

The Miller School of Albemarle

Application for Special Use Permit
Submitted on August 19, 2019
Revised on October 21, 2019



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MEMORANDUM

TO: Planning Services Division
County of Albemarle
Department of Community Development
401 McIntire Road, North Wing
Charlottesville, VA 22902
(434) 296-5832

FROM: Daniel C. Hyer, PE
Line and Grade | Engineer of Record

DATE: October 21, 2019

RE: Miller School of Albemarle
Introduction to Revised SP Application

Dear County Staff Reviewers –

What follows this ‘introductory memo’ is a revised SP application and supporting documentation. The changes within SP application are relatively minor. The most substantial changes herein relate to the organization of and the clarity indicated in the various drawings we have elected to include.

That said, there seems to have been some confusion about what is hereby denoted as the “Building Envelopes”. We feel in prudent to specifically state within this letter of introduction that the four (4) Building Envelopes observed within the documentation have already been established within the Conservation Easement developed by the Land Trust of Virginia. These envelopes are not proposed herein as a part of this Special Use Permit Application. They are existing. We have graphically included them with this application to indicate that we are, indeed, in conformance with the Conservation Easement requirements.

This alone should clear up many of the comments generated by the staff review.

Please note – we had originally supplied a copy of the Conservation Easement Baseline Documentation Report (BDR) with our SP Application. It was included within the “Additional Supporting Information” package. For the purposes of this revised SP documentation we are supplying several additional copies for your reference.

We feel that your review of this Conservation Easement BDR document will clarify much of your understanding of what we are proposing, and complying, with herein.

October 21, 2019

Planning Services Division
County of Albemarle
Department of Community Development
401 McIntire Road, North Wing
Charlottesville, VA 22902
(434) 296-5832

Attention: Tim Padalino, AICP
Senior Planner

RE: Comment Response Letter
Miller School SP Application

Dear Tim,

On behalf of the Miller School of Albemarle we offer the following responses and plan revisions to comments dated October 2, 2019. Our Responses are in ***bold italic text*** below each comment.

CDD – Planning – Tim Padalino

1. Please confirm the scale and scope of this special use permit request for “private schools” as it relates to future student enrollment.
 - a. Currently, the only information contained in the special use permit application materials which addresses student enrollment is located on page 7 of the “Application for Special Use Permit” document in the chart containing the ITE trip generation estimates (for future enrollment). That chart specifies a future enrollment of 225 students.

Correct. 225 Students. Additional clarity has been added to the SP.

- b. Please confirm (or otherwise clarify) that this special use permit request proposes a maximum student enrollment of 225 students.

Correct. See response above.

- c. Please address whether this special use permit request for future increase(s) to student enrollment contains any commitment to a minimum percentage (or number) of students residing in dorms on the private school campus, and/or any commitment to a maximum

percentage (or number) of students residing off-site and commuting daily to the private school campus.

A maximum of 40% students will be commuting students.

2. Please revise the Concept Plan to address the following questions, concerns, or issues:

- a. Please revise and resubmit the materials to differentiate the (revised) Concept Plan from any additional supplementary plans and/or other exhibits. The Concept Plan may contain more than one sheet. The Concept Plan is a primary part of your application that will be used in the future when determining what uses and improvements are permissible or not (and in what locations) – so please ensure that the information that has been provided for informational purposes or for other supplementary purposes is separate from the official Concept Plan.

Comment noted. The SP Application has been revised to more clearly indicate the Master Concept Plan, now denoted as sheet C1.1 and more clearly represents what proposed work is a part of this application and what documentation is already in place per the Conservation Easement. Please refer to the updated SP Application.

- b. Please clearly distinguish existing conditions and proposed/future conditions.
- i. The use of phase lines or other graphic convention, or the separation of information into different sheets, may help distinguish this information.

Comment noted. The information has been separated and re-arranged to indicate Existing Conditions and Proposed Conditions, as well as which documents are supplementary and intended to convey the graphic implications of the Conservation Easement.

- ii. If an exhibit shows proposed future conditions, please identify (at a conceptual level of detail) any proposed changes to areas that currently have forested land cover. Specifically, in order to help staff evaluate environmental impacts, please identify the location(s) and extent(s) of areas that would be subject to future tree removal and land disturbance.

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Comment noted. Please refer to revised materials.

Please note: no proposed changes have any effect on Forested Cover.

- c. Please revise the numbers used on the exhibit and in the legend on Sheets C1.4 and C1.5 so that the use of numbers is consistent on both sheets. Currently, there are different numbers used for the same buildings and same features on the two sheets.

The pages have been re-numbered and re-organized in such a manner as to clear up this discrepancy.

The Conceptual Plan now labels buildings and features with Letters (i.e.: A, B, C) and features associated with the Conservation Easement and are thus associated with the Baseline Document Report stay consistent with the nomenclature in that document. These are “numbered” (i.e.: 1, 2, 3).

- d. Additionally, the proposed future uses and improvements shown on Sheets C1.4 and C1.5 appear to be discrepant. (For example: tennis courts; new driveway/approach road; etc.) Please resolve these discrepancies and ensure the special use permit application materials are consistent in depicting proposed future uses and improvements.

Comment noted. Please see revised materials. These discrepancies have been resolved.

- 3. Please provide additional information regarding the building envelopes on Concept Plan Sheet C1.3:

4.

- a. Please provide a use chart, use table, or other summary of the proposed uses within each identified building envelope:
 - i. Campus Area Building Envelope
 - ii. Farm Building Envelope #1
 - iii. Farm Building Envelope #2
 - iv. Dwelling Envelope

Please note, the building envelope shapes were developed by the Land Trust of Virginia for the Existing Conservation Easement on the Miller School Campus. This document, which was included with our original SP Application includes very detailed information summarizing what is permitted within each of these building

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envelopes. Please refer directly to this existing document which has governance over any and all development on this site.

Our documentation herein as a part of this SP Application simply supports that all proposed future work is in accordance with the defined Conservation Easement Building Envelopes. The proposed uses are simply identified in the Concept Plan now numbered C1.1.

No proposed uses fall outside the existing Conservation Easement Conditions.

Additional Notation has been added to the drawings to clarify this.

- b. Please identify the size (acres) of each building envelope, and please provide additional information to justify or otherwise explain the large size of these proposed building envelopes.

The Building Envelope Acreages were identified on Sheet C1.4 on the previous SP Application. However, we have added this notation on all drawings where these building envelopes are shown.

Please note, these are not proposed building envelopes. They are existing building envelopes. This documentation was provided in the original SP Application within the Supporting Materials Package.

Please let us know if this documentation failed to make it to the appropriate reviewers and we can ensure those who need to see it can review it.

The supplemental materials package is also included with this revised submission.

- c. Please provide more information about the uses of the existing structures located in the extensive area outside of the identified building envelopes.

Per Section 2.3.1.1 of the Conservation Easement it is acknowledged that 4 existing structures existing outside the Campus Area.

Furthermore, the conservation easement specifically restricts any other accessory structures from being built outside the building envelopes. Please refer to the attached Conservation Easement, specifically Page 8, Section 2.3.

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- d. Please provide more information about the proposed uses and/or proposed structures and improvements in the extensive area outside of the identified building envelopes. For example, please confirm or otherwise clarify the following:
- i. (*land use*): whether this special use permit proposal is a request for permission to conduct “private school” uses in the areas outside of the identified building envelopes (i.e. within the entirety of TMP #72-32); and

This special use permit is not proposing structures or land disturbance outside the Building envelopes as defined by the Existing Conservation Easement, but the school shall utilize the extent of the property for the support of the private school educational format.

Please note, per Section 2.4 of the Conservation Easement, the Miller School is bound to a maximum of 300,000 SF of ground area of all buildings and structures within the campus area building envelope. Furthermore, the conservation easement also restricts building and structure height to not be more than 60’.

This represents the commitment of the Miller School of Albemarle in such a manner that the institution has already placed specific restrictions on themselves without the need or requirement by the county.

- ii. (*land disturbance/construction*): whether the proposal includes a request for permission to conduct land disturbance or construct structures or other permanent improvements for private school use(s) in the areas outside of the identified building envelopes.

No Land disturbance or construction is proposed outside the building envelopes. However, the Conservation Easement document has created restrictions on development within the campus property.

