

**RESOLUTION TO APPROVE
SP202200019 THE KESWICK SCHOOL**

WHEREAS, upon consideration of the staff reports prepared for SP 202200019 The Keswick School and all of their attachments, including staff's supporting analysis, the information presented at the public hearings, any comments received, and all of the factors relevant to the special use permit in Albemarle County Code §§ 18-10.2.2(5) 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, 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 202200019 The Keswick School, 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	_____	_____
Ms. Price	_____	_____

SP202200019 The Keswick School 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 conceptual plan titled “SP202200019 Keswick School Concept Plan,” last revised September 26, 2022. To be in general accord with the Conceptual Plan, development must reflect the location of buildings and parking areas, which is essential to the design of the development. Minor modifications to the plan that do not conflict with this essential element may be made to ensure compliance with the Zoning Ordinance or improve safety.
2. Along the eastern-most boundary with Parcel 80-114A, a planting screen approximately 124 feet long and 17 feet wide, as shown on the Conceptual Plan, must be established and maintained. The planting material must consist of either:
 - a. a minimum of 17 Leyland Cypress, each a minimum of eight feet in height, planted approximately six feet on center; or
 - b. landscaping included in the Albemarle County Recommended Plants List and to the satisfaction of the Director of Planning.
3. Along the other boundary with Parcel 80-114A, a planting screen approximately 340 feet long and 40 feet wide must be established and maintained from the existing gym building to the Depot building, as shown on the Conceptual Plan. The planting material must consist of either:
 - a. Starting at the gym and proceeding towards the Depot building, the first 260 feet in length must be planted with a minimum of 45 Juniperus Virginia, each a minimum of eight feet in height, planted approximately six feet on center. The remaining 80 feet in length must be planted with a minimum of 13 Leyland Cypress, each a minimum of six feet in height, planted approximately six feet on center; or
 - b. landscaping included in the Albemarle County Recommended Plants List and to the satisfaction of the Director of Planning.
4. Enrollment must not exceed 35 students.