

**RESOLUTION TO APPROVE
SP 2014-02 MONTESSORI COMMUNITY SCHOOL**

WHEREAS, the Montessori Community School of Charlottesville (the “Owner”) is the owner of Tax Map and Parcel Number 07800-00-00-012A0 (the “Property”); and

WHEREAS, the County approved a special use permit application (“SP 2006 – 38”) on March 14, 2007 for new buildings and campus improvements at the school with conditions that included the installation of fencing around a central lawn and play area which was previously to be located near a steep drop in grade on the site; and

WHEREAS, at the time SP 2006-38 was reviewed, a zoning violation existed on the site because a fence was installed without a site plan or ARB approval and was visible from the Entrance Corridor; and

WHEREAS, the County approved a special use permit application (“SP 2009-01) on March 11, 2009 to extend the expiration date for SP 2006-38 with conditions that included the replacement of the chain link fence and an expiration date extension of forty-eight months for SP-2009-01; and

WHEREAS, the Owner has now filed an application for a special use permit to eliminate the requirement of fencing around the play area previously to be located near a steep drop in grade on the site and to eliminate the requirement of the replacement of the chain link fence that was previously visible from the Entrance Corridor and which has been removed, and the application is identified as Special Use Permit 2014-00002 Montessori Community School (“SP 2014-02”); and

WHEREAS, on June 16, 2015, after a duly noticed public hearing, the Albemarle County Planning Commission recommended approval of SP 2014-02 with the conditions recommended by staff; and

WHEREAS, on August 5, 2015, the Albemarle County Board of Supervisors held a duly noticed public hearing on SP 2014-2.

NOW, THEREFORE, BE IT RESOLVED that, upon consideration of the foregoing, the Transmittal Report prepared for SP 2014-02 and all of its attachments, the information presented at the public hearing, and the factors relevant to a special use permit in Albemarle County Code § 18-33.8, the Albemarle County Board of Supervisors hereby approves SP 2014-02, subject to the conditions attached hereto.

* * *

I, Ella W. Jordan, 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. Boyd	_____	_____
Ms. Dittmar	_____	_____
Ms. Mallek	_____	_____
Ms. McKeel	_____	_____
Ms. Palmer	_____	_____
Mr. Sheffield	_____	_____

SP-2014-00002 Montessori Community School Conditions

1. Maximum enrollment shall be three hundred (300) students;
2. Development of the use shall be in general accord with the “Montessori Pantops Mountain Community School Sheets SP01-SP-03”, prepared by Neal R. Deputy, Architecture & Master Planning, last revised January 16, 2007, as determined by the Director of Planning and the Zoning Administrator. To be in general accord with the plan, development shall reflect the general size, arrangement, and location of proposed Buildings A, B, C, D, and E, Central Lawn, Amphitheatre, playgrounds and ball fields, wooded natural area, and parking areas. Minor modifications to the plan which do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance; and
3. Construction of proposed buildings as shown on the concept plan shall commence on or before March 11, 2015 or this special use permit shall expire.