- e. Please provide more information regarding the proposed configuration/size and proposed uses/improvements of the Campus Area Building Envelope – specifically the area that extends to the

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west (across Miller School Road) from the historic portion of The Miller School campus.

As already expressed, the campus area building envelope is not a proposed condition. It is an existing condition. Please note our reply to comment 3, above.

It is also noteworthy to express that the Conservation Easement, which defines these building envelopes, also restricts changes in topography (Section 2.15) the protection of water resources including riparian buffers and wetland (2.10) as well as the overall gross square footage of the building ground areas (2.4).

Currently there are no plans to develop the western portion of the campus area building envelope. The only proposed work shall be in accordance with the Concept Plan within the SP Application, Sheet C1.1. If at such time the Miller School were to propose work beyond what is currently conceived, certainly this SP would require amendment.

5. Please provide additional details regarding the current proposal to construct additions to Haden Hart dormitory.
- a. Staff acknowledges the inclusion of floor plans for the proposed addition. Thank you.

Noted.

- b. However, the following information is requested (but is not required) in order for County staff to more fully understand and evaluate the proposal:
- i. One or more exhibits showing the proposed addition (and any other associated improvements such as expanded parking area or other development) in plan view; and
 - ii. One or more architectural elevations showing the proposed addition; and
 - iii. One or more renderings that provide a three-dimensional depiction of the proposed addition.

At this time a building has not yet been designed. It will require Miller School Governance Board approval for the

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design to move forward. This floor plan was a scheme devised to meet their programmatic needs, but nothing else is currently approved to move forward.

Once this SP is established, the Miller School of Albemarle will proceed with Design and Development of the Dormitory expansion. It will be in general accordance with the floor plans shown.

6. Please provide additional information from the Land Trust of Virginia regarding your special use permit application.
- a. Staff acknowledges that page 8 of the “Application for Special Use Permit” document includes correspondence from Ashton Cole, Director of Conservation and Stewardship for the Land Trust of Virginia, which indicates that the proposed addition to the Haden Hart dormitory is “in conformance with the conservation easement.”

Noted.

- b. However, more information is needed from the Land Trust of Virginia. Specifically, please provide information from the Land Trust of Virginia that contains their evaluation of the special use permit request and their conclusions about the suitability of the overall proposal (including the proposed “building envelopes” as identified on Concept Plan Sheet C1.3) relative to the terms of the existing conservation easement.

The building envelopes were developed by the Land Trust of Virginia. Please refer to the Conservation Easement Baseline Documentation Report that was submitted with the original SP Application and is also included with the Resubmission.

CDD – Planning / Resource Management (Historic Preservation) – Margaret Maliszewski

Required Concept Plan Revisions

1. Use consistent key numbers from one page to the next throughout the mapping.

Comment Noted.

We have re-organized the mapping included with the SP Application. The number discrepancy you have mentioned is a result of two different documents. One document is the campus concept plan, which is now established in Sheet

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C1.1. This is the concept plan for the SP Application and the nomenclature now uses Letters (i.e.: A, B, C) instead of numbers.

The other numbers now shown on page C1.4 are a direct correlation to the numbering pattern established in the Conservation Easement Baseline Document Report – we have kept these numbers consistent with that document, which notes and labels all the structures on campus. This exhibit does not label the proposed work with any numbers.

Given the nature of this SP, and the fact that the work proposed herein needs to be in accordance with the Conservation Easement, we feel it important to maintain this numbering scheme on sheet C1.4. Please refer to the Conservation Easement, for substantially more information about each of these buildings.

That is all to say, the re-organization of this SP material will hopefully make this nomenclature difference de minimis.

Advisory Recommendations on the Special Use Permit Application

2. The Haden Hart building appears to be historic. It would be appropriate at this time to re-evaluate the overall property to identify additional resources that are eligible for listing in the National Register, and to pursue that listing.

Comment noted. Thanks for this insight.

3. The design of additions and renovations to structures that are listed in and/or potentially eligible for listing in the Registers should be consistent with the Secretary of the Interior's Standards.

Comment noted. Thanks for this insight.

4. Additions and alterations to structures that are listed in and/or potentially eligible for listing in the Registers should be consistent with the organization and layout of the historic campus and its setting.

Comment noted. Thanks for this insight.

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CDD – Zoning – Rebecca Ragsdale

>Comment Subject/Location

1. SP-2009-24: Was the wildlife sanctuary approved under this special use permit established? If so, the concept plan for the private school special use permit should show the use and major elements of that [wildlife sanctuary] plan.

As of the writing of this comment response letter and Special Use Permit Application, we have not been able to identify if the wildlife sanctuary was established. However, the Conservation Easement BDR specifically protects Scenic and natural resources. Please refer to that document.

2. Regarding the concept plan for the private school, please see the following comments:
 - a. Applicant should indicate which plan sheet is offered as the regulating concept plan, preferably using Sheet C1.3 at smaller scale.

The regulating Concept Plan is now identified at Sheet C1.1

- b. Sheet C1.3 should clearly show major elements of the plan.

Sheet C1.3 has been removed from the Resubmission as it was redundant with the information shown on sheet C1.4. All major elements of the concept plan on shown on sheet C1.4

- c. The plan set does not indicate what is proposed for the expanded Campus Area Building Envelope along the southern property line crossing Miller School Road.

At this time nothing is planned. Please note, the campus area building envelopes have already been established per the conservation easement. All proposed improvements planned for with this SP request are identified on the Concept plan Sheet C1.1

- d. Are all by-right agricultural uses meant to be limited to the Farm Building Envelopes? Are all other wooded areas to remain undisturbed?

Yes, all wooded areas are to remain undisturbed.

Please refer to section 2.3.1.3 regarding farm buildings and how these buildings are incorporated to the property. "By-Right" agricultural uses and Farm building envelopes have no specific correlation. That said, the entire property contributes to the Independent School program.

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MILLER SCHOOL of ALBEMARLE

1000 Samuel Miller Loop
Charlottesville, VA 22903
P: 434.823.4805 F: 434.823.6617
www.millerschool.org

Dear Members of the Albemarle County Board of Supervisors,

Since 1878, Miller School of Albemarle has prepared young women and men for productive, meaningful, and successful lives, in college and beyond. MSA's hands-on approach to learning combined with its rigorous and supportive academic program produces engaged and compassionate learners. Our talented faculty and staff, small classroom settings, and leadership opportunities ensure every student maximizes his or her potential.

Many who visit our campus are struck by its natural beauty and the incredible architecture of the buildings. From the bell tower of Caton Hall, to the majestic features of "Old Main", one might get the feeling they are at Hogwarts! Not only are the buildings magnificent, but with 1,600 acres of land, there is plenty of opportunity to explore and appreciate all that the campus has to offer.

Much more important than buildings are the people of Miller School. The care, dedication, and love everyone shows for Miller and its students is incredible. Miller has a faculty and staff that simply do not know when to quit. Because of their dedication, the possibilities for our students are endless.

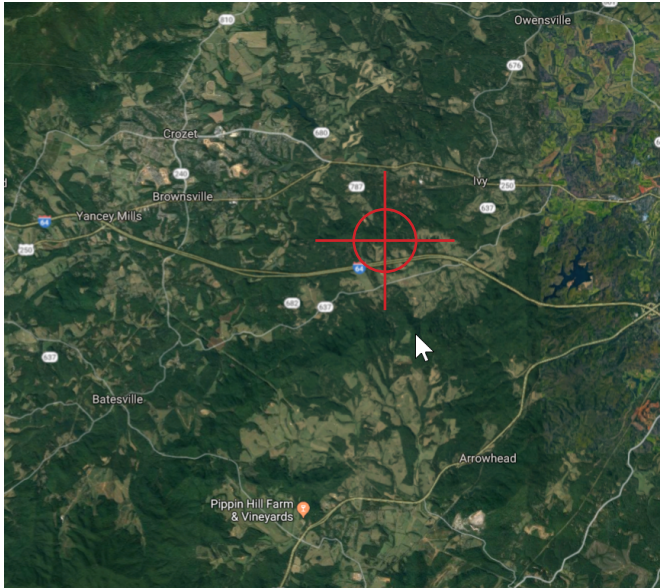
Our founder, Samuel Miller, loved those who took advantage of opportunities and opportunity certainly abounds here at Miller. From interesting and challenging Advanced Placement courses to dual enrollment classes with a local college to design-build and programming classes to the extra-curricular opportunities in the arts and athletics, Miller is a place that provides its students with a meaningful journey and positive outcomes.

