



**County of Albemarle**  
**Community Development Department - Planning**

**Andy Reitelbach**  
[areitelbach@albemarle.org](mailto:areitelbach@albemarle.org)  
Telephone: (434) 296-5832 ext. 3261

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Scott Collins  
Collins Engineering  
200 Garrett St, Ste K  
Charlottesville VA 22902  
[scott@collins-engineering.com](mailto:scott@collins-engineering.com)

**Re: SP202000016 Claudius Crozet Park Action Letter**

Dear Mr. Collins

The Albemarle County Planning Commission at its meeting, September 28, 2021 recommended approval of the above-noted by a vote of 7:0, with the conditions and revisions as recommended in the staff report and with the following additional condition, additional on-site bicycle infrastructure must be added, including (but not limited to): bike racks, bike lockers bike lanes and sharrows and/or other on-road or adjacent bicycle access features.

The Planning Commission further recommended approval by a vote of 7:0 that the County prioritize the installation and/or maintenance of sidewalks on High Street, Hill Top Street, and Park Road.

Listed are the following conditions as proposed by staff:

1. Development of the use must be in general accord (as determined by the Director of Planning and the Zoning Administrator) with the concept plan entitled, "Claudius Crozet Park, Special Use Permit (SP2020-00016), Development Concept Plan, White Hall District, Albemarle County, Virginia," prepared by Collins Engineering, dated August 17, 2020, last revised August 10, 2021. To be in general accord with the exhibit, development must reflect the following essential major elements:
  - Location of the existing buildings and proposed building additions
  - Location of the outdoor recreational fields and facilities
  - Location of the pools
  - Location of the parking areas
  - Location of the pedestrian pathsMinor modifications to the plan which do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance.
2. Fencing adjacent to the outdoor pool must provide screening from adjacent residential areas.
3. The sound from any radio, recording device, public address system, or other speaker shall be limited to sixty (60) decibels at the nearest residential property line (excluding TMP 056A2-04-00-000A4), except for the period of 10:00 p.m. to 7:00 a.m., during which the aforementioned sound shall be limited to fifty-five (55) decibels.
4. Outdoor lighting affixed to the building is not permitted on the west side of the proposed recreation center and pool expansion.

5. Sales of concessions must be limited to the two locations identified on the concept plan.
6. Interior window treatments must be used on any window located on the second floor, or that part of any window that extends above the first floor, of the west and north sides of the new community center and pool building to shield indoor lighting from adjacent properties. These window treatments must be in use from sunset to sunrise, as calculated by the National Oceanic and Atmospheric Administration (NOAA).
7. Screening landscaping must be provided along the east and north sides of the existing pool and the north side of the proposed pool expansion, as shown on the concept plan.
8. A landscaping buffer area must be planted on the west side of the proposed pool expansion, as shown on the concept plan, to screen it from nearby residential areas.
9. A landscaping buffer area must be planted to the north and northeast of the proposed basketball courts, the existing tennis courts, and around the new northern park entrance, as shown on the concept plan, to screen the new facilities from nearby residential areas.

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

Sincerely,  
Andy Reitelbach  
Senior Planner  
Planning Division

CC. Claudius Crozet Park Inc  
PO Box 171  
Crozet VA 22932