

5th & Avon Community Advisory Committee

Thursday, March 16, 2023, 7 PM - 8:30 PM

5th Street County Office Building, Room B

1600 5th Street Extended

Charlottesville, Virginia 22902

Attendees:

MK King, Nathan Holland, Evan Macbeth, Roger Schickedantz, David Storm

Commissioner Karen Firehock., Sup. Andrews, Sup. Price, Allison Wrabel, Cameron Langille

AGENDA

1. Call to Order & Agenda Review (3 minutes)

Mary Katherine King, 5th and Avon CAC Chair - 7:06pm - Absence of quorum at this time.

2. Approve Meeting Minutes – February (2 minutes)

Mary Katherine King, 5th and Avon CAC Chair - Skipped until Quorum (7:06 pm)

3. Community Meeting: SP202300001 Covenant School Hickory Campus Tennis Courts (35 minutes) - 7:06pm - MK King called to top of the Agenda

PROJECT: SP202300001 Covenant School Hickory Campus Tennis Courts

MAGISTERIAL DISTRICT: Scottsville

TAX MAP/PARCEL(S): 090A0-00-00-00200, 07600-00-00-053J0

LOCATION: 175 Hickory Street, 499 Stagecoach Road

PROPOSAL: Request to amend a prior approved special use permit (SP199900054) to add an adjacent 2.61

acre parcel at 499 Stagecoach Road to the existing 25.93 acre school campus. The proposal includes removal of the existing house and development of six tennis courts, a storage/restroom building, parking

lot of 12 spaces, pedestrian path to existing school campus and existing parking that will be used to serve

the courts

Presentation (Cameron L - Community Development. Stand in for Rebecca Ragsdale.):

- Review Process - Special Use Permit for the Covenant School

- 4 Discretionary approval steps in process prior to construction begin. Special Use Permit compliance review now.

- Special Use Permit has 4 criteria: Detriment, Character, Harmony, Consistency.

- Proposed addition of 2.61 acres at North of site for Tennis facilities (6 courts). Abutts 3 other parcels and Stagecoach Road.

- Master Plan calls for Neighborhood Density Residential for this area. Private Schools listed as secondary use for this plan designation.

- Staff review now, comments to applicant by April 24, 2023. Planning Commission public hearing TBD. Board of Supervisors hearing and action TBD.

- Zoning Question: "Isn't this a rezoning." - This is not a Zoning Map Amendment, which is a "rezoning," it is a Special Use Permit for an existing zoning and parcel.

- Permit question (MK King): Run with the land, not the owner? Yes, with exceptions. Permit can expire. This permit could only be used by a/the school

- Details of Covenant School Tennis Courts - Eric W, Sara G - Engineering. Frank B, Greg P - Covenant School. Eric G Presenting.

(NOTE: 5 CAC members as of 7:15p)

- Have always wanted a tennis court complex. Acquired property parcel to do this. Entrance to new parcel is off Stagecoach Road.

- Frank B. - Overview of Covenant School, history, enrollment, campus sites. 420 students on Hickory Campus. Christian Liberal Arts and Sciences.

- Existing Site - Flag lot. Existing residential structure. Modest 2 bedroom slab-on-grade, private well, private septic. Unoccupied.

- Plan: Demolish existing structure. Build six, staggered tennis courts. New drive aisle entrance. 12 car parking lot (County Minimum). New storage building with restrooms. Can and will be served by public water/sewer, based on the Covenant School's existing water/sewer. Hope is to preserve vegetation and mature trees to the extent possible. Tennis Courts will have lights. (Many of these facts

were elicited by a neighbor's questions in discussion.)

- Pre application meeting with the county drove some elements of the plan, including school property special use permit amendment process. There will be physical connectivity between the school and these new courts, thus integration of the parcels makes sense. Students will walk from the school to the Courts.

- Why new parking lot? County requirement for minimum parking for some uses. Tennis courts require two parking spaces per court. Why not tennis courts on property before? Couldn't afford it before. Need minimum of 6 courts to host a match. Concern: Parking during matches. Folks will be encouraged to park on the other school lots, but some will be in the new lots. For Matches, visitors will park in the school lots. Would prefer only mobility impaired folks use new parking. Community remains concerned about visitor / parent parking on match days on Stagecoach and throughout the community.

- MK King: Combining parcels? No. School owns two separate parcels due to different zoning setbacks. That way they can control the setbacks on each. David S: Setback details? History of Old Lynchburg Road moving to avoid island parcel. This parcel required public road access. Cannot have setbacks to preserve sufficient road width access for fire and rescue. This is a de facto legacy flag lot. Minimum access width is 20ft by code (Ambulance). Grade change between parcels prevents access from the existing parcel and requires access off Stagecoach road.

- Further Match Day / Traffic concerns from the community. Fred (Covenant): Private facility. There will be a gate on Stagecoach Rd. Girls Season is August - November. Matches are one other school. Bus will be in main school parking lot. Students and Coaches will walk. There are often only 10 spectators from visiting schools for Matches. Spectators will be told to park at the school, not the tennis courts in the Match information. Only mobility impaired visitors will be directed to the tennis court lots. (7:40pm)

- Lights: (Fred G) Just for dusk if matches go long. Typically only 2-3 weeks/year. Typically done before 7pm. "Not going to be running matches at night." Permit request includes a limitation on the lights to no later than "8 or 9pm." Courts and storage building will be locked and private. Neighbors can use the courts if requested from the school, with a provided key/code.