Miller School understands and appreciates that every student has different ideas, interests, and learning styles. Therefore, Miller is a place where students can be themselves and learn in the manner that they learn best. Our teachers are committed to meeting students where they are and taking them where they need to be. Our classes are small which allows us to differentiate instruction. We will focus on our student's strengths, while challenging them to step out of their comfort zone -- all in a safe and caring environment.

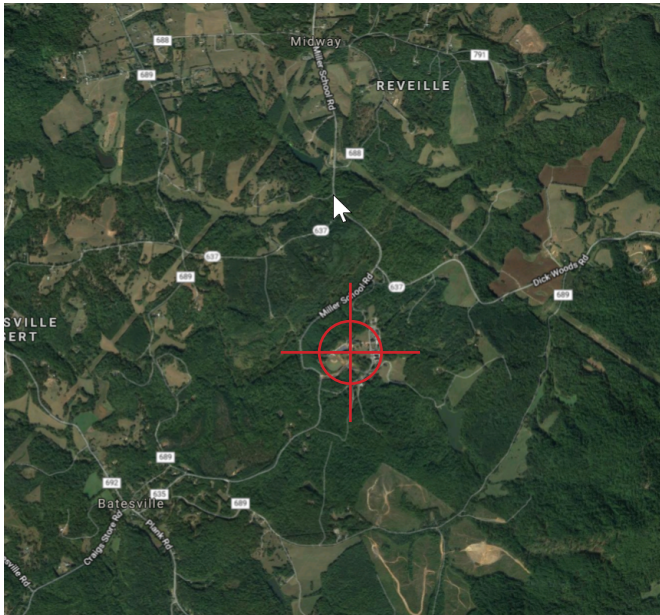
Thank you for taking the time to consider this application. The future of Miller is bright and our commitment to Albemarle County is strong. We hope you have a chance to visit us soon!

Sincerely,

J. Michael Drude
Head of School



Vicinity (County)



Context (District)



Site

The Miller School of Albemarle

1000 Samuel Miller Loop , Charlottesville VA 22903

APPLICATION FOR SPECIAL-USE PERMIT

Special Use Request

The Miller School of Albemarle would like to formally request a special use permit be applied to their campus in Albemarle County, Virginia, thus permitting the use of "Private School" within the boundary of Tax Map Parcel Number 72-32. The school is located, aptly, within the Samuel Miller Magisterial District along Miller School Road in Western Albemarle County.

Samuel Miller made provision such that the majority of his estate would be used to establish a boarding school for girls and boys and that the school would be located in Albemarle County. In 1878 the Miller School of Albemarle (MSA) opened the doors of "Old Main", a Gothic Victorian brick structure which still services as a central component of the educational life of the school.

Today, the campus is comprised by 1,046.98 acres. Of the total land holdings: 637.3 Acres has been placed into a Conservation Easement donated to the Land Trust of Virginia. A copy of this easement is included within the attached Supporting Materials packet. The conservation easement, among many restrictions has defined four (4) building envelopes. All the work presented within this SP application conforms to this Conservation Easement.

Though the School has been in its present location since 1878, pre-dating the zoning ordinance of Albemarle County entirely, the zoning now in place for this property is the Rural Area District (RA). Within the RA zoning Private Schools are permitted by Special Use. Thus, after 141 years of educating students the Miller School of Albemarle would like to formally apply for a Special Use Permit.

PROJECT PROPOSAL

Public Need or Benefit

The applicant seeks to formally apply a special use permit to the MSA property and thus bring the parcel into compliance with the Zoning Ordinance. As the parcel is located within the Rural Area Zoning District a special use permit need be applied for conformance as a private school. To that end, by performing this zoning compliance the administration and governance of the School will gain the needed flexibility to begin working toward the master plan and tuition enrollment goals the school currently has. We use the term, 'flexibility' loosely as the campus is largely held under a conservation easement, and much of the existing campus has historic value, so any development will be delicate and appropriate within the context of these considerations. Nonetheless, the school has several near-term and long-term goals which will require this permit to be successfully implemented.

As a part of this SP Application, the Miller School is requesting to increase enrollment from 180 students to 225 students. A maximum of 40% of the students will be day commuters. The rest will reside on campus.

In terms of the public need and/or benefit: the Miller School of Albemarle provides several notable benefits and amenities to the County of Albemarle and the citizens of the Commonwealth.

First, the Board of Trustees had the wherewithal to grant 637.3 acres of the campus to the Land Trust of Virginia under a Conservation Easement. In effect, this grant protects approximately 510 acres of forest cover (Photo 1) and 125 acres of open fields (Photo 2). This protection acts as a forested riparian buffer to protect water quality for on-site drainage, protects wildlife, protects the property's scenic values and is a resource for forestry uses.

The near-term intent of this special use permit is to expand the dormitory accommodations of the school. Initially, the Haden-Hart building (Photos 3 and 4) will be renovated and expanded to accommodate more students and an attached suite for a resident teacher. A copy of the schematic floor plans for expansion are included within this SP Application, below.

Regarding the public need and benefit of the school, The Miller School of Albemarle naturally promotes a public benefit via the current operational model. First, the Miller School has placed over 60% of its land into a conservation easement; the protection of native lands, fields, scenery, and watersheds naturally lends itself to a public benefit. Beyond this, the Miller School of Albemarle promotes engaging with the natural environment via the extensive trail network which is open to the public. Finally, the Miller School is an Historic Resource within the County as several buildings on campus are registered with the National Register of Historic Places. The Miller school's commitment to honoring and preserving these historic resources is also a benefit to citizens of the Commonwealth.



Photo 1 | Forest Cover on MSA Campus under Protection



Photo 2 | Open Fields on MSA Campus under Protection



Photo 3 | Haden Hart Dormitory Front and North Elevations



Photo 4 | Haden Hart Dormitory South and Rear Elevations. Future addition will be to rear of building.

How the Special Use Will Not be a Detriment to Adjacent Lots

Given the schools commitment to protecting the campus via the Conservation Easement, which defines several logical building envelopes, refer to Map C1.3 Page 14, it is not possible for the MSA to pose a detriment to adjacent lots. It is actually quite the opposite. The presents of the Miller School in Albemarle County brings substantial benefit to the community and adjacent lots.

How the Character of the Zoning District Will not be Changed

Furthermore, as expounded upon below within the 'Consistency with the Comprehensive Plan' portion of this application, the granting of a special use permit to this property will not change the character of this zoning use. The MSA will contribute to the vision of

the Comprehensive plan by maintaining the historic site, protecting scenic areas, forests and other natural resources as the institution has done for a number of years.

How the Special Use Will be in Harmony

Given the allowance that private schools may exist within the Rural Area Districts via a special use permit, acknowledges that private educational institutions can exist in a harmonious way within the zoning district. Such is the case with the Miller School. The school has maintained a longstanding and natural relationship with the adjacent properties; the schools hours are predictable (8:00 AM to 4:00 PM) and many of the students live on campus which allows the school to maintain an important residential component of the operational model. This residential component of the school further supports the natural harmony with adjacent lots and properties.

Consistency with the Comprehensive Plan

(Including the land use plan and the master plan for the applicable development area)

The stated goal of the Comprehensive Plan with regard to the Rural Area is to “[...] have thriving farms and forest, traditional crossroads communities, protected scenic areas, historic sites, and preserved natural resources.” (Albemarle Comprehensive Plan, ADOPTED June 10, 2015, Section 7.1). Bearing this goal in mind the Miller School of Albemarle substantially supports and honors the intent of the Comprehensive Plan.

The Miller School of Albemarle has placed 510 Acres of forest cover into a conservation easement held by the Land Trust of Virginia. This protected forest contributes to the local water quality by maintaining a healthy riparian buffer to the Miller Branch which is a USGS perennial stream and flows directly through the property for approximately 1.25 miles, See Maps C1.1 (Page 12) and C1.2 (Page 13). The protection of the forest space also provides cover for wildlife, is a resource for forestry use and teaching curriculum within the school. Finally, the protection of the forest area contributes to the scenic area of the of the property and the surrounding properties.

