



County of Albemarle
COMMUNITY DEVELOPMENT DEPARTMENT

401 McIntire Road, North Wing
Charlottesville, VA 22902-4579
Telephone: 434-296-5832
WWW.ALBEMARLE.ORG

To: Albemarle County Board of Supervisors
From: Rebecca Ragsdale, Planning Manager
Frank Pohl, PE, County Engineer
Date: June 18, 2025
Re: **SE-2025-00015 - Miller School -- Critical Slopes Special Exception**
TMP: 07200-00-00-03200
Magisterial District: Samuel Miller
School Districts: Brownsville E.S., Henley M.S., Western Albemarle H.S.
Zoning: RA Rural Areas

Summary of Request for Special Exception:

The applicant is requesting a special exception to allow the disturbance of approximately 0.38 acres (16,450 square feet) of critical slopes in association with expansion of a private school use on a 1,047-acre site. The applicant's request and proposed plans are provided in Attachment A.

The Board of Supervisors may grant a waiver or modification for disturbance of critical slopes only if it makes the findings outlined in County Code § 18-4.2.5(a)(3):

"The modification or waiver would not be detrimental to the public health, safety or welfare, to the orderly development of the area, or to adjacent properties; would not be contrary to sound engineering practices; and a finding of at least one of the following:

1. Strict application of the requirements of section 4.2 would not forward the purposes of this chapter or otherwise serve the public health, safety or welfare;
2. Due to the property's unusual size, topography, shape, location or other unusual conditions, excluding the proprietary interest of the developer or subdivider, prohibiting the disturbance of critical slopes would effectively prohibit or unreasonably restrict the use of the property or would result in significant degradation of the property or adjacent properties; or
3. Granting the modification or waiver would serve a public purpose of greater import than would be served by strict application of the regulations sought to be modified or waived."

Based on that analysis, staff recommends approval of the applicant's request to disturb critical slopes.

Staff Recommendation:

Staff recommends that the Board adopt the attached Resolution (Attachment C) to approve the proposed special exception.

Attachments:

- A. Application Materials (Special Exception Request)
- B. Staff Analysis
- C. Resolution