

SPECIAL EXCEPTIONS

Special Exception Written Narrative

The Peabody School – Amendment to Existing Plan

May 21, 2018

Updated September 13, 2018

INTRODUCTION

The Peabody School (the “School”) is the owner of 1232 Stoney Ridge Road, Tax Map Parcel 076M1-00-00-01500 (the “Property”). The School has been operating a private school on the Property since shortly after the County approved a special use permit for a private school in January, 1997 (SP 1996-46). The conditions of approval of SP 1996-46 limited the School’s enrollment to 140 students, which was thought to be ambitious at the time. 140 students contemplated one class of each grade from Kindergarten through Eighth grade. The school grew more than expected, and with the addition of two preschool classes, requested amendment of the original special use permit to allow 70 additional students, for a total of 210 children. On May 8, 2013, the Board of Supervisors approved Special Use Permit SP2012-00030 (the “2013 SUP”) to expand maximum enrollment to 210 students.

Description of the Property:

TMP	Acreage	Existing Use	Zoning	Comprehensive Plan Designation
076M1-00-00-01500	5.09	Private School	Planned Unit Development	Industrial

The School currently enrolls the maximum 210 students, from 150 families. To accommodate a modest expansion, with this special exception request, the School also requests an amendment of the 2013 SUP to allow an increase in enrollment of 30 students, to a total of 240, and to allow the construction of additional educational and recreational space. Currently, the School operates partially out of temporary trailers, located in the area shown as “Existing Classroom To Be Removed” on the Illustrative Renderings enclosed with the special use permit amendment application, and encompassing approximately 4,700 square feet. The School proposes to replace the existing trailers with a permanent one story building that would include several classrooms, a fine arts studio, science lab/maker space, and a library/media center, totaling approximately 7,195 square feet. In addition to the replacement of the existing trailers, the School proposes adding a small stage or amphitheater area adjacent to the proposed new building and on the existing field area. The existing field area is labeled as “Existing Playfield Area” on the special use permit amendment Concept Plan and the amphitheater is labeled as “Proposed Amphitheater” on the Concept Plan. The amphitheater is intended to serve the School’s enrolled students and will not provide space for any additional special events outside of the School’s customary annual school-related events. The new additions will mirror the architecture and design of the gym that was recently approved with the 2013 SUP and constructed soon thereafter.

NEW ACCESS FROM SOUTHERN PARKWAY

The School also proposes adding an exit-only access point from its internal driveway to Southern Parkway. Currently, the internal driveway is designed where parents enter the site from Stoney Ridge Road and then circulate through one of the two internal circular loops and then exit at the same location as the entrance. By adding an exit-only accessway onto Southern Parkway, some vehicles would not have to double back to the entrance. This would enable traffic to flow out of the site more efficiently and avoid congestion on Stoney Ridge Road. The additional access would also provide improved access for emergency response vehicles.

The addition of the Southern Parkway exit would conflict with the 60-foot buffer established by the original subdivision plat and zoning application plan applicable to the Property. The buffer was reduced

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to 10 feet by the 2013 SUP and enclosed 2013 subdivision plat amendment. We believe the minor disturbance of the buffer for this egress is appropriate and warranted given the benefits such access would provide to the traffic flow of the School. Therefore, the School also requests a special exception from the 10-foot buffer for the installation of the exit-only accessway onto Southern Parkway.

Pursuant to Section 8.5.5.3 of the Albemarle County Zoning code, the School requests a variation from the subdivision plats and zoning application plans referenced above. Section 8.5.5.3(a)(6) states: "The director of planning is authorized to grant a variation from the following provisions of an approved plan, code or standard: ... (5) minor changes to street design and street location... (6) minor land disturbance including disturbance within conservation areas."

The factors listed below are those listed in Section 8.5.5.3(c) for when the director of planning is authorized to grant a variation:

Consistency with the Comprehensive Plan

As stated earlier, the Property is designated Industrial on current land use maps in the Comprehensive Plan. While private schools are not typically encouraged in such areas, the School has been operating since the late 1990s and has been approved several times (SP 1996-46 and the 2013 SUP). The proposed egress only access onto Southern Parkway will allow the School to further mitigate any potential traffic impacts, benefiting the surrounding community and reducing the risk of congestion.

No Increase in Approved Development Density or Intensity of Development

No increase in density is being requested. The intensity of the private school use will not increase with the encroachment of the 10-foot buffer and construction of the egress only access onto Southern Parkway.

No Adverse Impact on Timing and Phasing of Development or any other Development in the Zoning District

As stated earlier, the applicable PUD created the Mill Creek Industrial Park, which has been complete for some time and therefore the addition of the proposed access will have no impact on the timing and phasing of development in this district.

Does Not Require a Special Use Permit

The proposed access does not require a special use permit.

General Accord with the Purpose and Intent of the Approved Application

As stated earlier, the School is consistent with adjacent uses, in satisfaction of the purpose and intent of the approved application. The proposed access onto Southern Parkway will only modestly encroach upon the 10-foot buffer. The modest encroachment into the buffer is worth the benefit of increased efficiency of traffic flow, which would reduce the risk of congestion.

Enclosed:

Subdivision Plat entitled "Subdivision Plat Parcels 1 Thru 14, Mill Creek Industrial Park, Mill Creek, Albemarle County, Virginia, dated November 17, 1989, last revised May 30, 1990, prepared by R. W.

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Ray, R. O. Snow & Associates, Inc., and recorded in the Albemarle County Circuit Court Clerk's Office in Deed Book 1102 at page 722.

Sheets 5 and 7 of Subdivision Plat entitled "Revised Parcel 5, Mill Creek Industrial Park, dated February 19, 1993, last revised September 8, 1993, and recorded in the Albemarle County Circuit Court Clerk's Office in Deed Book 1342, at page 242.

Easement Plat Showing Existing 60' Undisturbed Buffer Hereby Reduced to 10' Buffer Located on Revised Parcel 5, mill Creek Industrial Park, Mill Creek, Scottsville Magisterial District, Albemarle County, Virginia," dated November 5, 2012, last revised March 7, 2013, prepared by Roger W. Ray 7 Associates, Inc., and recorded in the Albemarle County Circuit Court Clerk's Office in Deed Book 4481, at page 568.

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