The planned expansion at this time is simply the dormitory expansion at Haden Hart Dorms (Photos 4 and 5). The addition will preserve the historic fabric and integrity of the original structure and the additional space shall be of appropriate context and scale. However, as shown in the conceptual plan on Page 16 any future buildings within the academic core of the campus will maintain the historic rhythm and cadence of the building layout thus preserving the implied historic integrity of the campus writ large.

Furthermore: The Miller School of Albemarle has registered three (3) buildings with the National Register of Historic Places. This further affirms the school’s commitment to remaining consistent with the

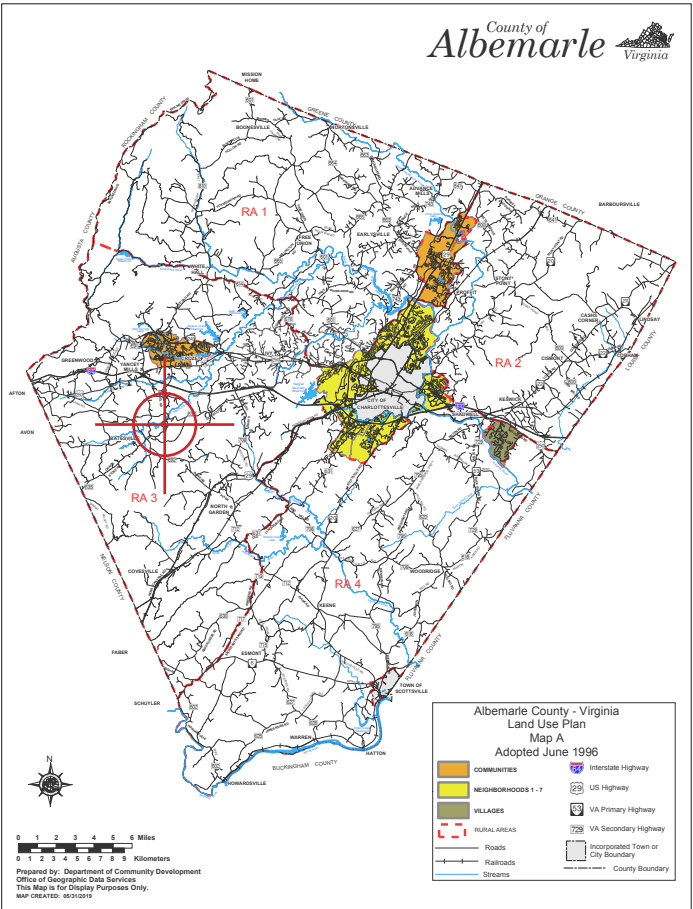


Figure 1 | County Land Use Map Indicating MSA Location in Rural Area

VLR - 4/17/73 NRHP - 2/15/74 02-194

Form 10-390 (Rev. 6-72) UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY - NOMINATION FORM (Type all entries - complete applicable sections)

1. NAME
COMMON: The Miller School of Albemarle
AND/OR HISTORIC:

2. LOCATION
STREET AND NUMBER:
CITY OR TOWN: Miller School
STATE: Virginia
CONGRESSIONAL DISTRICT: Seventh, J. Kenneth Robinson
COUNTY: Albemarle
CODE: 51

3. CLASSIFICATION
CATEGORY (Check One)
☐ District ☒ Building ☐ Public ☐ Private
☐ Site ☐ Structure ☐ Bath
☐ Object
OWNERSHIP
☐ Public Acquisition ☐ In Process ☐ Being Considered
STATUS
☒ Occupied ☐ Unoccupied ☐ Preservation work in progress
ACCESSIBLE TO THE PUBLIC
☒ Yes ☐ Restricted ☐ Unrestricted ☐ No

4. OWNER OF PROPERTY
OWNER'S NAME: c/o R. J. Lawton, Superintendent
STREET AND NUMBER: The Miller School of Albemarle
CITY OR TOWN: Miller School
STATE: Virginia
CODE: 51

5. LOCATION OF LEGAL DESCRIPTION
COUNTHOUSE, REGISTRY OF DEEDS, ETC:
STREET AND NUMBER: Albemarle County Court House
CITY OR TOWN: Charlottesville
STATE: Virginia
CODE: 51

6. REPRESENTATION IN EXISTING SURVEYS
TITLE OF SURVEY: Virginia Historic Landmarks Commission Survey
DATE OF SURVEY: 1972
DEPOSITORY FOR SURVEY RECORDS: Virginia Historic Landmarks Commission
STREET AND NUMBER: Room 1116 Ninth Street State Office Building
CITY OR TOWN: Richmond
STATE: Virginia
CODE: 51

FOR NPS USE ONLY
ENTRY NUMBER: DATE:

Figure 2 | Application for National Register of Historic Places

County’s comprehensive plan and protecting valuable historic sites as a part of the School and the County’s rich history. The buildings contained within the Historic Registry are shown in Map C1.4 on page 15.



Photo 5 | Old Main. One of three Buildings specifically named on the National Register of Historic Places



Photo 6 | Mechanical Arts Building. One of three Buildings on the National Register of Historic Places

Impacts on Public Facilities and Public Infrastructure

It is noteworthy to specifically express that this special use permit application is, in part, being submitted to bring the subject property into conformance with the applicable zoning ordinances. As previously mentioned, the Miller School of Albemarle’s campus and use of this property as a private educational institution pre-dates the County’s zoning ordinance. As such, it is not easy to say that this “proposed project” has much of a new impact on the public facilities and Public infrastructure, as the project already exists.

That said, with regard to the impact the Miller School of Albemarle has on public facilities and public infrastructure we offer the following insights.

Water and Sewer

The Miller School of Albemarle provides a water supply and treatment of sewage on-site. Thus there is not a specific impact on public infrastructure for these utilities.

Traffic Generation

This Miller School of Albemarle has 195 students enrolled for the 2019-2020 academic year and currently has 60 faculty and staff. Approximately 60% of the student population live on the campus in the dormitories and most of the staff and faculty work 8-4 pm.

The Miller School’s 5 year strategic plan indicates growth of the student population to 225 students. Therefore the traffic generation figures for both current and projected volumes are shown in Figures 3 and 4 below. As can be observed, the increase in traffic is de minimis as considered the overall traffic volumes on Miller School Road. It is our professional opinion that any increase in traffic will be imperceptible and that this project proposes no adverse impacts to public facilities or public infrastructure.

Current Enrollment

ITE TRIP GENERATION:						WEEKDAY TRAFFIC									
Use Description	ITE CODE	UNITS	TRIPS/UNIT	QTY	REDUCTION*	VEHICLES PER DAY	PEAK HOUR FACTOR	AM PEAK HOUR				PM PEAK HOUR			
								% IN	% OUT	IN	OUT	TOTAL TRIPS	% IN	% OUT	TOTAL TRIPS
Private School	536	1 Students	2.48	190.00	-	471	0.17	57%	43%	18	14	32	43%	57%	32
TOTALS:						471				18	14	32			32

These values are straight from ITE values and do not reflect students living on campus

Future Enrollment

ITE TRIP GENERATION:						WEEKDAY TRAFFIC									
Use Description	ITE CODE	UNITS	TRIPS/UNIT	QTY	REDUCTION*	VEHICLES PER DAY	PEAK HOUR FACTOR	AM PEAK HOUR				PM PEAK HOUR			
								% IN	% OUT	IN	OUT	TOTAL TRIPS	% IN	% OUT	TOTAL TRIPS
Private School	536	1 Students	2.48	225.00	-	558	0.17	57%	43%	22	16	38	43%	57%	38
TOTALS:						558				22	16	38			38

These values are straight from ITE values and do not reflect students living on campus

Please note, the calculated volumes do not account for students living on campus. We assume that as the school enrollment approaches the target enrollment of 225 students, the proportion of students living on campus will remain around 60%.

Given these considerations a simplified accounting of total trips would be represented by the figures below. These figures do account for 60% of the students living on campus.

- Current: 188 vehicles per day
- Projected: 223 vehicles per day

Impacts on Environmental Features

As can be seen in the attached map C1.2 Page 13 the campus has identified 4 envelopes where buildings can exist within the overall property. These are identified as Farm Building Envelop #1, Farm Building Envelop #2; Dwelling Envelope and Campus Building Envelope. Any future project's the school intends will exist within these boundaries only. For the foreseeable future the only planned building project is to expand the Haden Hart Dormitory Building. This work will take place within the Campus Area Building Envelope.

