

**RESOLUTION TO APPROVE  
SP 202000016 CLAUDIUS CROZET PARK**

**WHEREAS**, upon consideration of the staff report prepared for SP 202000016 Claudius Crozet Park and the attachments thereto, including staff's supporting analysis, the information presented at the public hearing, any comments received, and all of the factors relevant to the special use permit in Albemarle County Code §§ 18-10.2.2.1, 18-10.2.2.4, 18-16.2.2.1, 18-16.2.2.4 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 Rural Areas district, with the applicable provisions of Albemarle County Code § 18-5, 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 202000016 Claudius Crozet Park, 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. Gallaway	_____	_____
Ms. LaPisto-Kirtley	_____	_____
Ms. Mallek	_____	_____
Ms. McKeel	_____	_____
Ms. Palmer	_____	_____
Ms. Price	_____	_____

## SP 202000016 Claudius Crozet Park 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 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 October 11, 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.
10. Enhanced on-site bicycle and pedestrian infrastructure must be added and will include:
  - appropriate levels of bicycle storage (such as covered bike racks and/or bike lockers) conveniently located on the site, and
  - bicycle travel facilities (such as protected bike lanes and/or other on-road or adjacent bicycle features) providing access throughout the site.