

# COUNTY OF ALBEMARLE

## TRANSMITTAL TO THE BOARD OF SUPERVISORS

### SUMMARY OF PLANNING COMMISSION ACTION

<b>AGENDA TITLE:</b> SP201500021 Tandem School	<b>AGENDA DATE:</b> January 6, 2016
<b>SUBJECT/PROPOSAL/REQUEST:</b> Addition of a middle-school building to an existing private school, with no increase in enrollment.	<b>STAFF CONTACT(S):</b> Scott Clark, David Benish, Greg Kamptner
	<b>PRESENTER (S):</b> Scott Clark

#### BACKGROUND:

On November 17, 2015, the Planning Commission recommended approval of SP201500021 by a vote of 5:0 with the conditions as recommended by staff. The Planning Commission's action letter, staff report, and minutes from the meeting are attached (Attachments B through D).

#### DISCUSSION:

The staff report for the November 17, 2015 Commission public hearing (Attachment C) provides a complete analysis of the application. The Commission recommended approval of the special use permit with the conditions described in the November 17, 2015 staff report.

After the Planning commission public hearing, staff further reviewed condition 2 and recommends that it be amended. In the prior special use permit approved for Tandem School, Condition 3 was amended to restrict enrollment from exceeding 250 students. Earlier special use permits for Tandem School had included school staff in this limitation. Conditions restricting only enrollment at private schools and day care centers, instead of restricting both enrollment and staffing, has been the approach the Board has taken in the past few years for private schools and day care centers. Condition 2, however, has not been updated and continues to state: "Additional buildings or increase in total enrollment/staffing may only be authorized by a new special use permit." Because Condition 3 no longer restricts the amount of staffing, it is reasonable for Condition 2 to be revised to make the two conditions consistent with one another. Because Condition 3 caps the number of students that may be enrolled, staff recommends that Condition 2 be revised to apply only to additional buildings: "Additional buildings may only be authorized by a new special use permit or an amendment to this special use permit." The revised recommended conditions are attached to the proposed Resolution (Attachment A).

#### RECOMMENDATIONS:

Staff recommends that the Board adopt the attached Resolution (Attachment A) approving the Special Use Permit subject to the conditions listed therein.

#### ATTACHMENTS:

- A - Resolution
- B - Planning Commission action letter
- C - Planning Commission staff report
- D - Planning Commission minutes