



**COUNTY OF ALBEMARLE**  
**Department of Community Development**  
401 McIntire Road, North Wing  
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October 19, 2018

Valerie Long  
C/O Williams Mullen  
321 East Main Street, STE 400  
Charlottesville, VA 22902

**RE: SP201800004 The Peabody School**

Dear Ms. Long:

The Albemarle County Planning Commission, at its meeting on September 25, 2018, took the following actions making the following recommendations of the above-noted petition to the Board of Supervisors.

**REGARDING SP201800004**

Recommend approval, by a vote of 6:0, of SP-2018-4 Peabody School Amendment with the conditions outlined as follows:

1. Development of the use shall be in general accord with the conceptual plan titled "Peabody School Application Plan for Special Use Permit," prepared by Collins Engineering, with the latest revision date of July 16, 2018, as determined by the Director of Planning and the Zoning Administrator. 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:
  - Location of parking areas and turn arounds
  - Open Space
  - Landscape Buffer
  - General location of Classroom Expansion
  - General location of Amphitheater
  - General location of Sport Court Recreational Area

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 240 children.
3. Notwithstanding the Application Plan dated July 16, 2018, all direct vehicular access from and to the *site shall be limited to Stoney Ridge Road*.
4. A sidewalk or equivalent pathway meeting County or VDOT specifications and allowing for interconnection to adjacent parcels shall be constructed along Southern Parkway within one year of the completion of sidewalk(s) on adjacent parcel(s).

**REGARDING THE SPECIAL EXCEPTION**

Recommend denial, by a vote of 6:0, the special exception request for SP-2018-00004 Peabody School Amendment because under the conditions there will be no ingress/egress off Southern Parkway into the school.

If you should have any questions or comments regarding the above noted action, please do not hesitate to contact me at (434) 296-5832.

Sincerely,

Megan Nedostup, AICP  
Principal Planner  
Planning Division