



COUNTY OF ALBEMARLE
Department of Community Development
401 McIntire Road, North Wing
Charlottesville, Virginia 22902-4596

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December 18, 2019

Daniel C. Hyer, PE, Principal-In-Charge, Line + Grade Civil Engineering
113 4th Street NE, Suite 100
Charlottesville, VA 22902

RE: SP201900008 The Miller School of Albemarle

Dear Mr. Hyer,

The Albemarle County Planning Commission, at its meeting on December 3, 2019, took the following actions:

The Commission recommended approval of SP201900008, with a vote of 5:1, for "The Miller School of Albemarle" with conditions of approval numbers 1, 2, 3, and 4 in the staff report.

Additionally and separately, the Commission recommended, with a vote of 6:0, that all additions, alterations, or renovations to existing structures or grounds be performed in general accordance with the Secretary of the Interior's Standards as determined by the Virginia Department of Historic Resources.

Recommended Conditions of Approval – SP201900008:

1. Development and use of the subject property for the private school special use shall be in general accord with the conceptual plan titled "Concept Plan" (Sheet C1.1 / page 22 of the Application) prepared by Line + Grade Civil Engineering and dated October 21, 2019 (hereafter "Concept Plan"), as determined by the Director of Planning and the Zoning Administrator. To be in general accord with the Concept Plan, development and use of the subject property for the private school special use shall generally reflect the following major elements within the development essential to the design of the development, as shown on the Concept Plan:
 - a. location of buildings and structures, including but not limited to the proposed sequence and arrangement of new structures (labeled as "U") and new courtyards (labeled as "M") within the existing historic school campus
 - b. location of parking areas
 - c. location of roads and travelways

Minor modifications to the plan which do not conflict with these major elements may be made to ensure compliance with the Zoning Ordinance.

2. Subject to review and approval by the Director of Community Development or his/her designee(s), one or more additional permanent accessory structures not shown on the Concept Plan are permissible, provided that they are determined to not be in conflict with condition 1, and provided that each such accessory structure and associated land disturbance is located entirely within the Campus Area Building Envelope, Farm Building Envelope #1, Farm Building Envelope #2, or Dwelling Envelope as shown on the Application exhibits titled "Existing Conditions Plan" (Sheet C1.0 / Page 20 of the Application) and "Building Location Map Per Conservation Easement" (Sheet C1.4 / Page 27 of the Application).

However, this condition shall not prohibit or limit development or land disturbance for uses permissible by right anywhere on the subject property.

3. Maximum student enrollment is 225 students.
4. A minimum of 60% of the total student enrollment in any academic year shall be residential students, and a maximum of 40% of the total student enrollment in any academic year may be commuting students.

If you should have any questions or comments regarding the above noted action, please do not hesitate to contact me at (434)-296-5832 x. 3088 or tpadalino@albemarle.org. Thank you.

Sincerely,



Tim Padalino, AICP
Senior Planner
Planning Division
Community Development Department

Cc: The Miller School of Albemarle
1000 Samuel Miller Loop
Charlottesville VA 22903