

**RESOLUTION TO APPROVE
SP202300001 THE COVENANT SCHOOL AMENDMENT
HICKORY CAMPUS TENNIS COURTS**

WHEREAS, upon consideration of the staff reports prepared for SP 202300001 The Covenant School Amendment-Hickory Campus Tennis Courts and all of their attachments, including staff's supporting analysis, the information presented at the public hearings, any comments received, and all of the relevant factors in Albemarle County Code §§ 18-14.2.2(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 R-2 Residential 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 202300001 The Covenant School Amendment-Hickory Campus Tennis Courts, 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	_____	_____

**SP202300001 The Covenant School Amendment-Hickory Campus Tennis Courts
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 “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.