Succinctly put: the exiting campus does more to protect the environmental features of the parcel than anything else. The only project within the 5-year outlook, the dorm expansion, will not pose any negative impact to the environmental or preserved features of the campus. In addition, the expansion will be in context with the historic nature of the campus.

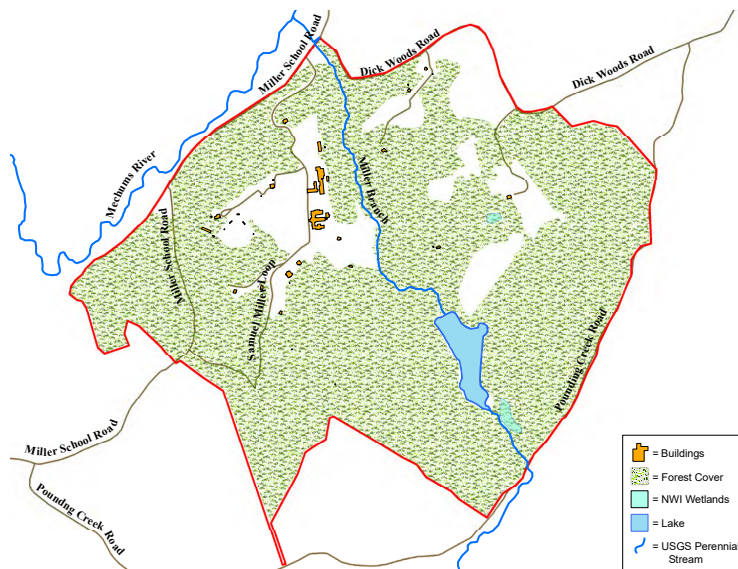


Figure 3 | Land Coverage of Miller School of Albemarle Campus

Letter from Land Trust of VA



August 19, 2019

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*Director of Conservation
and Stewardship*
Ana-Elisa Bryant,
Stewardship Manager
Kerry Roszel,
Development Associate
Seth Young,
*Conservation and Stewardship
Associate*

J. Michael Drude
Head of School
Miller School of Albemarle
1000 Samuel Miller Loop
Charlottesville, VA 22903

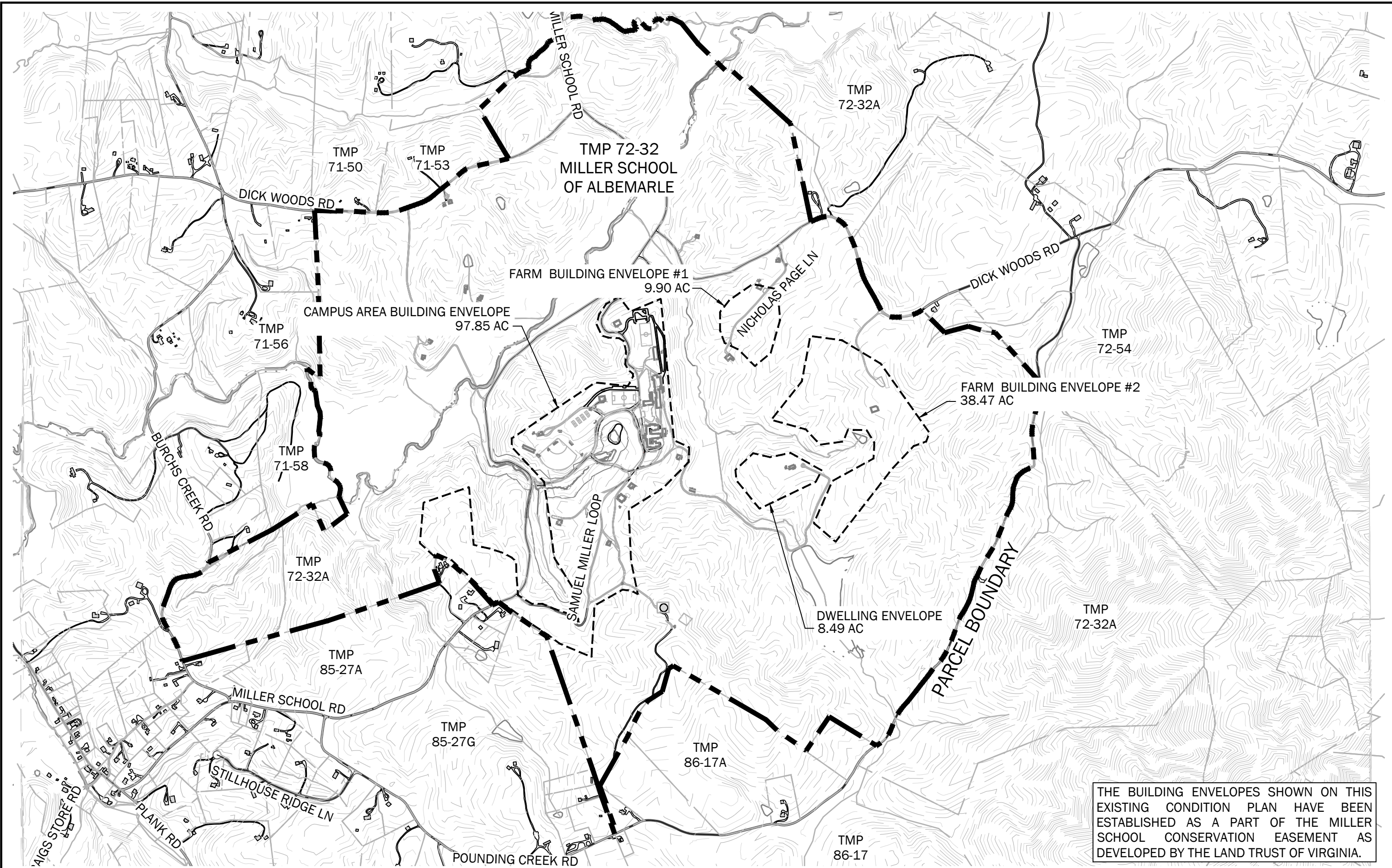
Re: Addition to the Haden Hart Dormitory Building

Dear Mr. Drude:

On August 15, 2019 we received architectural plans from Daniel Hyer with the civil engineering firm Line + Grade regarding the proposed addition to the Haden Hart dormitory building. These plans show the location and dimensions of the proposed addition. Following careful analysis, it is clear that these plans are completely in conformance with the conservation easement held by the Land Trust of Virginia. We appreciate your interest in the proper stewardship of the Miller School campus as it relates to the easement. If you have any further questions, please don't hesitate to contact me at (540) 687-8441 or ashton@landtrustva.org.

Sincerely,

Ashton Cole
Director of Conservation and Stewardship
Land Trust of Virginia



THE BUILDING ENVELOPES SHOWN ON THIS EXISTING CONDITION PLAN HAVE BEEN ESTABLISHED AS A PART OF THE MILLER SCHOOL CONSERVATION EASEMENT AS DEVELOPED BY THE LAND TRUST OF VIRGINIA.

