

**RESOLUTION TO APPROVE  
SP 2018-04 PEABODY SCHOOL**

**WHEREAS**, Peabody School submitted an application for a special use permit to expand the enrollment of the school and to construct an addition to the school located on Tax Map Parcel Number 076M1-00-00-01500 that was previously approved (SP 2012-30), and the application is identified as SP201800004 Peabody School ("SP 2018-04"); and

**WHEREAS**, on September 25, 2018, after a duly noticed public hearing, the Albemarle County Planning Commission recommended approval of SP 2018-04 with revised conditions, and staff subsequently made non-substantive changes to Condition #4 to clarify the condition for future interpretation; and

**WHEREAS**, subsequent to the September 25, 2018 Planning Commission meeting, the Applicant submitted a request that the Board consider a full access entrance to the site along Southern Parkway; and

**WHEREAS**, on November 14, 2018, the Albemarle County Board of Supervisors held a duly noticed public hearing on SP 2018-04.

**NOW, THEREFORE, BE IT RESOLVED** that, upon consideration of the foregoing, the staff report prepared for SP 2018-04 and all of its attachments, the information presented at the public hearing, any written comments received, and the factors relevant to a special use permit in Albemarle County Code §§ 18-20.4.2, 18-23.2.2(6), and 18-33.40, the Albemarle County Board of Supervisors hereby approves SP 2018-05, subject to the conditions attached hereto.

\* \* \*

I, Claudette K. Borgersen, do hereby certify that the foregoing writing is a true, correct copy of a Resolution duly adopted by the Board of Supervisors of Albemarle County, Virginia, by a vote of six to zero, as recorded below, at a meeting held on November 14, 2018.

  
Clerk, Board of County Supervisors

	<u>Aye</u>	<u>Nay</u>
Mr. Dill	<u>Y</u>	_____
Mr. Gallaway	<u>Y</u>	_____
Ms. Mallek	<u>Y</u>	_____
Ms. McKeel	<u>Y</u>	_____
Ms. Palmer	<u>Y</u>	_____
Mr. Randolph	<u>Y</u>	_____

**SP-2018-04 Peabody School  
Special Use Permit Conditions**

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 built to County or VDOT specifications, as determined by the director of Community Development, shall be constructed along Southern Parkway within one year of the completion of sidewalk(s) on adjacent parcel(s).