



ALBEMARLE COUNTY PLANNING
STAFF REPORT SUMMARY

Proposal: SP202200003 Daylily Preschool	Staff: Kevin McCollum, Senior Planner
Planning Commission Public Hearing: September 27, 2022	Board of Supervisors Hearing: TBD
Owner: Mountain Plain Baptist Church	Applicant: Elizabeth Claman
Acreage: Two parcels with a combined acreage of 4.03 acres.	Special Use Permit for: A request for a special use permit amendment under Section 18-10.2.2(5) 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 to increase enrollment from 20 to 35 children.
TMP: 05700-00-00-02600 and 05700-00-00-029A0 Location: 4281 Old Three Notch'd Rd and 4297 Old Three Notch'd Rd	By-right use: RA Rural Areas - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots).
Magisterial District: White Hall	Conditions: Yes EC: No
School Districts: Crozet Elementary, Henley Middle, Western Albemarle High DA (Development Area): N/A	Comp. Plan Designation: Rural Area – preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources; residential (0.5 unit/ acre in development lots) in Rural Area 3 of the Comprehensive Plan.
Character of Property: The property at 4281 Old Three Notch'd Rd is an existing church that has two buildings, associated parking, and a children's playground in the rear. The proposed preschool building at 4297 Old Three Notch'd Rd is adjacent to the church and is an existing two-story dwelling on a mostly wooded lot set back about 250' from the road.	Use of Surrounding Properties: Rural area uses including low-density residential, agricultural, with some vacant/undeveloped land.
Factors Favorable: 1. The use is consistent with the Comprehensive Plan/Rural Area Plan. 2. The proposal provides a preschool/daycare option for people who live and work in the area. 3. No detrimental impacts to adjoining properties are anticipated. 4. The parking lot striping will increase safety.	Factors Unfavorable: 1. None
Recommendation: Staff recommends approval of SP202200003, Daylily preschool, with conditions.	

STAFF PERSON:
PLANNING COMMISSION:
BOARD OF SUPERVISORS:

Kevin McCollum, Senior Planner
September 27, 2022
TBD

PETITION:

PROJECT: SP202200003 Daylily Preschool

MAGISTERIAL DISTRICT: White Hall

TAX MAP/PARCEL: 05700-00-00-029A0 and 05700-00-00-02600

LOCATION: 4297 and 4281 Old Three Notch'd Rd

PROPOSAL: Request for a special use permit on two parcels for a private school use.

PETITION: A request for a special use permit amendment under Section 18-10.2.2(5) 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 which measures 1.69 acres. The proposal seeks to increase the enrollment of children from 20 up to 35 while continuing to use the Church's parking and drop off areas as well as playgrounds. The proposed hours of operation are 8:30am to 5:30pm. No dwelling units proposed.

ZONING: RA Rural Areas - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots)

ENTRANCE CORRIDOR: No

OVERLAY DISTRICT: None

COMPREHENSIVE PLAN: Rural Area – preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources; residential (0.5 unit/ acre in development lots) in Rural Area 3 of the Comprehensive Plan.

CHARACTER OF SURROUNDING AREA:

The subject property is two separate parcels located at 4281 and 4297 Old Three Notch'd Rd (Attachment 1 – Location Maps). The property at 4281 Old Three Notch'd Rd is 2.34 acres and has an existing church and preschool within two separate structures. The property at 4297 Old Three Notch'd Rd has an existing two-story dwelling on a 1.69 acre mostly wooded lot.

The subject property is located east of the Crozet Development area and is just north of the intersection of Three Notch'd Rd (240), Browns Gap Tpke, Rockfish Gap Tpke, and Ivy Rd (250). Specifically, the property is at the intersection of Browns Gap Tpke and Old Three Notch'd Rd. The property and surrounding properties are zoned Rural Areas. The character of the surrounding area includes Rural Area uses including low-density residential, agricultural, with some vacant/undeveloped land. A majority of the homes to the west along Old Three Notch'd and to the south along Browns Gap Tpke are on parcels between 2 and 4 acres in size. To the east there are some larger parcels in acreage that have farm uses. The abutting property to the north at TMP 57-25 and south TMP 57-30F have no existing structures. TMP 57-59 is abutting the property to the east and also owned by the church. This 1.60-acre lot is an existing cemetery.

PLANNING AND ZONING HISTORY:

SP200900022 Daylily Preschool. Approved February 10, 2010, with conditions. This special use permit established a private preschool for a maximum of 10 children within the existing Mountain Plain Baptist Church.

SP201200008 Daylily Preschool. Approved October 3, 2012, with conditions. This special use permit amended SP200900022 and increased the total number of children from 10 to 20.

DETAILS OF THE PROPOSAL:

The applicant has requested a special use permit amendment to move the private preschool from the Mountain Plain Baptist Church to the existing dwelling located at 4297 Old Three Notch'd Rd and to increase the maximum number of children from 20 to 35 with a maximum of 5 teachers (Attachment 2 – Application Narrative). The proposed preschool would operate from 8:30am to 5:30pm and would utilize the existing structures and playground areas. Parents will park in the existing parking lot adjacent to Mountain Plain Baptist Church and escort their children down to the proposed preschool building at approximately 8:30am (Attachment 3 – Concept Plan). The pick-up times in the afternoon are staggered between 12:30pm, 3:30pm, and 5:30pm.

COMMUNITY MEETING:

The required community meeting for the proposal was held with the Crozet Community Advisory Committee (CAC) on Wednesday, April 13, 2022. The applicant shared details and answered questions regarding the proposal to the CAC and members of the public who were present. No concerns were raised during the meeting; however, Staff has received some emails from residents expressing concerns regarding traffic and feasibility of parent pick-up and drop-off. The applicant has taken these comments into account and has revised the narrative and conceptual plan to include parking lot striping and signage and reducing the total number of students from 50 children to 35.

