

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

AGENDA TITLE: SP202200017 Maple Grove Day Care Center	AGENDA DATE: February 15, 2023
SUBJECT/PROPOSAL/REQUEST: A request for a special use permit under Section 18-13.2.2 to use existing space within the Maple Grove Christian Church for a child day center for up to 50 children ages 0-5. The proposed child day center plans to use the existing building and parking area while operating from 7:00am to 6:00pm Monday through Friday year-round except for nationally recognized holidays.	STAFF CONTACT(S): Filardo, McDermott, Ragsdale, McCollum
SCHOOL DISTRICT: Baker-Butler Elementary, Lakeside Middle, Albemarle High	PRESENTER(S): Kevin McCollum, Senior Planner

BACKGROUND:

At its meeting on November 29, 2022, the Planning Commission (PC) voted 6:0 to recommend approval of SP202000017 for the reasons and with the conditions stated in the staff report, with a revision to condition 4 to allow hours of operation to be extended from 5:30pm to 6:00 pm.

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

DISCUSSION:

The PC raised no objections to the request for a special use permit but did ask a few clarifying questions. No members of the public spoke at the public hearing on this proposal.

The Commission raised questions regarding the proposed hours of operation and staff's recommended conditions. There were concerns that the initial condition recommended did not allow enough time for concern parent pick-up in the evening. The applicant is supportive of the change to condition 4. Updated conditions of approval to reflect the change in typical hours of operation, along with non-substantive revisions by the County Attorney's Office, are listed below:

1. Development of the use must be in general accord with the conceptual plan. To be in general accord with the Conceptual Plan, development must reflect the following major elements within the development essential to the design of the development.
 - a. Location of buildings, day care, and playground areas.
 - b. Location of parking areas.
 - c. Site access including pick-up and drop-off locationsMinor modifications to the plan that do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance or improve safety.
2. Signage for pick-up and drop-off location and circulation may be required at the time of Zoning Clearance to ensure safe vehicular circulation.
3. Enrollment may not exceed fifty (50) children/students per day.
4. The hours of operation for the child day center may not exceed 7:00am-6:00pm Monday through Friday.
5. Upon the demand of the County, the owner(s) must dedicate sufficient right-of-way adjacent to Proffit Road, along the full length of the property, for a multi-use path built to County and VDOT specifications.

RECOMMENDATIONS:

Staff recommends that the Board adopt the attached Resolution (Attachment D) to approve SP202200017 Maple Grove Day Care Center with conditions.

ATTACHMENTS:

A – November 29, 2022 Planning Commission Staff Report

A1: Existing Conditions and Context Map

A2: Application Narrative

A3: Concept Plan

B – November 29, 2022 Planning Commission Action Letter

C – November 29, 2022 Planning Commission Minutes

D – Resolution to Approve SP202200017 Maple Grove Day Care Center