

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

<b>AGENDA TITLE:</b> SP202200032 The Miller School of Albemarle	<b>AGENDA DATE:</b> August 2, 2023
<b>SUBJECT/PROPOSAL/REQUEST:</b> Request for continuation and expansion of private school for up to 500 students.	<b>STAFF CONTACT(S):</b> Filardo, McDermott, Ragsdale
<b>SCHOOL DISTRICT:</b> Brownsville Elementary, Henley Middle, Western Albemarle High	<b>PRESENTER(S):</b> Rebecca Ragsdale, Planning Manager

**BACKGROUND:**

At its meeting on June 13, 2023, the Planning Commission (PC) voted 6:0 to recommend approval of SP202200032 The Miller School of Albemarle for the reasons stated in the staff report and with revised conditions as presented by staff at the meeting.

Attachments A, B, and C are the PC staff report, action letter, and meeting minutes.

**DISCUSSION:**

Following discussion and questions, the PC had no concerns with the request. At the meeting, staff presented revised conditions of approval to address applicant concerns regarding the minimum number of boarding students. The Commission was supportive of added flexibility in Condition 2. Following the PC meeting, the County Attorney's Office also made additional, non-substantive revisions to the proposed conditions.

**RECOMMENDATIONS:**

Staff recommends that the Board adopt the attached Resolution (Attachment D) to approve SP202200032 The Miller School of Albemarle with conditions:

1. Development and use must be in general accord (as determined by the Director of Planning and the Zoning Administrator) with the conceptual plan titled "Concept Plan" prepared by Line+Grade and dated May 1, 2023,. To be in general accord with the Conceptual Plan, development and use must reflect the following major elements within the development, which are essential to its design, as shown on the Conceptual Plan and described in the Narrative:
  - a. Location of buildings and structures, including their arrangement
  - b. Location of parking areas
  - c. Limits of disturbance
  - d. Location of roads and travelwaysMinor modifications to the plan that do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance.
2. Maximum enrollment is limited to 500 students. A minimum of 40% of enrollment must be residential students.

**ATTACHMENTS:**

A – June 13, 2023 Planning Commission Staff Report

A1: Location Map

A2: Application Narrative

A3: Conceptual Plan

B – June 13, 2023 Planning Commission Action Letter

C – June 13, 2023 Planning Commission Minutes

D – Resolution to Approve SP202200032 The Miller School of Albemarle