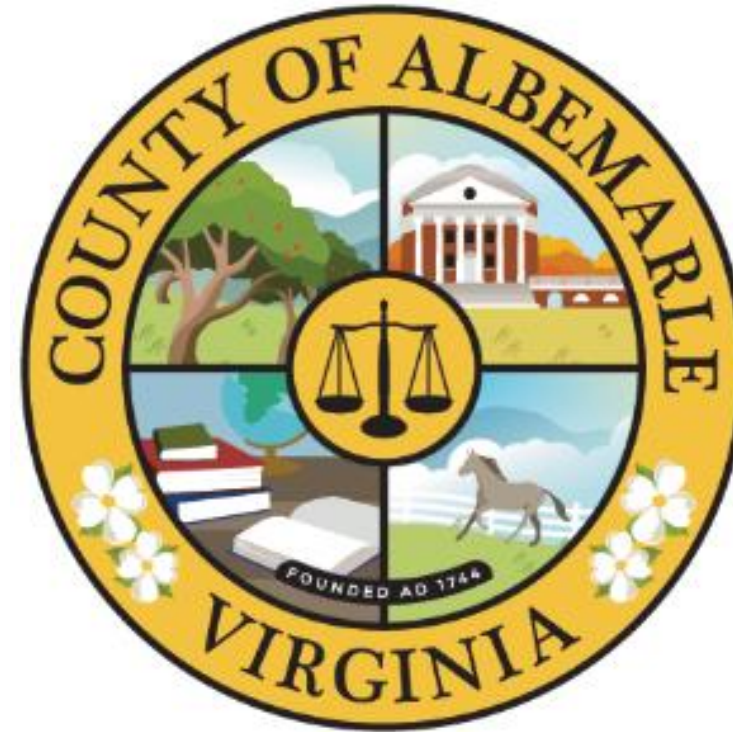


SP-2025-00001 Field School Amendment

Board of Supervisors
Public Hearing
June 18, 2025

Staff:

Rebecca Ragsdale, Planning Manager



SP-2025-00001
Special Use
Permit
Amendment to
Condition #9

Existing language of condition #9:

If the construction of the private school for which this Special Use Permit is issued is not commenced by **August 28, 2025**, the permit shall be deemed abandoned and the authority granted there under shall thereupon terminate.

Proposed language of condition #9:

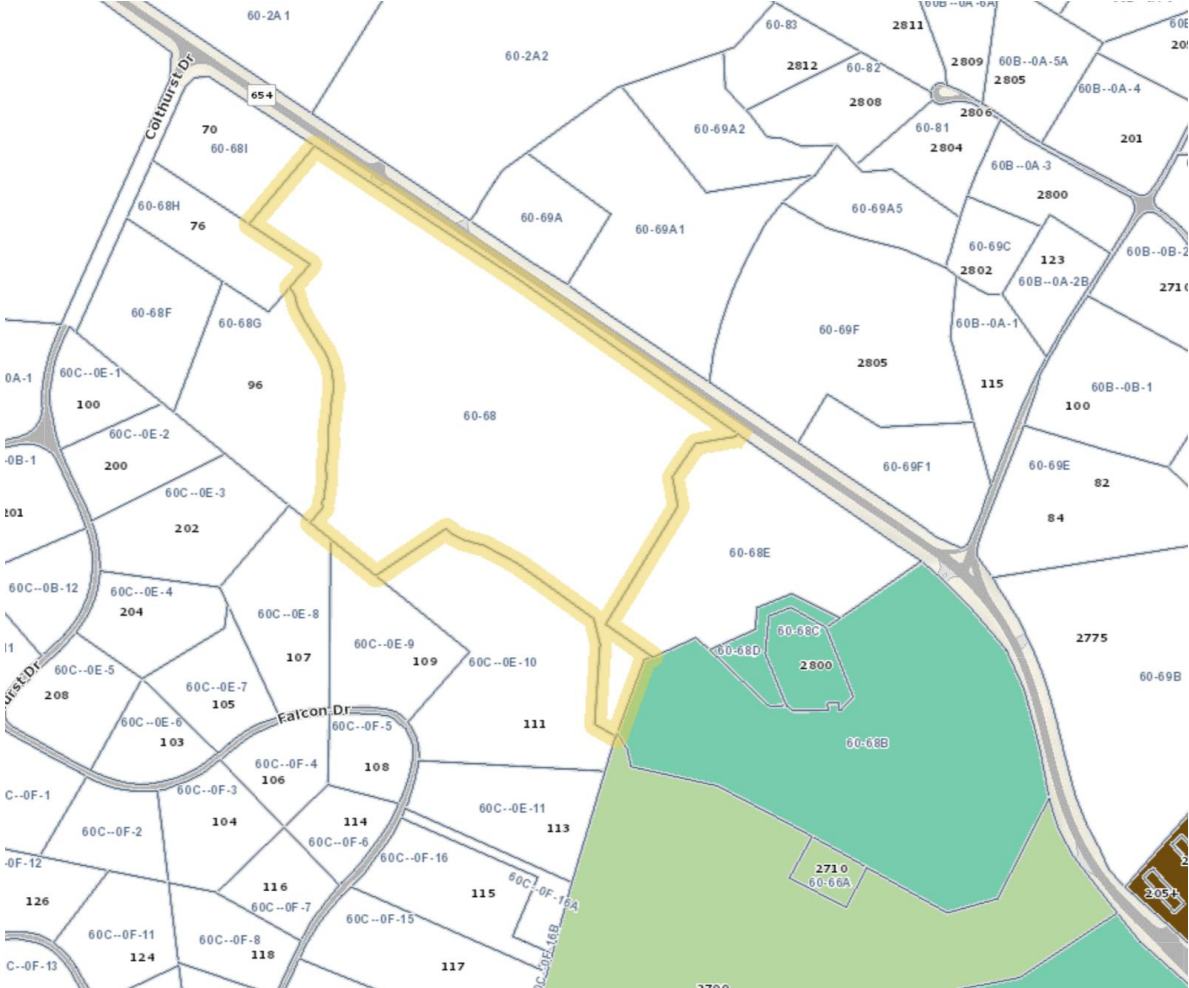
If the construction of the private school for which this Special Use Permit is issued is not commenced by **August 28, 2026**, the permit shall be deemed abandoned and the authority granted there under shall thereupon terminate.

