

**COUNTY OF ALBEMARLE**  
**TRANSMITTAL TO THE BOARD OF SUPERVISORS**  
**SUMMARY OF PLANNING COMMISSION ACTION**

|                                                                               |                                                 |
|-------------------------------------------------------------------------------|-------------------------------------------------|
| <b>AGENDA TITLE:</b><br>SP201500024 Field School of Charlottesville           | <b>AGENDA DATE:</b><br>March 8, 2017            |
| <b>SUBJECT/PROPOSAL/REQUEST:</b><br>Request for private school                | <b>STAFF CONTACT(S):</b><br>Echols, Falkenstein |
| <b>SCHOOL DISTRICT:</b><br>Elementary: Greer; Middle: Jouett; High: Albemarle | <b>PRESENTER (S):</b><br>Elaine Echols          |

**BACKGROUND:**

At its meeting on December 13, 2016, the Planning Commission voted 7:0 to recommend approval of SP201500024. Attachments A, B, and C are the Planning Commission's action letter, staff report, and minutes from the December 13, 2016 meeting.

**DISCUSSION:**

Since the Planning Commission's meeting, the applicant has asked for a modification of the Commission's recommended Condition 4, which restricts the number of events the school can have each year. The condition also prohibits non-school related events. The applicant's request is to allow for community use of his facility on request, as occurs now. The Field School hosts community meetings, County meetings, emergency preparedness meetings, and baseball registration, as well as other similar events. Staff has reviewed this request and does not believe that the Commission intended to prohibit the use of the facility for community meetings and events. Instead, there was a desire to prevent the facility from becoming a rental venue for events. Staff has revised Condition 4 to include opportunities for community use of the facility but has been careful to make sure that it would not encourage additional traffic during peak travel times on Barracks Road. Attachment D is a resolution to approve the special use permit, and includes the amended condition.

A request for a special exception to waive the County's critical slopes regulations and a request to use a central sewerage system are included with this application. Staff analysis of these two requests are included in the PC staff report. Attachment E is a resolution to approve the special exception. A separate public hearing will be needed for the central sewerage system, which can be set for April if the Board approves the special use permit.

Although the property is located in the Rural Area and two community meetings were held near the property prior to the Planning Commission's public hearing, members of the PL29 Hydraulic CAC requested that a special meeting be held for their information and input. That meeting was held on Monday, February 27, 2017 at Greer Elementary School. Notes from that meeting are included as Attachment F.

**RECOMMENDATIONS:**

Staff recommends that the Board adopt: 1) the Resolution to approve the special use permit (Attachment D), subject to the conditions attached thereto; and 2) the Resolution to approve the special exception (Attachment E), subject to the conditions attached thereto.

**ATTACHMENTS:**

A - Planning Commission action letter  
B - Planning Commission staff report  
C - Planning Commission minutes  
D – Resolution to approve special use permit  
E – Resolution to approve special exception  
F – PL29 Hydraulic CAC meeting notes 2/27/17