



County of Albemarle
Community Development Department - Planning

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November 2, 2022

Donna Stewart
Abrahamse & Co Builders, Inc
325 Winding River Lane
Charlottesville VA 22911
dstewart@abrahamse.com

Re: SP202200019 The Keswick School Action Letter

Dear Ms. Stewart,

The Albemarle County Planning Commission at its meeting on October 25, 2022, recommended approval by a vote of 5:0, for the reasons and conditions stated in the staff report. The recommended conditions are listed below:

1. Development of the use shall be in general accord 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 shall reflect the following major elements within the development essential to the design of the development.
 - a. Location of buildings and parking areas.Minor modifications to the plan which do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance or improve safety.
2. Along the eastern most shared property line of TMP 80-114A (the adjacent neighbor) a planting material screen of approximately one hundred twenty-four (124) feet in length and seventeen (17) feet in width, as shown on the Conceptual Plan, shall be established and maintained. The planting material shall consist of a minimum of seventeen (17) Leyland Cypress, each a minimum of eight (8) feet in height and shall be planted approximately six (6) feet on center.
3. Along the other shared property line of TMP 80-114A (the adjacent neighbor), a plant material screen of approximately three hundred forty (340) feet in length and forty (40) feet in width between the existing gym building and the Depot building, as shown on the Conceptual Plan, shall be established and maintained. Starting at the gym and proceeding towards the Depot building, the first two hundred sixty (260) feet in length shall be planted with a minimum of forty-five (45) Juniperus Virginia, each a minimum of eight (8) feet in height and shall be planted approximately six (6) feet on center. The remaining eighty (80) feet in length shall be planted with a minimum of thirteen (13) Leyland Cypress, each a minimum of six (6) feet in height and shall be planted approximately six (6) feet on center.
4. The maximum enrollment shall not exceed thirty-five (35) students.

Should you have any questions regarding the above-noted action, please contact me.

Sincerely,
Kevin McCollum
Senior Planner I
Planning Division

Cc: Little Keswick Education Corp
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