- (Eric W) Tennis-only facility. Gate on Stagecoach Road. Boys Season is March-May. There might be summer programs.

- Significant grade change, so retaining wall between tennis and the baseball field on the existing property. Want to preserve the nature trail as well. Roger: Lower grade for less impact on neighbors. Eric W: Small retaining/sitting wall to provide some acoustic barrier between the courts and the neighbors. Grading is a function of county grade slope code requirements. Each court on a lower grade, dropped overall grading as much as possible. ADA pathway regulations involved.

- MK King: Boundary line adjustment could prevent requirement for Stagecoach entrance and grading? Eric W: Expectation is that there is rock beneath the area, and therefore it would be

prohibitively expensive to deepen further and level with the school. "To drop it that much is just not possible." - Eric W.

- MK King: How does this impact immediate neighbor property value. That needs to be taken into consideration. Others: Traffic, lights and noise affect values. Cross country runners, pedestrians use the road. Stagecoach is a "very windy" road, with six curves.

- Water and Sewer totally contained within the school parcels, no exit from the new parcel. No more well, no more septic. Plan to underground the power / utility line. Underground storm sewer included in plan. Discussion of runoff and sufficiency of storm sewer capacity.

- Lighting: All fixtures within the courts. Shortest possible high fixtures. Dark sky compliant, shielded. Light would not extend onto neighboring properties. Parking lot does not require lighting (Cameron). Court light spills over onto the parking lot. David S: Concern about liability with no lights at Stagecoach entrance. David S: Why does Tennis need lights when football doesn't? Length/extent of matches. MK: Safety and lights are a concern regarding people at night looking for parking in the neighborhood.

- Nathan H: VDOT? This will be fully expanded in the site plan process.

- Landscape: Key is to pull parking as far from property boundary as possible. Landscape the boundary to create a buffer for neighbors. Existing trees would be preserved. David S: Deciduous trees lose leaves, minimizing the light/noise buffer. Maybe plan evergreens to maximize buffer capabilities. (8:11pm)

- This is still early in the process. Still listening to and hearing concerns to try to offset any negatives. Many further site plans and quality plans still to come. Future meetings are opportunities to prove they can solve for concerns.

- Best case: Courts open in Summer 2024.

- David S: Managed/Steep slopes? Tiny managed slope, no stream buffers. (Cameron).

- David S: Could six parking spaces move to the existing school site so there are only six parking spaces on the new parcel? Goal is to minimize parking on the new parcel to minimize traffic and impermeable surfaces on new permit. Cameron: Would require special exception from the Board, but it is possible within regulation.

- David S: Courts used during school day? Fred: "I don't think so." Possibly PE classes. Concern of noise hours.

- David S: Multiple school tournaments? Currently only head-to-head matches. Maybe Special Use Permit could limit to only head-to-head, no multi-school allowed.

- David S: Archaeological considerations? Eric G: This used to be a garbage dump. (Not to be glib.)

- Further concerns about Stagecoach Road traffic and non-conformity of road. This use does not generate enough trips to generate a traffic study. VDOT is reviewing the Special Use Permit now.

- David S: No bubble over the courts at any time. Include in the special use permit.

- David S: Would driveway have curb and gutter? Concern is visitors driving onto neighbor properties. Eric W: On the downhill side. Would like to do more, would require a special exception. May come in future plans. Can make it better with special exceptions. It works today without them. (8:25p)

MK King closes presentation in the interests of time. 8:29pm.

End Community Meeting.

* General Business.

Allison W: Someone resigned this morning, maybe, bringing appointed membership to ten.

- Community Meeting took a lot longer than expected, discussion thereof.

- Future May community meeting to use lessons from this one on time planning (Allison). Cameron: Steep slopes vs. Managed slopes application coming in May.

- We have 4 or 5 vacancies on this committee. Terms expire in September for some. Discussion of how to get folks to join committees and show up to meetings.

4. AC44 Chat Kit Discussion Questions 2-5 (30 minutes)

Allison Wrabel, Staff Liaison

MK: Skipping this for tonight.

- Allison - Submit directly to Allison if you want.

5. Planning Commission and Board of Supervisors Liaison Updates (15 minutes)

Supervisors Jim Andrews and Donna Price

Commissioners Karen Firehock and Fred Missel

Supervisors: Maximum rate is existing rate. Budget Hearing April 26. Vote in May. Schools, Safety, CIP costs are higher. 551.4M total budget plan. 5-year CIP went up 26%.

Commissioner Firehock: No major update for our area.

6. Other Business (5 minutes)

Evan will not be at the May meeting. Evan may be limited in attending the April meeting.

"We're leaving." - 8:50p.

Next Meeting

Thursday, April 20, 7 PM - 8:30 PM

5th Street COB, Room B