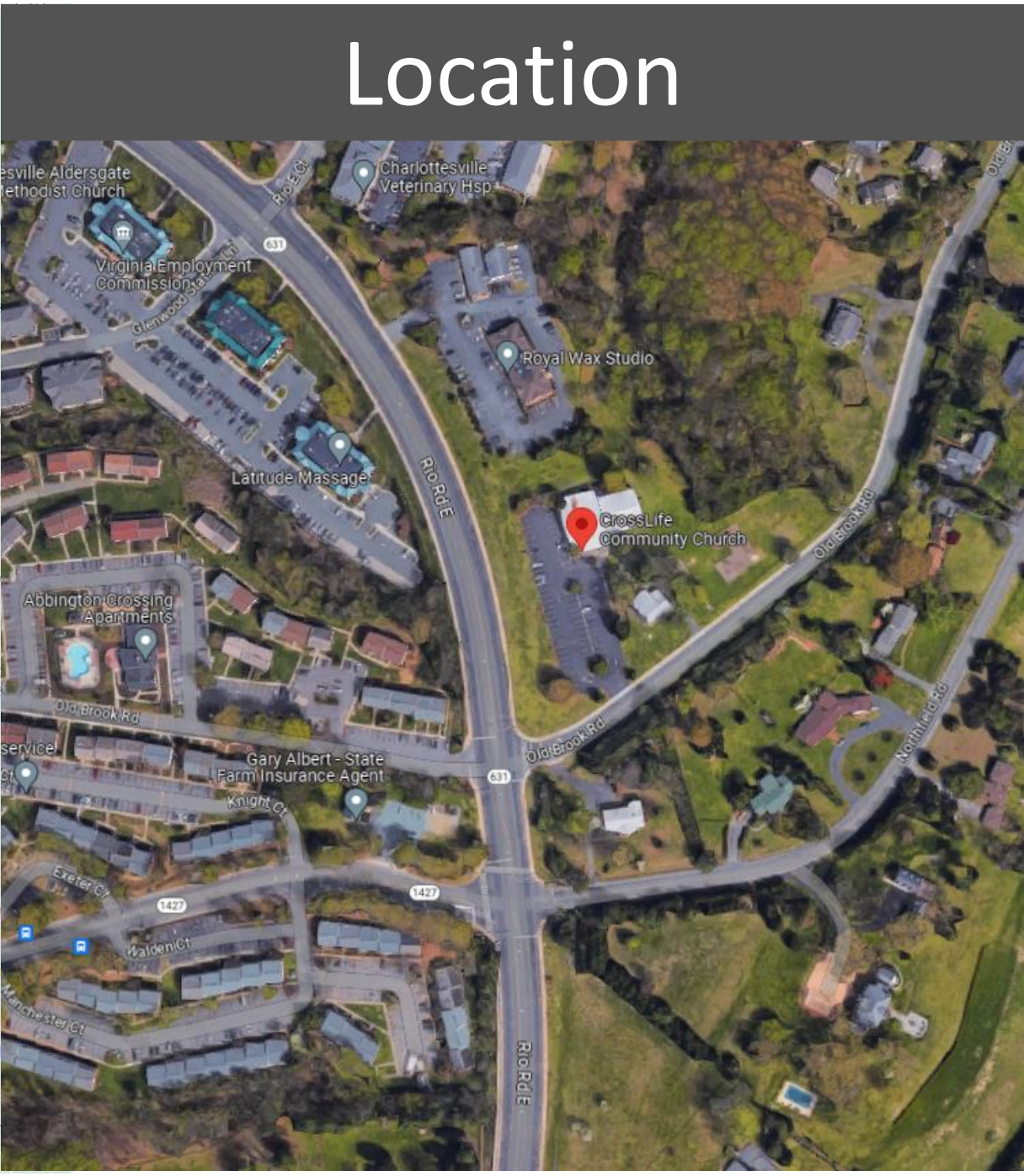
