

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

<b>AGENDA TITLE:</b> SP202100012 Education Transformation Centre	<b>AGENDA DATE:</b> December 15, 2021
<b>SUBJECT/PROPOSAL/REQUEST:</b> Request for private school use in an existing building on a 3.28-acre parcel.	<b>STAFF CONTACT(S):</b> Filardo, Rapp, McDermott, Gleason
<b>SCHOOL DISTRICTS:</b> Albemarle High, Jouett Middle, Broadus Wood Elementary schools	<b>PRESENTER(S):</b> Mariah Gleason, Senior Planner II

**BACKGROUND:**

A public hearing for special use permit SP202100012 was conducted by the Planning Commission at its meeting on November 9, 2021. The Commission voted unanimously (7-0) to recommend approval of SP202100012 with the conditions recommended by staff in the staff report.

The Planning Commission's staff report, action letter, and meeting minutes are attached (Attachments A, B, and C, respectively).

**DISCUSSION:**

The Planning Commission was supportive of the project and raised no issues or objections to the special use permit request. Brief discussion on the item included questions on the maximum student enrollment and the layout of the program within the existing building. The applicant explained that the requested student enrollment was informed by, and consequently limited by, the capacity of the existing water and septic systems on the subject property.

No comments were offered from members of the public during the public hearing portion of the meeting.

Following the Planning Commission meeting, staff found that Condition #3 may be written too specifically so as to only apply to the proposed program, as opposed to any private school uses that may occur on the subject property in the future. The revised condition recommended by staff below more clearly preserves the favorable findings surrounding traffic and safety matters expounded on in the staff report.

**CONDITION INITIALLY RECOMMENDED BY STAFF AND THE PLANNING COMMISSION:**

3. Students enrolled in the private school are not permitted to transport themselves in private vehicles.

**REVISED CONDITION RECOMMENDED BY STAFF:**

3. Students must be transported to and from the site via either (a) vehicles either owned or leased by a school or school district, or (b) public transportation.

Staff has discussed the aforementioned revision with the applicant, who is agreeable to the revised conditional language.

**RECOMMENDATIONS:**

Staff recommends that the Board adopt the attached Resolution (Attachment D), subject to the conditions recommended by staff and the Planning Commission (including the above revision to Condition #3), which are attached thereto.

**ATTACHMENTS:**

- Att. A – PC Staff Report
  - Att. A1 – Vicinity Map
  - Att. A2 – Project Narrative
  - Att. A3 – Turn-Lane Warrant Analysis, dated April 13, 2021
- Att. B – PC Action Letter
- Att. C – PC Meeting Minutes
- Att. D – BOS Resolution