

COUNTY OF ALBEMARLE
TRANSMITTAL TO THE BOARD OF SUPERVISORS
SUMMARY OF PLANNING COMMISSION ACTION

AGENDA TITLE: SP202300001 Covenant School Amendment	AGENDA DATE: November 1, 2023
SUBJECT/PROPOSAL/REQUEST: Request to add 2.61 acres to an existing 25.93-acre school campus for a total of 28.54 acres. The additional area would be used for tennis courts and parking.	STAFF CONTACT(S): Filardo, McDermott
	PRESENTER(S): Rebecca Ragsdale
	SCHOOL DISTRICT: Mountainview Elementary, Walton Middle, and Monticello High

BACKGROUND:

At its meeting on August 22, 2023, the Planning Commission (PC) voted 7:0 to recommend approval of SP202300001 Covenant School Amendment for the reasons stated in the staff report, with revisions to staff-recommended conditions. One member of the public expressed concerns, primarily related to noise. Attachments A, B, and C are the PC staff report, action letter with the revised conditions, and meeting minutes.

DISCUSSION:

While the PC unanimously recommended approval of the request, there was lengthy discussion and recommended revisions to conditions. The PC's discussion focused on the hours of tennis court use, the need for adequate buffer/screening, and potential lighting and noise concerns. The applicant was encouraged to look for ways to further mitigate these concerns.

After the PC's public hearing, the applicant submitted a revised Concept Plan (Attachment D). The amendments include:

- Revised landscape plan to increase landscaping along the property boundaries with adjacent residences, and
- Revised lighting plan, including reducing the size of the lanterns and adding glare shields

Below are PC and staff-recommended conditions, with slight modifications made by staff to respond to the revised Concept Plan, as well as non-substantive wording changes:

1. Development of the use must be in general accord with the Conceptual Plan titled "Covenant School Hickory Campus Special Use," last revised October 6, 2023, and prepared by Woolley Engineering. To be in general accord with the Conceptual Plan, development must reflect the following major elements within the development essential to its design:
 - a. Location of buildings, parking areas, and athletic facilities;
 - b. Location of entrances;
 - c. Location of buffers and screening; and
 - d. Site Lighting PlanMinor 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 must not exceed five hundred fifty (550) students.
3. Development of the property must comply with the Commercial setbacks and buffer/screening requirements set forth in *County Code* § 18-21.7, except that the reduced setback and width of screening along the western property line and shared school parcel boundaries must be as depicted on the concept plan.
4. Use of the tennis courts is prohibited after 9:00 p.m. and before 7:00 a.m.

5. Use of the tennis courts is limited to tennis. Other racket or paddle sports (pickle ball or padel) are prohibited.
6. Use of the tennis courts is limited to school sponsored activities and use by residents of the three adjacent properties by invitation of the school. The tennis courts may not be used by other tennis organizations.
7. Outdoor lighting for tennis courts must be full cutoff. No tennis court lighting may spill over to parcel(s) under different ownership except for de minimis spillover. Timers, sensors, or equivalent means must be used to prevent any lighting after 9:00 p.m. and before 7:00 a.m.

RECOMMENDATIONS:

Staff recommends that the Board adopt the attached Resolution (Attachment E) to approve SP202300001 Covenant School Amendment.

PROPOSED MOTION:

To approve Special Use Permit SP202300001 Covenant School Amendment
I move to adopt the resolution attached to the staff report as Attachment E.

ATTACHMENTS:

- A – August 22, 2023 Planning Commission Staff Report
 - A1: Location Map
 - A2: SP199900054 Special Use Permit Action Letter
 - A3 Application Narrative
 - A4: Concept Plan
- B – August 22, 2023 Planning Commission Action Letter
- C – August 22, 2023 Planning Commission Minutes
- D – Revised Concept Plan
- E – Resolution to Approve Special Use Permit