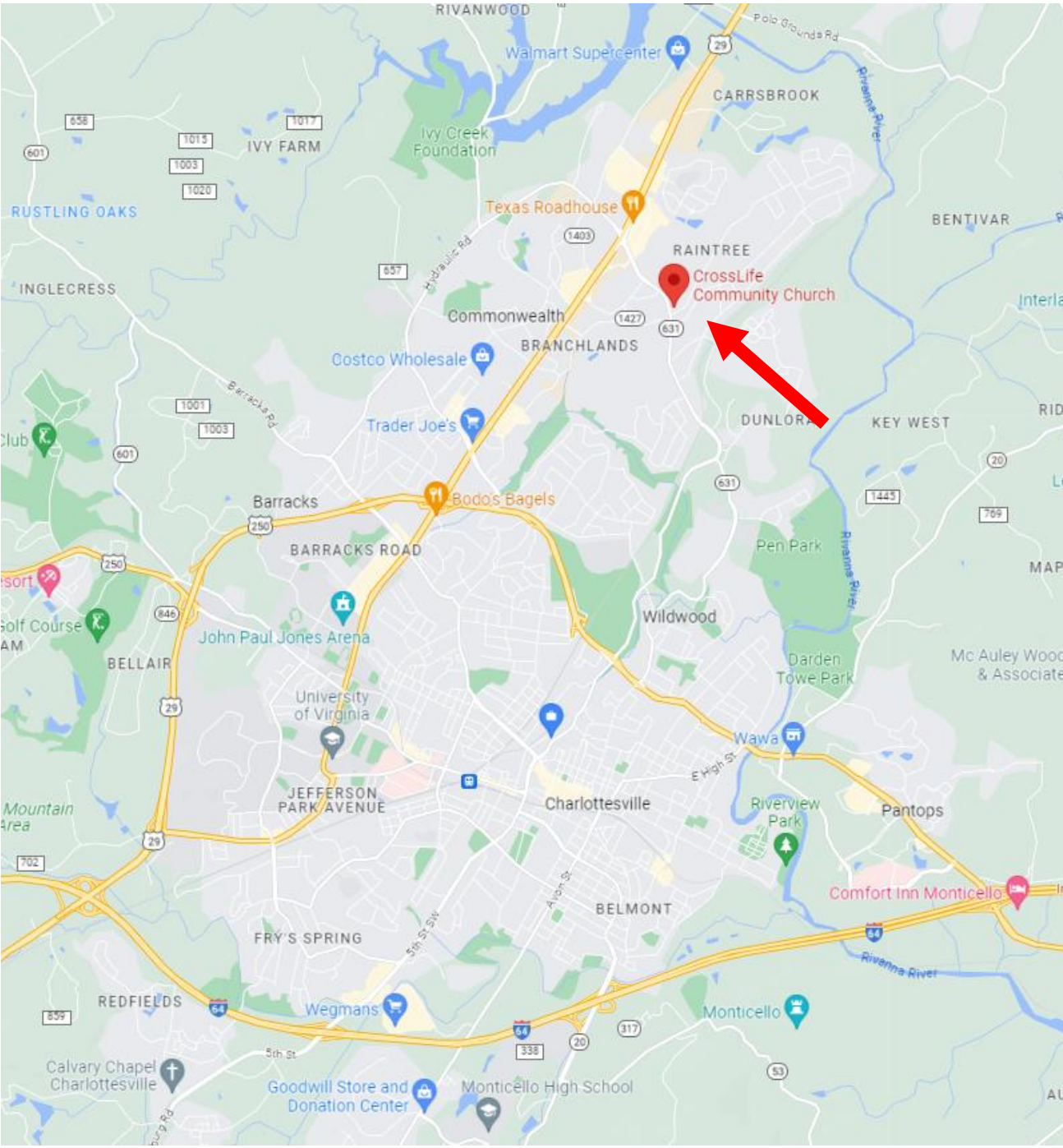


