

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

AGENDA TITLE: SP201900007 Tandem Friends School Pavilion SUBJECT/PROPOSAL/REQUEST: Request to amend existing special use permit SP201500021 to permit the construction of an approximately 4,500-square foot pavilion-type building for use as dining and meeting space at an existing private school campus on a 24.508-acre parcel. No increase in student enrollment is proposed. SCHOOL DISTRICTS: Monticello High, Walton Middle, Cale Elementary schools	AGENDA DATE: April 15, 2020 STAFF CONTACT(S): Filardo, Rapp, Nedostup, Reitelbach PRESENTER(S): Andrew Reitelbach, Senior Planner
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BACKGROUND:

At its meeting on February 18, 2020, the Planning Commission (PC) conducted a public hearing and voted 6:0 to recommend approval of SP201900007 with the conditions outlined in the staff report. Attachments A, B, and C are the Planning Commission staff report, Planning Commission action letter, and minutes from the meeting.

DISCUSSION:

The Planning Commission did not recommend any changes. However, minor wording changes to Condition #4, which do not change the substance of the condition, were recommended by the County Attorney's office after the PC public hearing, in response to questions of clarity brought up by Commissioners. Attachment D provides the revised condition #4, inclusive of the language recommended by the County Attorney's office. The other conditions remain the same. In addition, the applicant has provided a revised concept plan (Attachment E) since the PC public hearing, depicting new locations for emergency fire access and stormwater management facilities. These revisions were included in the concept plan after discussions with Albemarle County Fire-Rescue and the Engineering division and do not constitute significant changes to the proposed plan, as such facilities are required to be addressed at the site planning stage. Staff has no concerns with the revised concept plan.

RECOMMENDATIONS:

Staff recommends that the Board adopt the attached Resolution (Attachment F) to approve SP201900007 with the revised conditions, including the revised concept plan.

ATTACHMENTS:

- A – Planning Commission Staff Report
 - A.1 – Location Map
 - A.2 – Zoning Map
 - A.3 – Project Narrative, dated December 10, 2019
 - A.4 – Concept Plan, dated December 10, 2019
- B – Planning Commission Action Letter
- C – Meeting Minutes from 02/18/2020 PC Public Hearing
- D – Revised Language for Condition #4
- E – Revised Concept Plan, dated March 24, 2020
- F – Resolution to Approve SP201900007