



County of Albemarle
COMMUNITY DEVELOPMENT DEPARTMENT

401 McIntire Road, North Wing
Charlottesville, VA 22902-4579
Telephone: 434-296-5832
WWW.ALBEMARLE.ORG

May 5, 2021

Maynard Sipe, Esq.
Boyd & Sipe PLC
126 Garrett Street, Suite A
Charlottesville VA 22902
maynard@boydandsipe.com

RE: SP202000002 MonU Park Action Letter

Dear Mr. Sipe,

The Albemarle County Planning Commission, at its meeting on April 20, 2021, recommended approval of the above noted petition by a vote of 6:0 with the conditions recommended in the staff report, and with the following conditions: requiring use of eco-friendly pesticides and insecticides with assistance of a professional (language to be refined by staff before the Board of Supervisors hearing); requiring applicants to provide a handicapped-accessible portable toilet on the site; and modifying recommended condition #7 to limit irrigation to time periods within one week of grass-seed applications.

Listed are the following conditions:

1. Development of the use must be in general accord with the conceptual plan entitled "Concept Plan for Special Use Permit Application for MonU Park" prepared by Meridian Planning Group LLC and dated 04-25-12. To be in general accord with the plan, development must reflect the following central features essential to the design of the development:

- a) Number and location of parking spaces
- b) Absence of structures

Minor modifications to the plan that do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance.

2. The area used for playing fields must be in general accord with the layout shown on the plan titled "Field Layout Plan", dated "January 22, 2020." The total number of playing fields must not exceed seven, and the total number of playing fields used for games at any one time must not exceed four.

3. Before establishing a fifth playing field on the site, the applicant must ~~shall~~ install flood-safety signage to the satisfaction of the Rivanna Water & Sewer Authority.

4. Hours of operation must be no earlier than ~~4:00 a.m.~~ 8:00 a.m. and no later than the time of sunset as calculated by the National Oceanic & Atmospheric Administration.

5. Overnight parking is not permitted on the site. The entrance to the property must be closed by a locked gate when the playing fields are not in use.

6. Outdoor lighting not permitted for this use.

7. Any irrigation of the soccer fields must comply with the following requirements, as recommended by Virginia Department of Environmental Quality:

- a) Irrigation water must be withdrawn from the Rivanna River utilizing a temporary over-the-bank hose;
- b) Permanent changes to the riverbank must not be made, and
- c) Existing trees along the riverbank must not be removed.

8. The use of amplified sound system(s) is not permitted for this use.

9. Fill must not be placed within the portion of the property within the Flood Hazard Overlay District.

10. The driveway and parking area must be a pervious surface unless otherwise required by the County Engineer pursuant to § 4.12.15(a) of the Zoning Ordinance. Upon termination of the playing field use, the surfacing of the driveway and parking area must be removed and the previously-disturbed land surface must be returned to vegetated cover or an unpaved accessway.

11. A Phase I archaeological survey must be completed for areas to be graded for this use, followed by appropriate mitigation measures as approved by the Planning Director, prior to issuance of a grading permit.

If you should have any questions or comments regarding the above noted action, please do not hesitate to contact me at (434) 296-5832 ext 3249 or email sclark@albemarle.org

Sincerely,
Scott Clark
Snr Planner II
Planning Division

Cc. Monticello United Soccer Club
PO Box 7214
Charlottesville VA 22906
monusc@embarqmail.com

Cc. Crockett Corporation
435 Park St
Charlottesville VA 22901