LINE + GRADE
CIVIL ENGINEERING

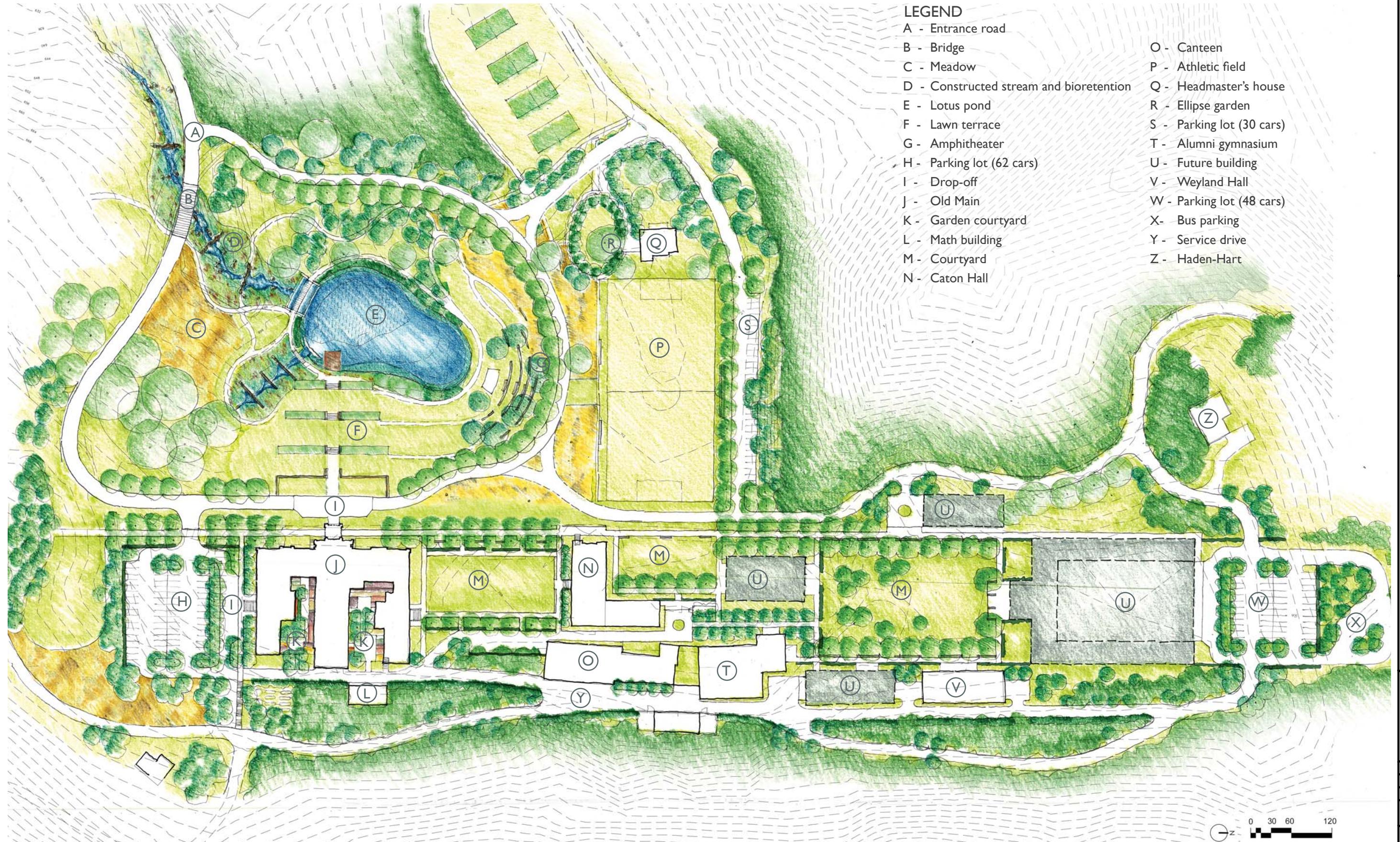
MILLER SCHOOL
BASEMAPS
ALBEMARLE COUNTY, VIRGINIA

EXISTING CONDITIONS PLAN

PROGRESS PRINT
08/19/2019
NOT FOR
CONSTRUCTION

APPROVED
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THE WORK OF
LINE + GRADE

C1.0



1 MASTER CONCEPT PLAN

Maps Indicating Environmental Features

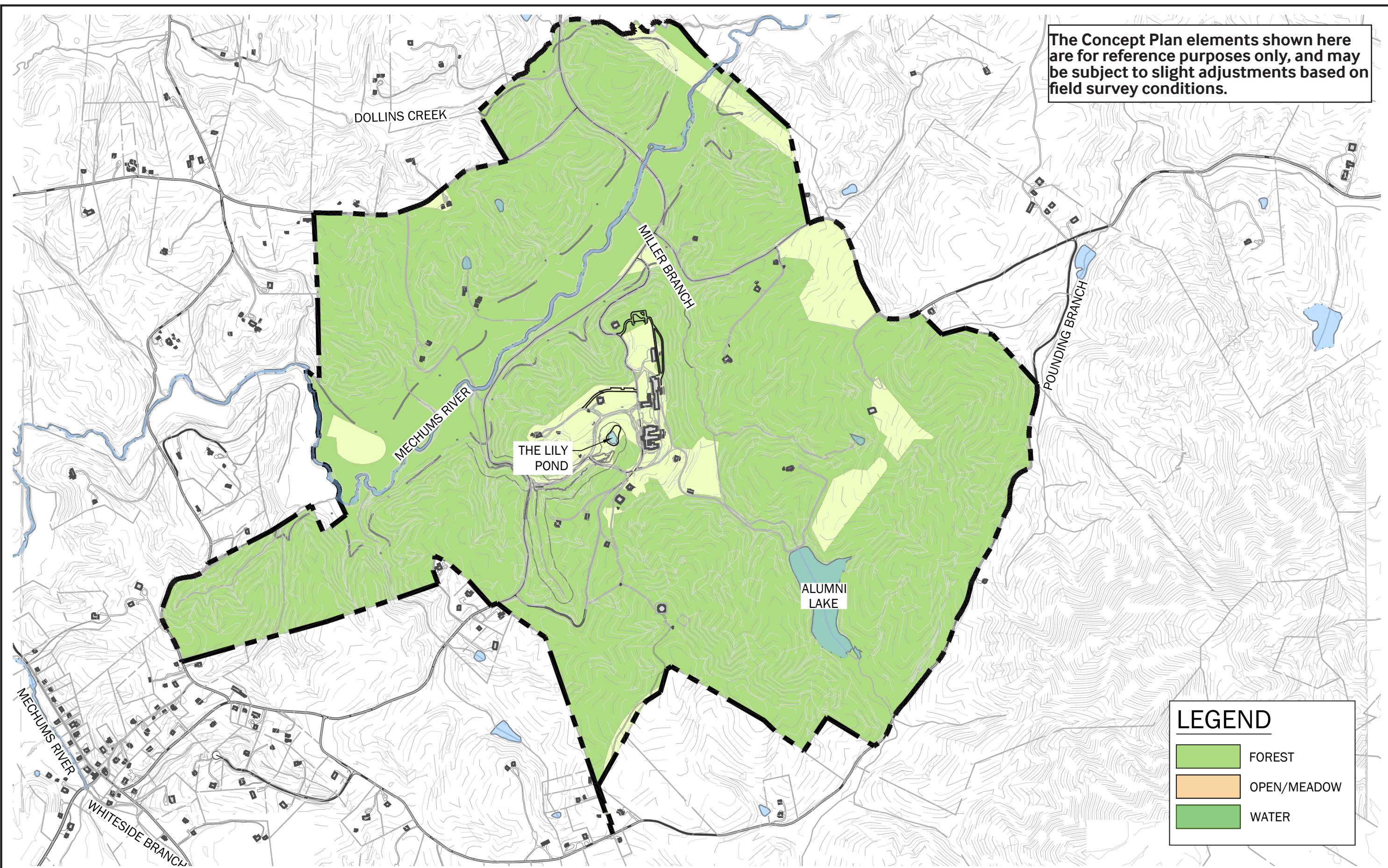
The Concept Plan elements shown here are for reference purposes only, and may be subject to slight adjustments based on field survey conditions.