[illegible][illegible][illegible]

Parcel Boundaries SP-2025-00001



SP-2025-00001 Zoning and Land Use Map



Special Use
Permit History
SP-2025-00001

SP201500024	March 8, 2017 private school approved. Maximum enrollment 150 students. Deadline for construction established as February 28, 2022.
SP201900012	July 1, 2020 approved an amendment to several conditions and acreage. Maximum enrollment 150 students. Deadline for construction established as February 28, 2022.
SP202100011	November 3, 2021 approved an amendment to extend the deadline for construction to August 28, 2025. Maximum enrollment 150 students.
SDP202400019	April 15, 2024 initial site plan was submitted and deferred for 6 months. February 26, 2025 initial site plan was approved for construction of the school consistent with SP202100011.
SDP-2025-00069	May 27, 2025 final site plan submitted and is under review.

SP-2025-00001 Special Use Permit Criteria

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.

SP-2025-00001
Special Use
Permit
Amendment to
Condition #9

Proposed language of condition #9:

If the construction of the private school for which this Special Use Permit is issued is not commenced by **August 28, 2026**, the permit shall be deemed abandoned and the authority granted there under shall thereupon terminate.

SP-2025-00001
Special Use
Permit
Amendment to
Condition #9

Start of Construction:

"Start of construction" means the **date the building permit was issued**, provided the **actual start** of construction, repair, reconstruction, rehabilitation, addition, placement, substantial improvement or other improvement was within **180 days** after the date the permit was issued; provided that:

- (i) "**actual start**" means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation;
- (ii) "permanent construction" does not include land preparation, such as clearing, grading and filling, nor the installation of streets or walkways, or both; nor any excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor the installation on the site of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure; and further provided that, for a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