SP202400016 Community
Christian Academy Modulars

Albemarle County
Board of Supervisors
Public Hearing
September 4, 2024



Location



Existing Conditions



- 3.14 acres, R2 Residential
- Cross Life Community Church
 - SP1984-45 and SP1986-50
- Community Christian Academy
 - SP2012-4 (max 85 students)
 - SP2023-2 (150 students)

Existing Conditions



Existing Conditions





Proposal

Additional Notes:

1. On-site stormwater detention and /or BMP's to be provided if land disturbance necessitates VSMP review and evaluation of proposed site conditions requires on-site storm water detention and/or BMP's.
2. Landscape Buffer Area includes existing landscaping to remain and additional landscaping, as required by the Architectural Review Board, to mitigate impacts of the proposed modular buildings.

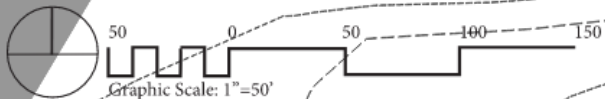
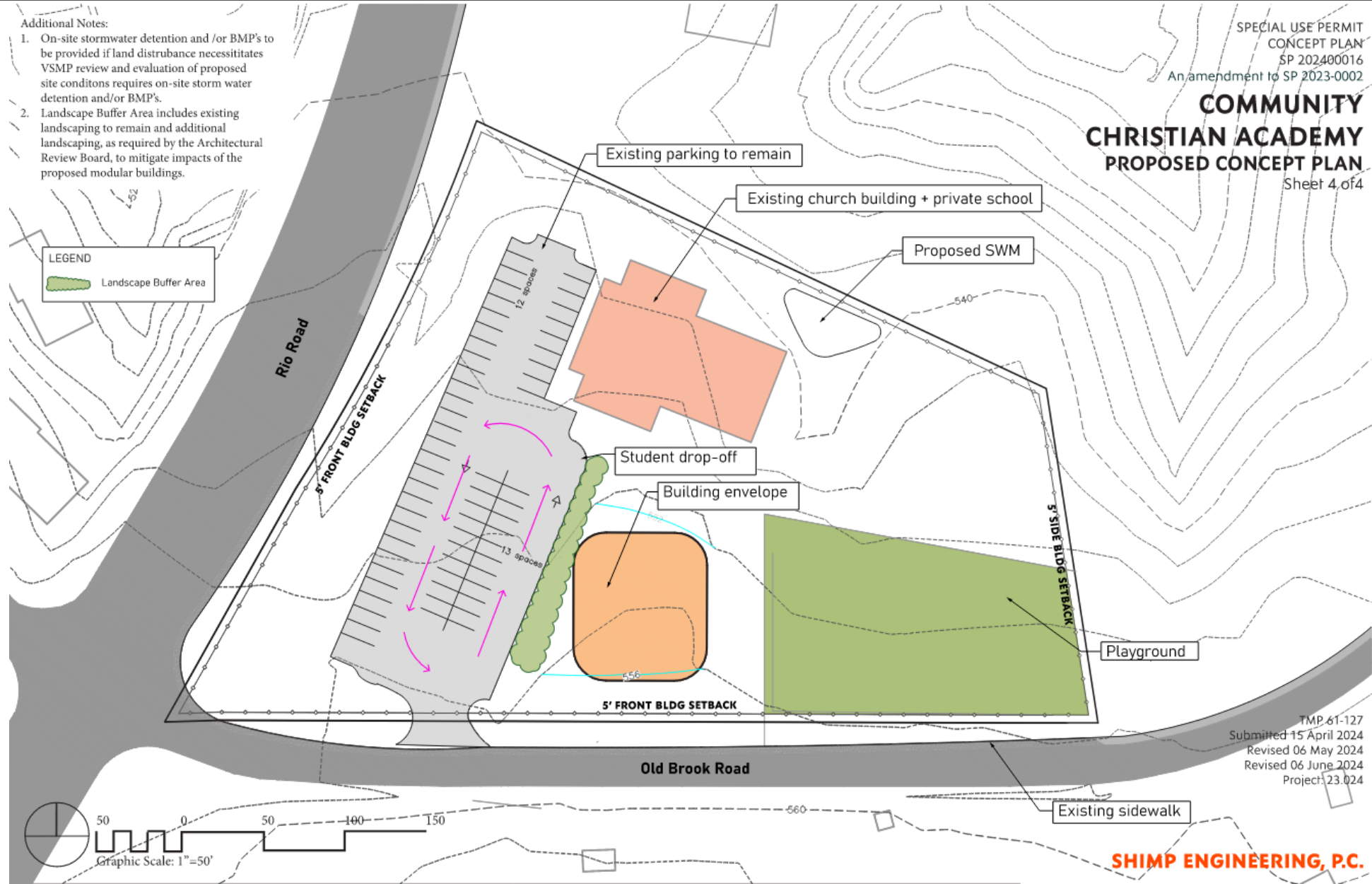
LEGEND