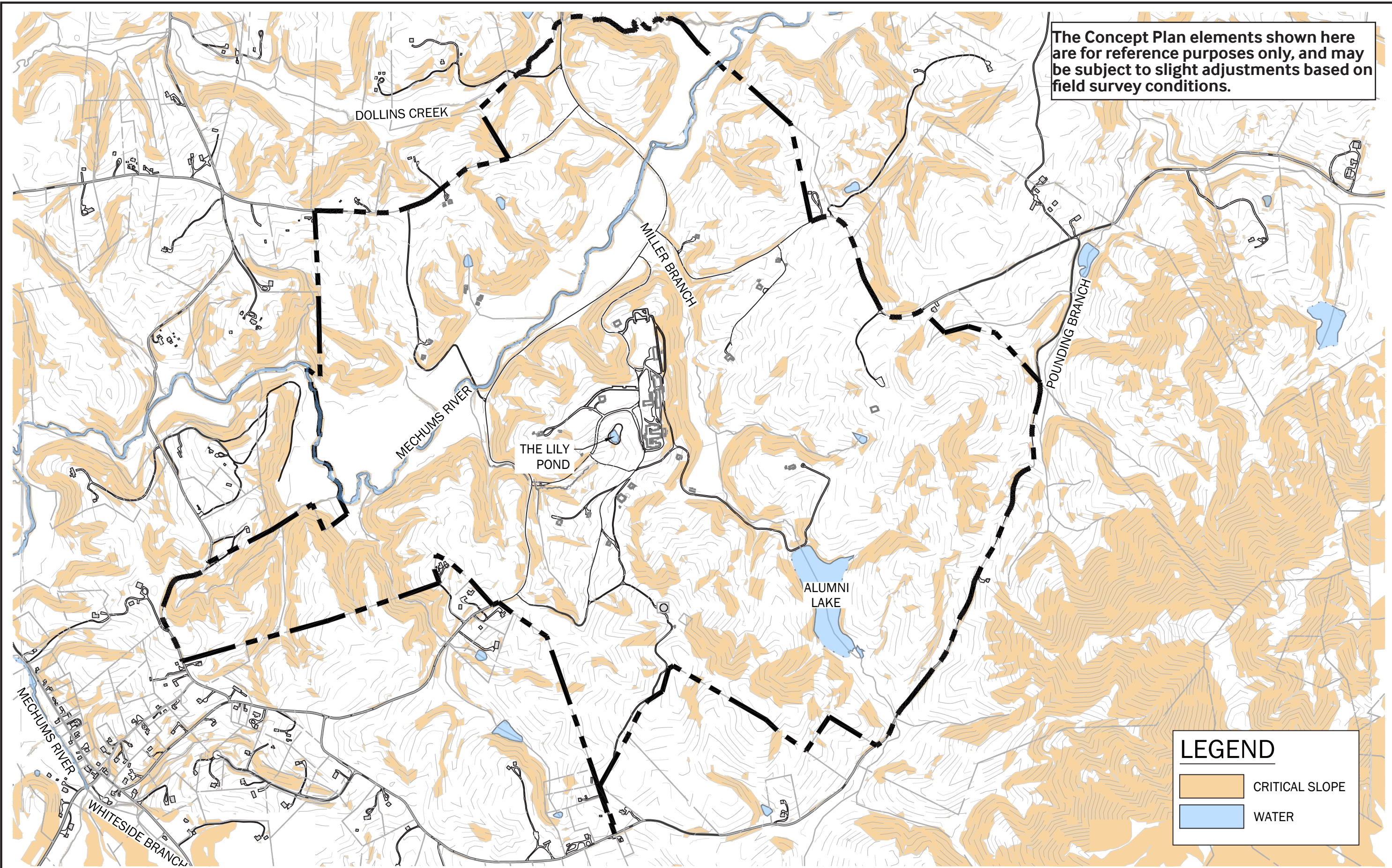
LEGEND

FOREST

OPEN/MEADOW

WATER





The Concept Plan elements shown here are for reference purposes only, and may be subject to slight adjustments based on field survey conditions.

LEGEND

CRITICAL SLOPE

WATER

LINE + GRADE

CIVIL ENGINEERING

MILLER SCHOOL

BASEMAPS

ALBEMARLE COUNTY, VIRGINIA

CRITICAL RESOURCE MAP

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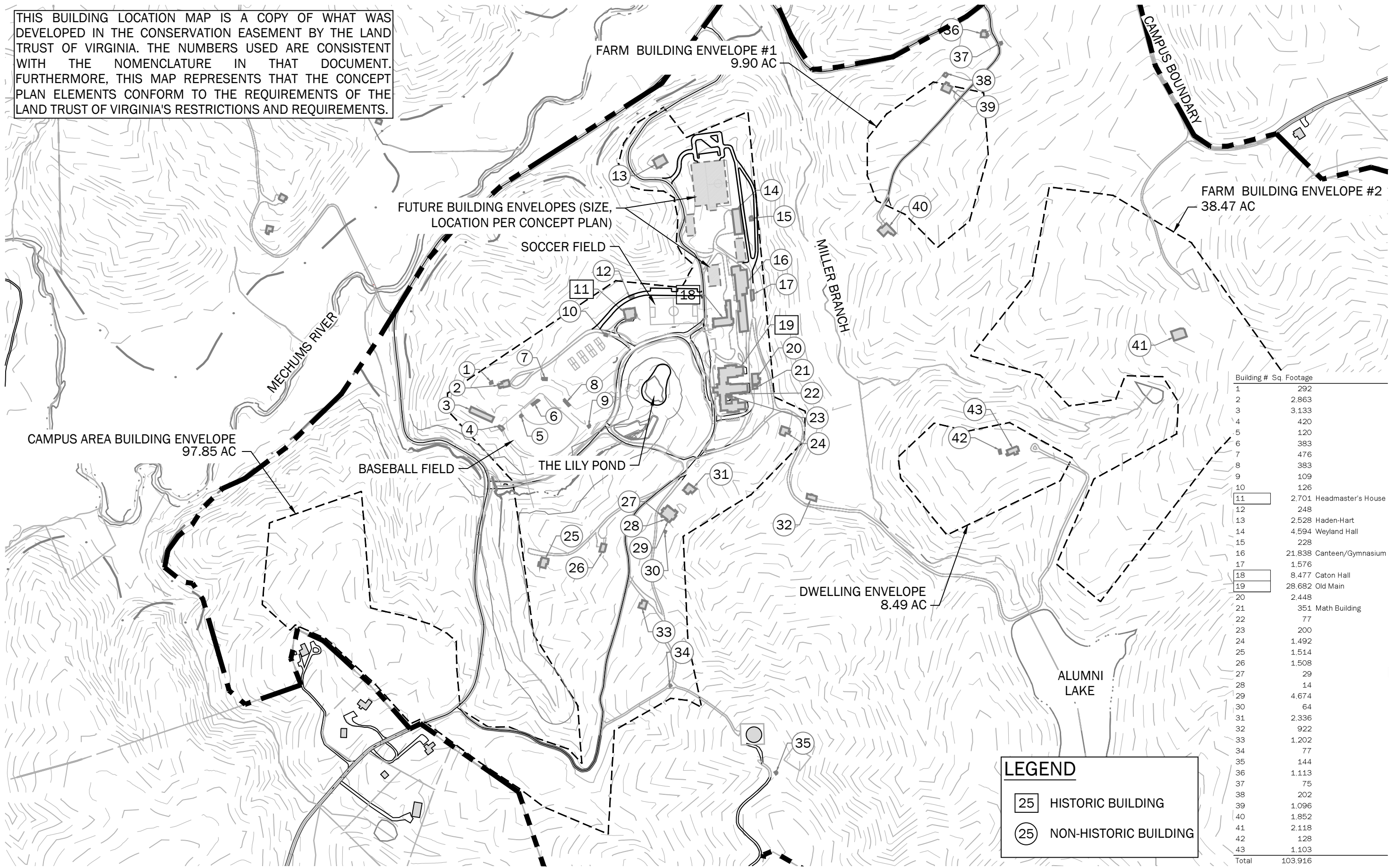
PROJECT 1905400

THE WORK OF LINE + GRADE

C1.3

Building Location Map Per Conservation Easement

THIS BUILDING LOCATION MAP IS A COPY OF WHAT WAS DEVELOPED IN THE CONSERVATION EASEMENT BY THE LAND TRUST OF VIRGINIA. THE NUMBERS USED ARE CONSISTENT WITH THE NOMENCLATURE IN THAT DOCUMENT. FURTHERMORE, THIS MAP REPRESENTS THAT THE CONCEPT PLAN ELEMENTS CONFORM TO THE REQUIREMENTS OF THE LAND TRUST OF VIRGINIA'S RESTRICTIONS AND REQUIREMENTS.