SP-2025-00001 Conditions

1. Development of the use must be in general accord with the concept plan entitled “Special Use Permit Concept Plan and Exhibits, Field School of Charlottesville, SP2021-00011 – Amendment to SP2019-12, Tax Map 60, Parcel 68, Albemarle County, Virginia,” prepared by Shimp Engineering, P.C., dated 2021.05.17, last revised 2021.07.07, as determined by the Director of Planning and the Zoning Administrator. To be in general accord with the concept plan, the development and use shall reflect the following major elements as shown on the concept plan:
 - a. Locations of buildings and sports fields within the indicated envelopes
 - b. Maximum total building footprint of thirty thousand (30,000) square feet
 - c. Maximum footprint of twelve thousand (12,000) square feet for any single building
 - d. Preservation and installation of tree buffers as indicated
 - e. Preservation of wooded areas and slopes outside of building and sports field envelopes as indicatedMinor modifications to the plan which are in general accord with the elements above may be made to ensure compliance with the Zoning Ordinance. Modifications are to be considered in terms of minimizing or improving impacts on adjoining properties and roadways. Buildings and parking may be developed in phases.
2. The maximum enrollment must be no more than one hundred fifty (150) students.
3. Classroom instruction must not begin before eight o’clock a.m. (8:00 a.m.) and must not continue later than five o’clock p.m. (5:00 p.m.). These hours shall not apply to sports events. Classes shall not be held on Saturday or Sunday.
4. Occasional non-sporting school-related events may occur on and after five o’clock p.m. (5:00 p.m.) on Monday through Friday and at any hours on Saturday and Sunday. Occasional community events may occur on and after six o’clock p.m. (6:00 p.m.) on Monday through Friday and at any hours on Saturday and Sunday.
5. No construction for the use shall begin without written approval of the proposed septic facilities from the Virginia Department of Health.
6. No outdoor lighting of sports fields shall be installed for this use.
7. There must be no outdoor amplified sound associated with this use.
8. Any new outdoor lighting shall be only full cut-off fixtures and shielded to reflect light away from all abutting properties. A lighting plan limiting light levels at the property lines to no greater than 0.3 foot candles shall be submitted to the Zoning Administrator or his designee for approval.
9. If the construction of the private school for which this Special Use Permit is issued is not commenced by **August 28, 2026**, the permit shall be deemed abandoned and the authority granted thereunder shall thereupon terminate.

SP-2025-00001 Staff Findings

Positive Aspects:

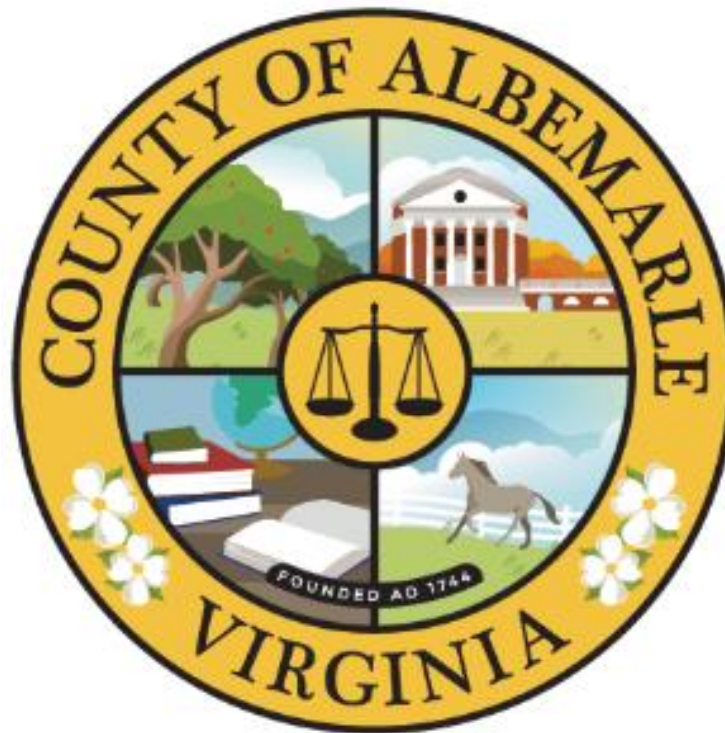
1. The proposed changes are not expected to have an impact on the surrounding area. No enrollment increase is requested and no revisions to the site layout or hours of operation are requested.

Concerns:

1. None

SP-2025-00001

Questions?



Motions for Special Use Permit: SP-2025-00001

PROPOSED MOTION:

To Approve:

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

SP-2025-00001 Barracks Road Traffic Counts

Year	Average Annual Daily	Average Annual Weekday
2017	6913	7500
2018	7045	7500
2019	7154	7600
2020	5963	6400
2021	6615	7000
2022	6776	7100
2023	7068	7400

NOTES:
1. DIMENSIONS ARE SHOWN FROM FACE OF CURB TO FACE OF CURB.



SDP202400019 Approved Initial Site Plan