 Landscape Buffer Area

SPECIAL USE PERMIT
CONCEPT PLAN
SP 202400016
An amendment to SP 2023-0002

COMMUNITY CHRISTIAN ACADEMY PROPOSED CONCEPT PLAN

Sheet 4 of 4



TMP 61-127
Submitted 15 April 2024
Revised 06 May 2024
Revised 06 June 2024
Project: 23.024

SP202400016 Recommended Conditions

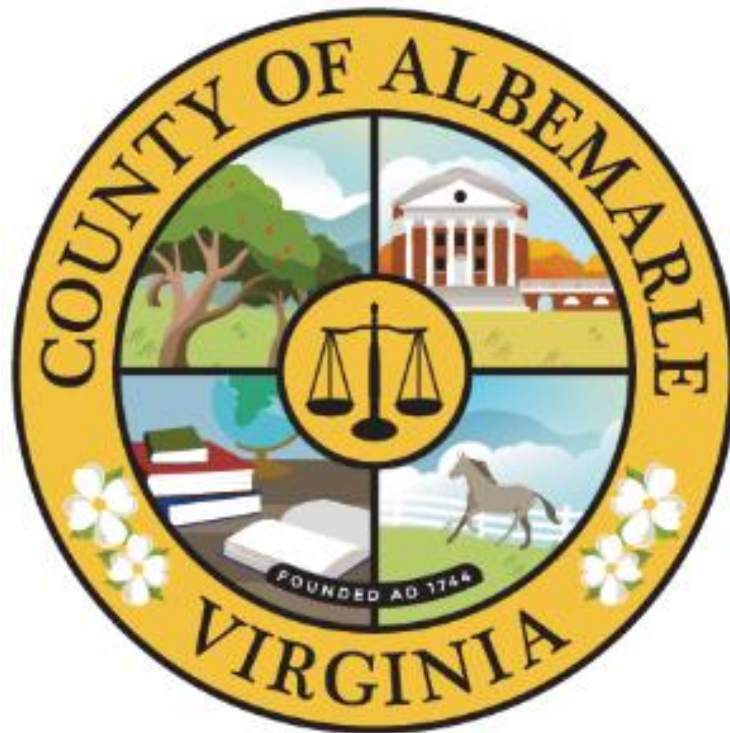
1. Development of the use must be in general accord with the conceptual plan titled “Community Christian Academy” prepared by Shimp Engineering, P.C. last revised June 6, 2024. To be in general accord with the Conceptual Plan, development shall reflect the following major elements within the development essential to the design of the development:
 - a. Location of buildings, parking areas, playground areas, and buffer areas.
 - b. Site access including pick-up and drop-off locations and circulation as shown on the Concept Plan. Signage and pavement markings may be required at the time of Zoning Clearance to ensure safe vehicular circulation.Minor modifications to the plan which do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance or improve safety
2. The maximum enrollment shall not exceed one hundred and fifty (150) students.
3. All students shall be over the age of two and one-half (2 ½) years old.
4. Classroom instruction for the school is limited to 7:30am-6:00pm Monday through Friday, provided that occasional school-related events/activities may occur after 6:00pm.

SP202400016 Recommendation

Staff recommends approval with the conditions as recommended in the Staff Report.

SP202400016

Questions?



Potential Motion

To **approve** Special Use Permit SP202400016 Community Christian Academy
Modulars:

I move to adopt the resolution attached to the staff report as Attachment E.

SP202400016 Staff Findings

Positive Aspects:

1. Institutional uses, such as private schools, are consistent with the master plan.
2. The proposed school is accessed from adequate public roads for the use.
3. No detrimental impacts to adjoining properties are anticipated.

Concerns:

1. None

SP202400016 Factors and Findings

Factors for Consideration (Chapter 18 Section 33.40):

1. No substantial detriment.

Whether the proposed special use will be a substantial detriment to adjacent parcels.

2. Character of the nearby area is unchanged.

Whether the character of the adjacent parcels and the nearby area will be changed by the proposed special use.

3. Harmony.

Whether the proposed special use will be in harmony with the purpose and intent of this chapter, with the uses permitted by right in the district, with the regulations provided in Section 5 as applicable, and with the public health, safety, and general welfare.

4. Consistency with the Comprehensive Plan.

Whether the proposed special use will be consistent with the Comprehensive Plan.

