



**COUNTY OF ALBEMARLE**  
**Department of Community Development**  
**401 McIntire Road, North Wing**  
**Charlottesville, Virginia 22902-4596**

**Phone (434) 296-5832**

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February 24, 2017

Kelly Strickland - Shimp Engineering, PC  
201 E Main Street Suite M  
Charlottesville Va 22902

**RE: SP201500024 Field School of Charlottesville**

Dear Mr. Strickland,

The Albemarle County Planning Commission, at its meeting on December 13, 2016, by a vote of 7:0, recommended approval of the above-noted petition to the Board of Supervisors.

Please note that this recommendation is subject to the following conditions:

1. Development of the use shall be in general accord with sheet 4 of the concept plan entitled "Special Use Concept Plan for Field School of Charlottesville" prepared by Shimp Engineering, P.C., revision #5, dated 10/12/16, as determined by the Director of Planning and the Zoning Administrator. To be in general accord with the concept plan, the development and use shall reflect the following major elements as shown on the concept plan:
  - a. Locations of buildings and sports fields within the indicated envelopes
  - b. Maximum total building footprint of 30,000 square feet
  - c. Maximum footprint of 12,000 square feet for any single building
  - d. Preservation and installation of tree buffers as indicated
  - e. Preservation of wooded areas and slopes outside of building and sports field envelopes as indicated

Minor modifications to the plan which are in general accord with the elements above may be made to ensure compliance with the Zoning Ordinance. Modifications are to be considered in terms of minimizing or improving impacts on adjoining properties and roadways. Buildings and parking may be developed in phases.

2. The maximum enrollment shall be 150 students.
3. Classroom instruction shall not begin before 8:00 a.m. and shall not continue later than 5:00 p.m. These hours shall not apply to sports events. Classes shall not be held on Saturday or Sunday.
4. Non-sporting, school related events with more than 50 attendees shall not occur on site more than
5. 12 times per calendar year. Attendance at up to 4 events shall not exceed 300 people and attendance at the remaining 8 events shall not exceed 200 persons. The facility shall not be used for events not related to the school use.
5. No construction for the use shall begin without written approval of the proposed septic facilities from the Virginia Department of Health
6. No outdoor lighting of sports fields shall be installed for this use.
7. There shall be no outdoor amplified sound associated with this use.
8. Any new outdoor lighting shall be only full cut-off fixtures and shielded to reflect light away from all abutting properties. A lighting plan limiting light levels at the property lines to no greater than 0.3 foot candles shall be submitted to the Zoning Administrator or her designee for approval.

If you should have any questions or comments regarding the above noted action, please do not hesitate to contact me at (434) 296-5832.

Sincerely,

Elaine Echols, AICP  
Principal Planner  
Planning Division

CC: Country Inns Extraordinaire Inc  
1296 Clifton Inn Drive  
Charlottesville Va 22911