

# COUNTY OF ALBEMARLE TRANSMITTAL TO THE BOARD OF SUPERVISORS

## SUMMARY OF PLANNING COMMISSION ACTION

<p><b>AGENDA TITLE:</b> SP202100011 Field School of Charlottesville</p> <p><b>SUBJECT/PROPOSAL/REQUEST:</b> Request to amend existing special use permit SP201900012 to eliminate condition #9, which requires construction of the private school to commence by February 28, 2022, and to update the concept plan with minor revisions to reflect an approved boundary line adjustment plat; on a 21-acre parcel. No dwelling units proposed.</p> <p><b>SCHOOL DISTRICTS:</b> Albemarle High, Jouett Middle, Greer Elementary schools</p>	<p><b>AGENDA DATE:</b> November 3, 2021</p> <p><b>STAFF CONTACT(S):</b> Filardo, Rapp, McDermott, Reitelbach</p> <p><b>PRESENTER(S):</b> Andrew Reitelbach, Senior Planner</p>
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### BACKGROUND:

At its meeting on September 14, 2021, the Planning Commission (PC) conducted a public hearing and voted 6:1 to recommend approval of SP2021-00011, with the conditions and revisions as recommended by staff in the staff report, with a revision to condition #9 that the deadline to commence construction be extended by three and one-half (3 ½) years, to August 28, 2025, instead of being eliminated completely. Attachments A, B, and C are the PC staff report, action letter, and meeting minutes.

### DISCUSSION:

The PC discussed the applicant's request to eliminate condition #9 of the previously approved Special Use Permit SP2019-00012 (which itself was an amendment to the originally approved SP2015-00024, allowing the private school use), which requires the construction of the approved private school use to begin by February 28, 2022. Issues raised by the PC during the meeting included the effects of the continued growth in traffic along Barracks Road over the coming years and how this private school use could affect that traffic over the coming years, as well as concern over allowing the applicant an unlimited amount of time to commence the use without subsequent review of the proposal based on the conditions of the transportation network when construction eventually begins. The PC also discussed the timeline of the commencement of the use, as the applicant has already had nearly five years to begin construction. The original Special Use Permit (SP2015-00024) was approved in February 2017, with the deadline for commencement of construction set for a period of five years (February 28, 2022) at that time. Instead of fully eliminating condition #9 as requested by the applicant, the PC chose to recommend that condition #9 be revised to extend the deadline to begin construction by 3 ½ years, to August 28, 2025.

Since the PC meeting, the applicant has provided a revised project narrative (Attachment D) with additional information to address the PC's comments and staff's recommended revisions, including additional information regarding the revised timeline for construction and additional information about how the revised timeline could have effects on the future flow of traffic in the surrounding area. In addition, comments from a community member that were received after the PC staff report was published have been included as Attachment F.

Staff has revised the proposed conditions to reflect the Commission's discussions (Attachment E). Condition #9 has been updated to extend the deadline to commence construction by 3 ½ years, to August 28, 2025, from the current deadline of February 28, 2022.

### RECOMMENDATIONS:

Staff recommends that the Board adopt the attached Resolution (Attachment G) to approve SP202100011 with the revised conditions.

**ATTACHMENTS:**

A – Planning Commission Staff Report

A1 – Location Map

A2 – Zoning Map

A3 – Project Narrative, dated May 17, 2021, last revised July 2021

A4 – Concept Plan and Exhibits, dated May 17, 2021, last revised July 7, 2021

B – Planning Commission Action Letter

C – Planning Commission Minutes from September 14, 2021

D – Revised Project Narrative, dated May 17, 2021, last revised October 8, 2021

E – Revised Language of Conditions

F – Community Comments Received since September 14, 2021 PC Staff Report

G – Resolution to Approve SP202100011