

SP-2025-00004  
Northridge Preschool

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Albemarle County  
Board of Supervisors  
Public Hearing  
January 21, 2026



# Request



- 9.92 acres
- Zoning: RA Rural Area;  
Comprehensive Plan: Rural Areas
- First special use permit was approved in 2000 to construct the church
- Special use permit approved in 2006 for a maximum enrollment of 80 students
- Request to increase maximum student enrollment to 100 students and to increase the hours of operation to 6:00am-6:00pm

# SP-2025-00004 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.

# SP-2025-00004 Recommended Conditions

1. The maximum number of children must not exceed one-hundred (100) or the number of students as approved by the Health Department or Department of Social Services; whichever is less.
2. Hours of operation for the day care must be between 6:00 am to 6:00 pm Monday through Friday.
3. The existing woodland must remain undisturbed with one exception: the woodland may be disturbed within 10 feet of the highest water level in the storm water facility. In no case shall the site be disturbed within 35 feet of the western boundary of this parcel.

# Summary

## **Positive Aspects:**

1. The proposal is consistent with the review criteria for special use permits contained in the Zoning Ordinance.
2. The proposal provides a preschool/day care option for community members who live and work in the area.
3. No detrimental impacts to adjoining properties are anticipated.

## **Concerns:**

1. None

# SP-2025-00004 Staff Recommendation

**Staff recommends that the Board adopt the attached resolution (Attachment D) to approve SP-2025-00004 with the conditions stated in the staff report.**

SP-2025-00004

**Questions?**



# Motions for Special Use Permit: SP-2025-00004

To **approve** Special Use Permit SP-2025-00004:

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

To **disapprove** Special Use Permit SP-2025-00004:

*I move to deny SP-2025-00004. **State reasons for denial.***