Zoning

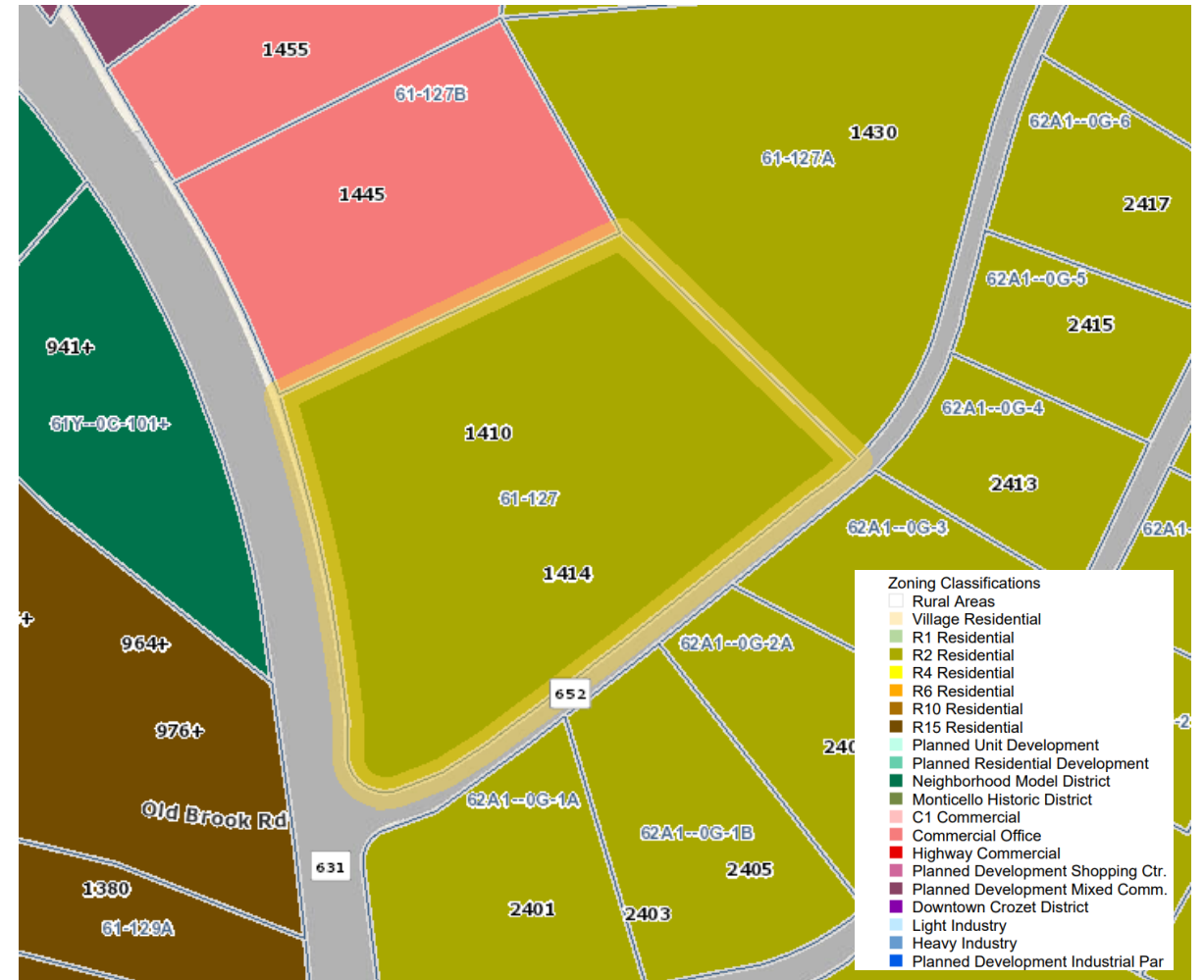
R2 Residential (2 units/acre)

Section 14.2.1 – By right

- Detached single-family dwellings
- Rental of single-family dwellings
- Accessory buildings like garages
- Home occupations

Section 14.2.2 – By special use permit

- Community centers
- Swim, Golf, Tennis Clubs
- Daycares
- Religious Assembly Uses (Churches)
- **Private Schools**



Comprehensive Plan – Places29 Master Plan

Neighborhood Density Residential

- residential (3 – 6 units/acre)
- supporting uses such as religious institutions, schools and other small-scale non-residential uses

Existing Zoning: R-2

- 2 units/acre

