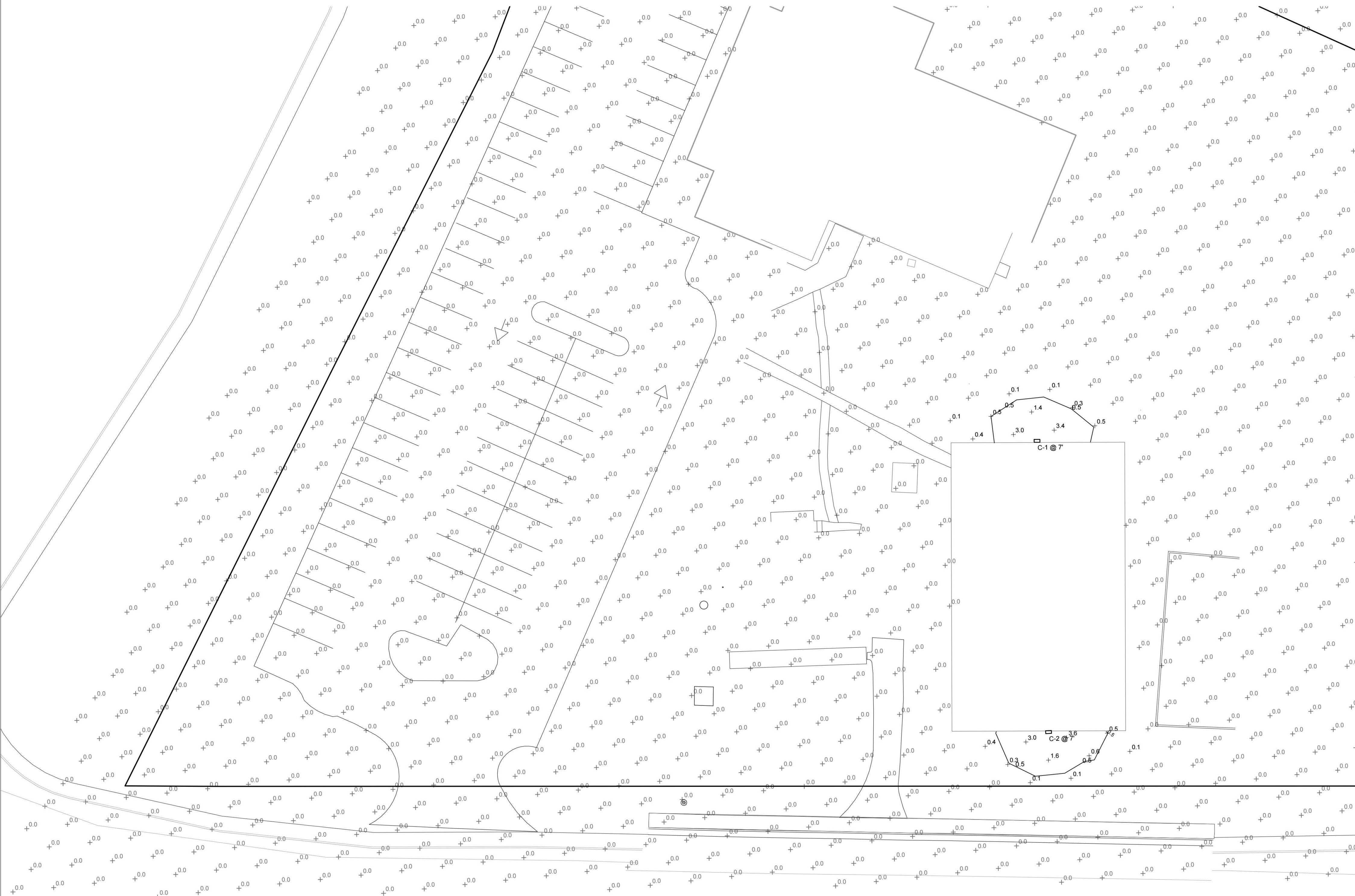
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**LANDSCAPE PLAN**

**C7**





Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Filename	Number of Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	C	2	GARDCO	GBS-A01-830-T2M	Geoform Wall Sconce - block, 20 LED's, 3000K CCT, TYPE T2M OPTIC, 80CRI	GBS-A01-830-T2M.ies	1	Absolute	1.00	10.2

**CALCULATIONS**  
 AVERAGE: 0.0 fc  
 MAXIMUM: 3.6 fc  
 MINIMUM: 0.0 fc

- LIGHTING NOTES:**
- Each outdoor luminaire equipped with a lamp that emits 3,000 or more initial lumens shall be a full cutoff luminaire and shall be arranged or shielded to reflect light away from adjoining residential districts and away from adjacent roads. The spillover of lighting from luminaires onto public roads and property in residential or rural areas zoning districts shall not exceed one half footcandle.
  - "C" fixtures shall be mounted at a height of 7'.
  - "C" fixtures shall have a CCT of 3000K.

**Wall Mount**  
Geoform  
GBS LED wall sconce

Gardco Geoform block small LED wall sconce features a compact geometric design that will complement a range of architectural styles. Geoform is available with two light engines: precision plus optics which features type 2, 3, and 4 distributions, as well as light effects optics which offer wall wash, spot, and pencil beam distributions. Geoform with light effects may be inverted for a wall location uplight option. A diffuse lens is also available for over doorway applications. Emergency battery backup option provides path-of-egress illumination and multiple control options further enhance energy savings.

**Ordering guide**

Model	Configuration	Color Temperature	Distribution	Height	Mounting Options	Features	Options	Notes
GBS	1500 Lumens	830 80CRI	T2M Type 2	208 20W	None	None	None	None
GBS	840 Lumens	800K	T2M Type 3	240 14W	None	None	None	None
GBS	840 Lumens	800K	T2M Type 4	277 17W	None	None	None	None
GBS	760 Lumens	800K	DFL Diffusing lens	847 147V	None	None	None	None
GBS	800 Lumens	800K	None	880 40W	None	None	None	None
GBS	800 Lumens	800K	None	880 40W	None	None	None	None

**Luminaire Accessories (order separately)**

GF-WB-BK	Wall Mounted Box for surface conduit, painted black
GF-INV	Inversion Mounting kit (required with inverted mounting)

Project: \_\_\_\_\_  
 Location: \_\_\_\_\_  
 Cat. No.: \_\_\_\_\_  
 Type: \_\_\_\_\_  
 Location: \_\_\_\_\_ City: \_\_\_\_\_  
 Notes: \_\_\_\_\_

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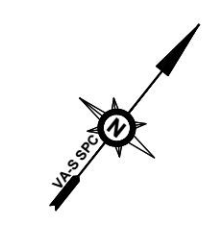
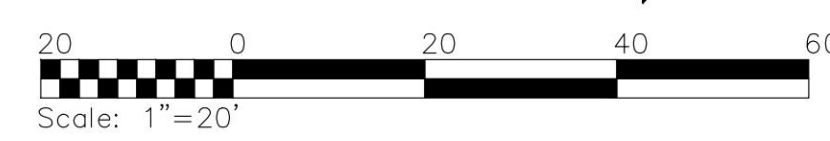
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**LIGHTING PLAN**

**C8**



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**23.024**

**LIGHTING PLAN**

**C8**

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