

**COUNTY OF ALBEMARLE
TRANSMITTAL TO THE BOARD OF SUPERVISORS**

SUMMARY OF PLANNING COMMISSION ACTION

<p>AGENDA TITLE: SP202000002 MonU Park</p> <p>SUBJECT/PROPOSAL/REQUEST: Request to amend special use permit for an athletic club with 4 soccer fields and 96 parking spaces, to increase the number of fields to 7; to extend the hours of operation; to remove the condition prohibiting games during July and August; to remove the existing condition prohibiting irrigation; and to remove the condition prohibiting games and practice sessions occurring on the same day as specified major event at the existing SOCA facility also located on Polo Grounds Road.</p>	<p>AGENDA DATE: August 4, 2021</p> <p>STAFF CONTACT(S): Scott Clark, Senior Planner II</p> <p>PRESENTER(S): Scott Clark</p>
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BACKGROUND:

The Albemarle County Planning Commission, at its meeting on April 20, 2021, recommended approval of SP202000002 by a vote of 6:0 with the conditions recommended in the staff report, and with the following additions to the recommended conditions:

- a. Requiring the use of eco-friendly pesticides and insecticides with assistance of a professional (language to be refined by staff before the Board of Supervisors hearing);
- b. Requiring applicants to provide a handicapped-accessible portable toilet on the site; and
- c. Modifying recommended condition #7 to limit irrigation to time periods within one week of grass-seed applications.

DISCUSSION:

New and revised conditions drafted in response to the Planning Commission's action are included in the attached Resolution:

- a. New condition #13 has been added to require use of a management plan, and the use of materials determined to be organic by the Organic Materials Review Institute (OMRI) or by another organization found by the Director of Planning to be equivalent. Staff research indicated that the OMRI was the most active and relevant organization for evaluating organic substances for pest and weed control.
- b. New condition #12 has been added to require provision of a handicapped-accessible portable toilet.
- c. Existing condition #7 has been modified to include a 28-day time limit after grass-seed applications for field irrigation. The Planning Commission originally recommended a 7-day limit. However, staff research showed that a 7-day period was too short to ensure full germination and establishment of new bermudagrass seeds. Therefore, staff recommends a 28-day limit, which is sufficient for that purpose.

RECOMMENDATIONS:

Staff recommends that the Board adopt the attached Resolution (Attachment D) to approve SP202000002.

ATTACHMENTS:

- A – Planning Commission Staff Report
 - A1 – Site Map
 - A2 – Area Map
 - A3 – Conceptual Plan
- B – Planning Commission Action Letter
- C – Draft Meeting Minutes from 2/2/2021 PC Public Hearing
- D – Resolution to Approve SP202000002