

SP202400003 Olivet Preschool Increased Enrollment

Albemarle County
Board of Supervisors
Public Hearing
July 17th, 2024



Location



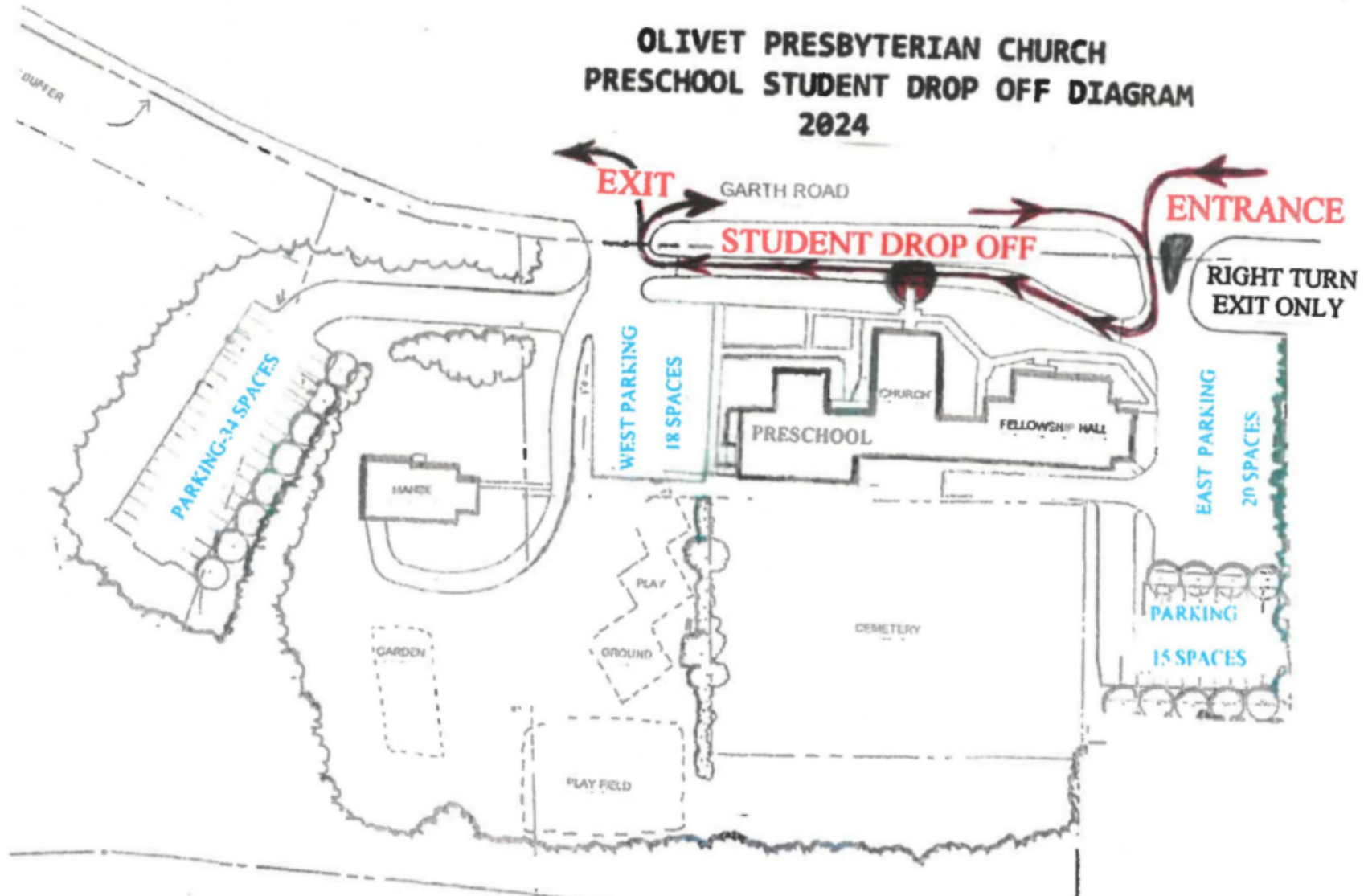
- TMP 43-8
- 2575 Garth Road
- 9.19 acres
- Zoning: RA Rural Areas
- Comprehensive Plan: Rural Areas – preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources/ density (0.5 unit/ acre in development lots) in Rural Area 3 in the Comprehensive Plan.

Existing Conditions

- Olivet Presbyterian Church
- Fellowship hall, Sunday and preschool classrooms, cemetery, manse, parking lots, playground and wooded areas.
- First special use permit was approved in 2000 for expansion of the church.
- Special use permit approved in 2015 for a preschool with a maximum enrollment of 24 students.



SP202400003 Proposal



SP202400003 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.

SP202400003 Recommended Conditions

1. The maximum number of children must not exceed forty-eight (48) 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 8 am and 2 pm Monday through Friday.

Summary

Factors Favorable:

1. 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.

Factors Unfavorable:

1. None

SP202400003 Staff Recommendation

Staff recommends approval with the conditions as recommended in the Staff Report.

SP202400003

Questions?



Motions for Special Use Permit: SP202400003

To **approve** Special Use Permit SP202400003:

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

To **disapprove** Special Use Permit SP202400003:

*I move to deny SP202400003. **State reasons for denial.***