Building #	Sq. Footage
1	292
2	2,863
3	3,133
4	420
5	120
6	383
7	476
8	383
9	109
10	126
11	2,701 Headmaster's House
12	248
13	2,528 Haden-Hart
14	4,594 Weyland Hall
15	228
16	21,838 Canteen/Gymnasium
17	1,576
18	8,477 Caton Hall
19	28,682 Old Main
20	2,448
21	351 Math Building
22	77
23	200
24	1,492
25	1,514
26	1,508
27	29
28	14
29	4,674
30	64
31	2,336
32	922
33	1,202
34	77
35	144
36	1,113
37	75
38	202
39	1,096
40	1,852
41	2,118
42	128
43	1,103
Total	103,916

LEGEND

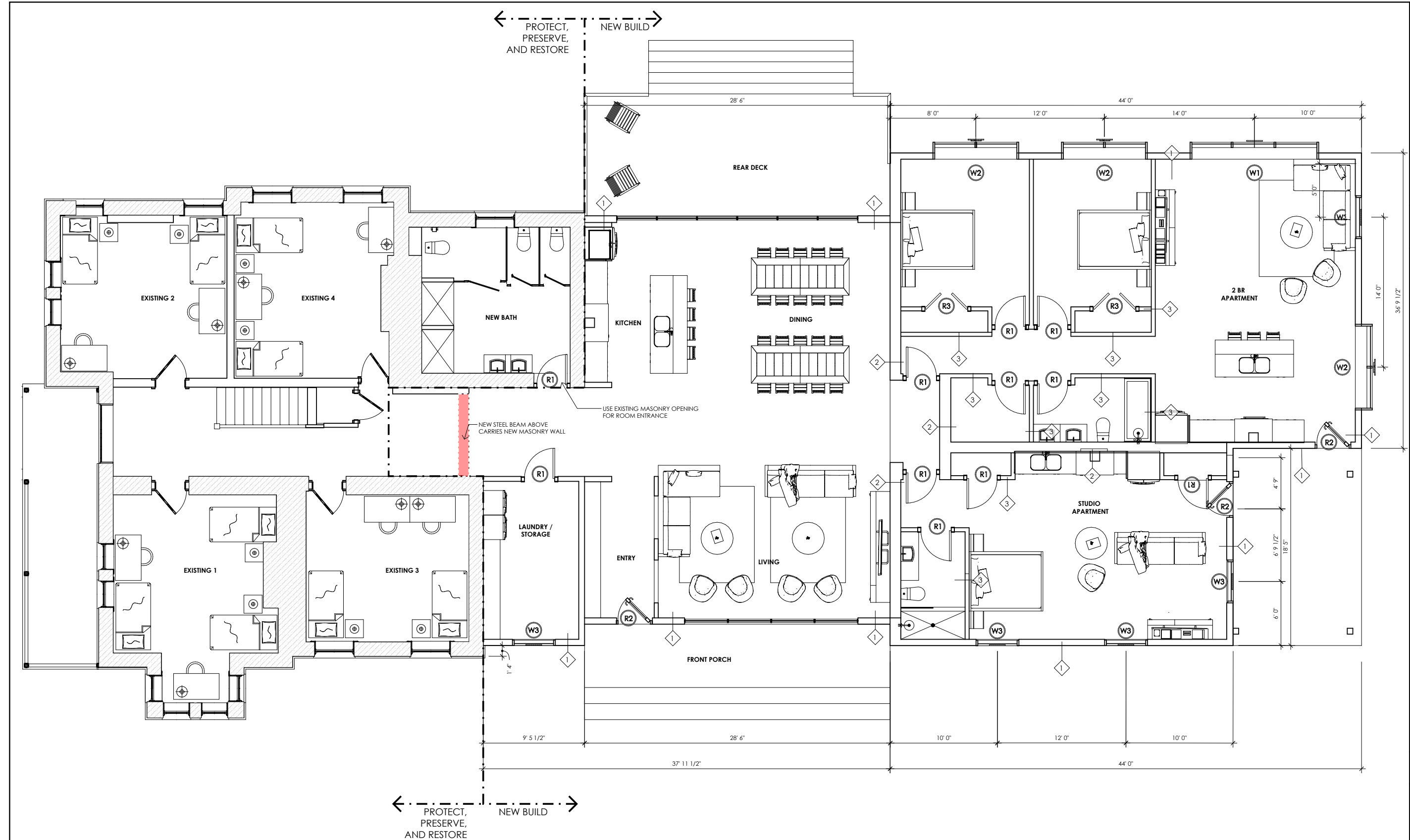
25

HISTORIC BUILDING

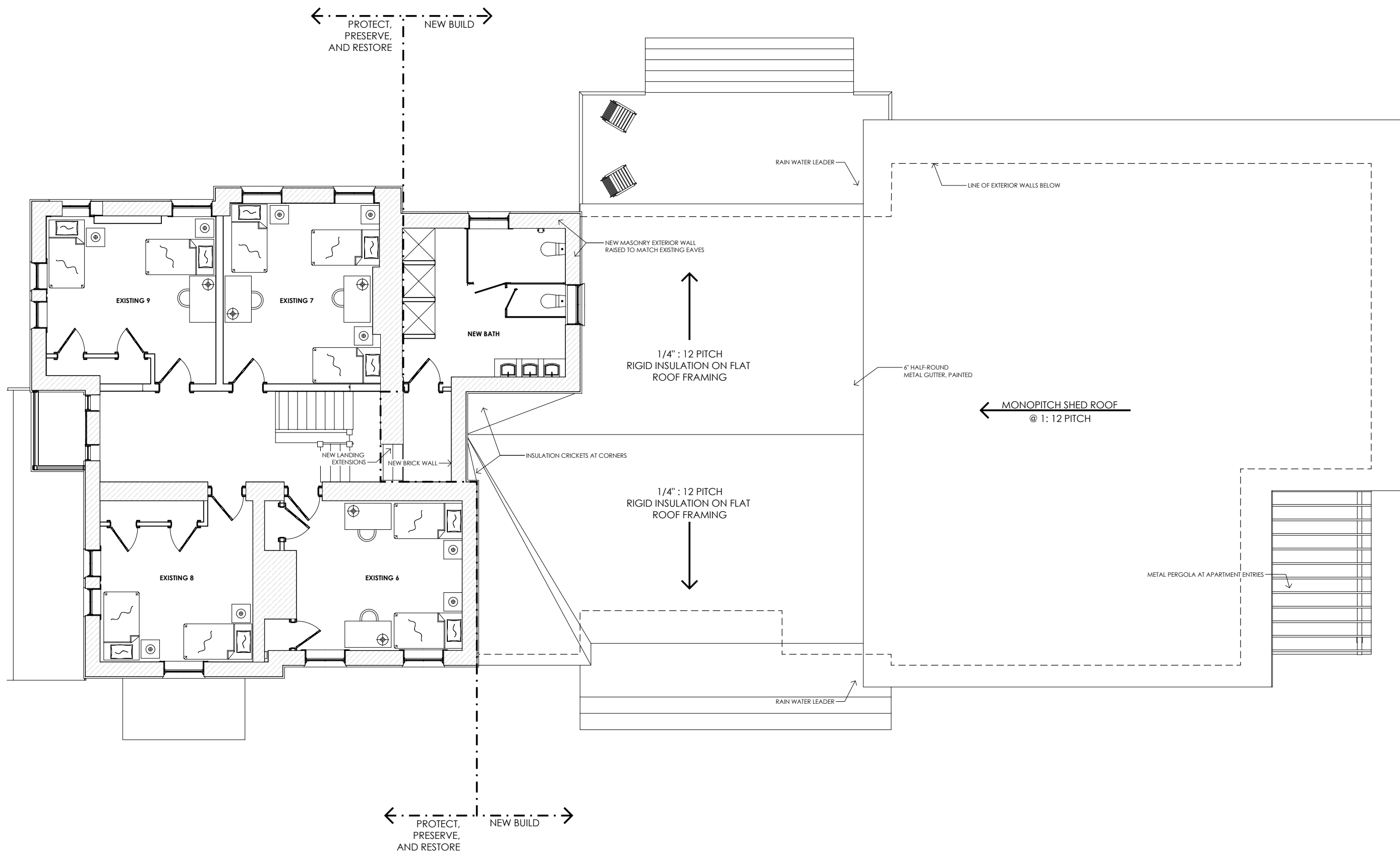
25

NON-HISTORIC BUILDING

Haden Hart Dorm Expansion Floor Plans



1 PROPOSED FIRST FLOOR PLAN
A1.1 1/4" = 1'-0"



1
A1.2 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

HADEN HART DORMITORIES
MILLER SCHOOL OF ALBEMARLE
ALBEMARLE COUNTY, VIRGINIA

T H E W O R K O F
LINE+GRADE