ANALYSIS OF THE SPECIAL USE PERMIT REQUEST:

Special Use Permits are evaluated under reasonable standards, based on zoning principles which include the proposal's compliance with the Comprehensive Plan. Any impacts caused by the proposal may be addressed through conditions which must be reasonably related and roughly proportional to the impacts.

Section 33.8(A) states that the Commission, in making its recommendation, shall consider the following factors:

1. No substantial detriment. Whether the proposed special use will be a substantial detriment to adjacent parcels.

The relocation of the preschool into the adjacent existing dwelling at 4297 Old Three Notch'd Rd and the increase in the maximum enrollment from 20 children to 35 is not anticipated to have detrimental impacts to adjacent properties. The closest dwelling, 1547 Church Plains Dr, is over 250 feet from the proposed preschool and new playground area. There are also substantial wooded areas that provided buffers to nearby residents. Staff believes, given these factors, there should be no impacts to neighboring properties.

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.

The character of the district is not anticipated to change with the relocation of the preschool or with the increase in maximum enrollment. There are no significant changes to the buildings or site proposed. Minimal changes will be made to the parking areas. The use will mostly occupy interior space within the existing building and the playground areas at the Church are already existing.

3. Harmony. Whether the proposed special use will be in harmony with the purpose and intent of this chapter,

The current preschool use is in harmony with the Rural Areas and the modified preschool use and accompanying relocation and increased enrollment is anticipated to continue to be compatible with this area.

with the uses permitted by right in the district,

The proposed preschool would not affect by-right uses in the district on this property or adjacent properties.

with the regulations provided in Section 5 as applicable,

The proposed preschool will be subject to the regulation is Section 5.1.06 child day centers.

and with the public health, safety, and general welfare.

The public health, safety, and general welfare of the community are protected through the special use permit process, which assures that the proposed use is appropriate in the location requested. Community Development Staff and our partner agencies have reviewed this request and have suggested conditions to mitigate any potential impacts. In addition to Planning Staff, Transportation Planning, Engineering, Zoning, Building Inspections, Fire-Rescue, VDH, ACSA, VDOT, and RWSA have all reviewed this application and have provided no objections.

Specifically regarding traffic impacts, parent pick up and drop off has been evaluated by Transportation Planning Staff, who have provided no objection. Staff had comments on the initial proposal, but the revisions to reduce the number of students from 50 to 35 and clearly delineate the parking areas has addressed any concerns. The staggering of parent pick-up in the afternoon will further alleviate any potential afternoon traffic impacts. A traffic analysis to address traffic and safety concerns may be required in the future, should a request to further increase enrollment at this site be submitted.

4. Consistency with the Comprehensive Plan. Whether the proposed special use will be consistent with the Comprehensive Plan.

The Rural Area Chapter ([Chapter 7](#)) of the Comprehensive Plan designates the subject properties for this proposal, TMP 57-29A and TMP 57-26, for Rural Area land uses. The intent of the Rural Area designation is to allow uses that preserve and protect agricultural, forestal, open space, and natural, historic, and scenic resources; and also to allow residential uses at a density of up to 0.5 acres per dwelling unit. Under the Rural Areas Section of the Comprehensive Plan allowing an addition to the existing historical church supports the following Guiding Principles:

Rural citizens supported by community meeting places, a basic level of services, and rural organizations and other cultural institutions at traditional rural scales, with opportunities to take part in community life and decisions.

Protect and enhance rural quality of life for present and future Rural Area residents.

Address the needs of existing rural residents without fostering growth and further suburbanization of the Rural Areas.

The proposed preschool will provide a needed service to the area while being located within an existing building on site and being at a scale that is appropriate for the area that does not require additional infrastructure. The proposed preschool addresses the needs of the rural residents by providing an opportunity for a preschool program to prepare children for kindergarten without encouraging suburbanization, contributing to the creation of a defacto growth area, or impacting the character of local historic, scenic, or cultural resources.

SUMMARY:

Staff finds the following factors favorable to this request:

1. The use is consistent with the Comprehensive Plan/Rural Area Plan.
2. The proposal provides a preschool/daycare option for people who live and work in the area.
3. No detrimental impacts to adjoining properties are anticipated.
4. The parking lot striping will increase safety.

Staff finds the following factor(s) unfavorable to this request:

None identified

RECOMMENDED ACTION:

Based on the findings contained in this staff report, staff recommends approval of the special use permit application SP202200003 Daylily Preschool with the following conditions:

1. Development of the use shall be in general accord with the conceptual plan dated 7/18/2022. To be in general accord with the Conceptual Plan, development shall reflect the following major elements within the development 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
 - d. Provision of a "Do Not Enter" sign at the entrance of the preschool driveway as shown on the concept plan and a "Parent Pick-Up and Drop-Off Parking Area" sign near the area designated as "parent parking" on the concept plan.Minor modifications to the plan which do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance.
2. The maximum enrollment shall not exceed thirty-five (35) children/students.
3. The hours of operation for the preschool shall be limited to 8:30am-5:30pm Monday through Friday.

POSSIBLE PLANNING COMMISSION MOTION- SP202200003:

A. Should the Planning Commission **choose to recommend approval** of this special use permit:

Move to recommend approval of SP202200003, Daylily Preschool, with conditions as stated in the staff report.

B. Should the Planning Commission **choose to recommend denial** of this special use permit:

Move to recommend denial of SP202200003, Daylily Preschool. Should a commissioner motion to recommend denial, he or she should state the reason(s) for recommending denial.

ATTACHMENTS

Attachment 1 – Location Maps and Aerial Imagery

Attachment 2 – Application Narrative

Attachment 3 – Concept Plan