

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

<b>AGENDA TITLE:</b> SP201800004 Peabody School	<b>AGENDA DATE:</b> November 14, 2018
<b>SUBJECT/PROPOSAL/REQUEST:</b> Amend Special Use Permit (SP2012-030) to expand enrollment of a private school from 210 to 240 (30 additional students) within a proposed addition to the existing school. Also proposed is a special exception from ZMA1995-019 and ZMA1996-021 to allow a disturbance of the buffer along Southern Parkway for an egress only access to Southern Parkway.	<b>STAFF CONTACT(S):</b> Megan Nedostup
<b>SCHOOL DISTRICT:</b> Monticello High School, Walton Middle School, Cale Elementary	<b>PRESENTER (S):</b> Andrew Gast-Bray

**BACKGROUND:**

At its meeting on September 25, 2018, the Planning Commission voted to recommend approval of SP201800004 with revised conditions, and denial of the special exception for disturbance of the buffer along Southern Parkway. The Commission's staff report, action letter, and minutes are attached (Attachments A, B, and C).

**DISCUSSION:**

The Planning Commission recommended approval of the special use permit with the following changes to the conditions:

1. The proposed right egress only onto Southern Parkway be eliminated and Condition #3 modified to state that access from and to the site "shall be limited to Stoney Ridge Road".
2. Condition #4 added to require sidewalks or an equivalent pathway within one year of the completion of sidewalk(s) on adjacent parcels along Southern Parkway.

With the elimination of an entrance onto Southern Parkway, the Commission recommended denial of the special exception request that would be necessary for that egress.

Since the Planning Commission meeting, the applicant has requested that the Board consider a full access entrance to the site along Southern Parkway and has provided a justification and plan in Attachments D and G. VDOT has stated that a full access would be acceptable in this location and would allow better queuing space and site circulation for the school (Attachment E).

Staff has revised Condition #4 since the Planning Commission meeting to add clarity for interpretation of the condition in the future. There is no substantive change to the condition.

**RECOMMENDATIONS:**

If the Board wishes to approve the special use permit as recommended by the Planning Commission, staff recommends that the Board adopt the attached Resolution (Attachment H).

However, if the Board wishes to approve the revised plan that the applicant has provided, staff recommends that the Board adopt: 1) the attached Resolution (Attachment I), which includes a revised Condition #3 that does not restrict access to Stoney Ridge Road; and 2) the attached Resolution (Attachment J) to approve the special exception to disturb the buffer along Southern Parkway.

**ATTACHMENTS:**

- A – Planning Commission staff report
- B – Planning Commission action letter
- C – Planning Commission minutes
- D – Applicant Justification dated 10-15-18
- E – VDOT comment dated 10-12-18
- F – PC Recommended Concept Plan dated 10-15-18- No Access on Southern Parkway
- G – Revised Concept Plan dated 10-15-18- Full Access Entrance on Southern Parkway
- H – Resolution to approve PC recommended SP
- I – Resolution to approve SP with Revised Plan
- J – Resolution to approve Special Exception with Revised Plan