

**COUNTY OF ALBEMARLE  
TRANSMITTAL TO THE BOARD OF SUPERVISORS  
SUMMARY OF PLANNING COMMISSION ACTION**

<p><b>AGENDA TITLE:</b> SP202200003 Daylily Preschool</p> <p><b>SUBJECT/PROPOSAL/REQUEST:</b> Proposed special use permit amendments under Section 18-10.2.2(5) both (i) to move an existing preschool from within the existing Mountain Plain Baptist Church at 4281 Old Three Notch'd Rd into an existing adjacent building at 4297 Old Three Notch'd Rd and (ii) to increase enrollment from 20 to 35 children.</p> <p><b>SCHOOL DISTRICT:</b> Western Albemarle High School, Henley Middle School, Crozet Elementary School</p>	<p><b>AGENDA DATE:</b> December 7, 2022</p> <p><b>STAFF CONTACT(S):</b> Filardo, Rapp, McDermott, Ragsdale, McCollum</p> <p><b>PRESENTER(S):</b> Kevin McCollum, Senior Planner</p>
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**BACKGROUND:**

At its meeting on September 27, 2022, the Planning Commission (PC) voted 6:0 to recommend approval of SP202000003 for the reasons and with the conditions stated in the staff report.

Attachments A, B, and C are the PC staff report, action letter, and meeting minutes.

**DISCUSSION:**

The PC raised no objections to the Daylily Preschool request for a special use permit amendment for the proposed preschool. No members of the public spoke at the public hearing on this proposal.

The Commission discussed the number of students proposed. The initial request was for an enrollment of 50 students. However, during the review, staff had concerns regarding the existing site conditions, traffic, and the ability to safely pick up and drop off that number of students. After the applicant reduced the request to 35 students and the parking lot was striped, those concerns were addressed.

After the PC meeting, staff received a request from the applicant to amend condition 1(d) and provide additional flexibility regarding specific directional signage for parking. Staff has no objections to this change and has revised the proposed conditions to reflect both the applicant's request and non-substantive clarifications by the County Attorney's Office:

1. Development of the use must be in general accord with the conceptual plan dated 7/18/2022. To be in general accord with the Conceptual Plan, development must reflect the following major elements essential to the design of the development:
  - a. Location of buildings, preschool, and playground areas;
  - b. Location of parking areas;
  - c. Delineation of parking spaces; and
  - d. Provision of a "Do Not Enter" sign at the entrance of the preschool driveway as shown on the concept plan and a "Parking" sign near the area designated as "parent parking" on the concept plan.

Minor modifications to the plan that do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance.
2. Enrollment may not exceed thirty-five (35) children/students.
3. The hours of operation for the preschool may not exceed 8:30 a.m.-5:30 p.m. Monday through Friday.

**RECOMMENDATIONS:**

Staff recommends that the Board adopt the attached Resolution (Attachment D) to approve SP202200003 Daylily Preschool with the revised conditions.

**ATTACHMENTS:**

- A – September 27, 2022 Planning Commission Staff Report
  - A1: Location Maps and Aerial Imagery
  - A2: Application Narrative
  - A3: Concept Plan
- B – September 27, 2022 Planning Commission Action Letter
- C – September 27, 2022 Planning Commission Minutes
- D – Resolution to Approve SP202000003 Daylily Preschool