



County of Albemarle
Community Development Department - Planning

Rebecca Ragsdale
rragsdale@albemarle.org
Telephone: (434) 296-5832 ext.3226

September 8, 2023

Eric Woolley, PE
210 5th Street NE
Charlottesville VA 22902
ewoolley@woolley-eng.com

Re: SP202300001 Covenant School Hickory Campus Tennis Courts Action Letter

Dear Mr. Woolley,

At its meeting on August 22, 2023, the Albemarle County Planning Commission recommended approval of SP202300001 by a vote of 7:0, for the reasons stated in the staff report and with the revised conditions listed below:

1. Development of the use must be in general accord with the Conceptual Plan titled "Covenant School Hickory Campus Special Use", last revised June 9, 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 the design of the development.

a. Location of buildings, parking areas, and athletic facilities

b. Location of entrances

c. Location of buffers and screening;

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 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 Section 21.7, with the exception of the reduced setback and width of screening along the western property line and shared school parcel boundaries as depicted on the concept plan.
4. Use of the tennis courts is prohibited between the hours of and 9pm to 7am.
5. Use of tennis courts must be limited to tennis. Other racket or paddle sports (pickle ball or padel) are prohibited.
6. Use of the tennis courts must be limited to school sponsored activities, with the exception of guest access limited to the three adjacent properties by invitation of the school. The tennis courts must not be used by other organizations.
7. Outdoor lighting for tennis courts must be full cutoff. No tennis court lighting may spill over to parcel(s) under different ownership with the exception of de minimis spillover. Timers, sensors, or equivalent means, must be used to prohibit any lighting between the hours of 9pm to 7am.

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

Sincerely,
Rebecca Ragsdale
Planning Manager
Planning Division

CC: Frank Berry
The Covenant School
175 Hickory Street
Charlottesville VA 22902
fberry@covenantschool.org