

**COUNTY OF ALBEMARLE
TRANSMITTAL TO THE BOARD OF SUPERVISORS**

SUMMARY OF PLANNING COMMISSION ACTION

AGENDA TITLE: SP202100013 Living Earth School	AGENDA DATE: April 6, 2022
SUBJECT/PROPOSAL/REQUEST: Proposed special use permit for day camp, boarding camp under County Code § 18-10.2.2(20), on a 414.93-acre parcel. No dwelling units proposed.	STAFF CONTACT(S): Filardo, Rapp, Ragsdale, Clark
SCHOOL DISTRICTS: Brownsville Elementary, Henley Middle, Western Albemarle High School	PRESENTER (S): Scott Clark

BACKGROUND:

At its meeting on December 14, 2021, the Planning Commission voted 5:1 to recommend denial of SP202100013. The Planning Commission staff report, action letter, and minutes are attached (Attachments A, B, and C).

Prior to the Planning Commission hearing, this use was proposed for a 125-acre portion of Parcel 86-17C, whose total size was 414.93 acres. Since that time, that 414.93-acre parcel has been divided into three large parcels. The same 125-acre area proposed for the school use is now identified as Parcel 86-17C5. Nothing about the location or boundaries of the proposed use has changed.

DISCUSSION:

The Planning Commission's discussion largely focused on traffic-safety issues. Public comment focused on traffic impacts on Pounding Creek Road and impacts of the proposed use on nearby properties.

The County Attorney's Office has prepared the attached Resolution to deny the special use permit.

RECOMMENDATIONS:

Staff recommends that the Board adopt the attached Resolution (Attachment D) to deny SP202100013. Alternatively, if the Board chooses to approve this special use permit, staff recommends that any approval be subject to the "Recommended Conditions of Approval" included in the staff report (Attachment A).

ATTACHMENTS

- A – Planning Commission Staff Report
 - A1 – Location Map
 - A2 – Application Narrative
 - A3 – Conceptual Plan
 - A4 – Plat showing limits of use
 - A5 – Photos of Pounding Creek Road
 - A6 – Public Comments
- B – Planning Commission Action Letter
- C – Final Meeting Minutes from 12/14/2021 PC Public Hearing
- D – Resolution to Deny SP202100013