

**Albemarle County Planning Commission
FINAL Minutes February 18, 2020**

The Albemarle County Planning Commission held a public hearing on Tuesday, February 18, 2020 at 6:00 p.m., at the County Office Building, Lane Auditorium, Second Floor, 401 McIntire Road, Charlottesville, Virginia.

Members attending were Julian Bivins, Chair; Karen Firehock, Vice-Chair; Tim Keller; Jennie More; Bruce Dotson; Rick Randolph; and Luis Carrazana, UVA representative.

Members absent: Corey Clayborne.

Other officials present were Michaela Accardi; Andy Reitelbach; Stacey Pethia; David Benish, Chief of Planning; Andy Herrick, County Attorney's Office; and Carolyn Shaffer, Clerk to the Planning Commission.

Call to Order and Establish Quorum

Mr. Bivins called the regular meeting to order at 6:00 p.m. and established a quorum.

Mr. Bivins acknowledged that in the audience, there were students attending from the Department of Urban and Environmental Studies.

From the Public: Matters Not Listed for Public Hearing on the Agenda

Mr. Bivins asked if there were any matters from the public not listed for public hearing on the agenda that anyone would like to speak to.

Hearing none, Mr. Bivins closed matters from the public and moved on to the next item.

Consent Agenda

Mr. Bivins asked if anyone cared to pull the item that was on the consent agenda.

Ms. More moved to approve the consent agenda. Mr. Keller seconded the motion, which carried unanimously (6:0). (Mr. Clayborne was absent.)

Public Hearing Items

SP201900007 Tandem Friends School Pavilion

Mr. Andy Reitelbach, Senior Planner, presented the staff report. He said this is a Special Use Permit that is an amendment to a previous SP (SP2015-21).

Mr. Reitelbach presented a map of the location of the Tandem Friends School. He said it is an existing private school campus on a parcel of approximately 24.5 hours. He said it is located on Mill Creek Drive, across from Monticello High School, is slightly east of the Monticello Fire Rescue Station, and slightly west from Mill Creek Drive's intersection with Scottsville Road and the Stone Creek apartment complex.

Mr. Reitelbach presented a zoomed-in aerial view of the campus and the site of the new building being proposed with the SP.

Mr. Reitelbach said the current zoning of the Tandem Friends School property is R1 Residential (1 unit per acre). He explained that other certain institutional uses, however, such as private schools, are permitted by Special Use Permit within the R1 Zoning District. He said other nearby zoning districts include the Planned Residential Development of Stone Creek apartments, and R15 (which is the zoning designation where the public buildings of Monticello High School and the Fire Rescue Station are).

Mr. Reitelbach presented a map showing the Comprehensive Plan designation in the Southern and Western Urban Neighborhoods Master Plan. He said the Tandem School site (shown in yellow) is Neighborhood Density Residential, which recommends residential as the primary use, but does recommend schools (such as Tandem) as secondary uses.

Mr. Reitelbach said all around the Tandem School's property are Institutional designations, where Monticello Fire Rescue Station, Monticello High School, and the properties to the south (which are owned by either Albemarle County or the County School Board) are located. He said there is Urban Residential Density, farther to the east, where the Stone Creek apartments are located.

Mr. Reitelbach said the proposal for the project is to amend an existing SP (SP2015-21). He said the request is to permit one new pavilion-type building on the campus to be used as dining and meeting space for the school. He said it would be approximately one story, with a mezzanine, a covered porch, and garage doors along the sides to allow the space to be opened to the elements when the weather is nice (or to be closed during inclement weather).

Mr. Reitelbach said that in a future phase, the applicant has also indicated that they would potentially like to include a kitchen in the space as well. He said this is covered within the Special Use Permit, all within the approximately 4,500 square feet covered footprint that the applicant is requesting with the Special Use Permit. He said there is also a deck proposed for the eastern side of the building.

Mr. Reitelbach said new sidewalks are proposed to be constructed to provide pedestrian access to the building from the other buildings on the campus.

Mr. Reitelbach said the maximum number of students allowed by the existing Special Use Permit will remain the same, at 250. He said none of the entrances onto Mill Creek Drive or being changed with the proposal. He said the traffic circulation is not changing, and that it was only the sidewalks for pedestrian uses that would change. He said there is also additional right of way provided for fire access, as shown on the concept plan.

Mr. Reitelbach presented the concept plan being provided by the applicant, showing what is proposed. He said the large inset was a close-up view of where the new building is being proposed. He said the building is being proposed in the lower-right of the concept plan, which is the northeast corner of the site. He said it is adjacent to other buildings, and helps to further enclose the quad. He said the deck can be seen to the bottom of the building.

Mr. Reitelbach said staff has developed conditions recommended for the Special Use Permit: that the development shall be in general accord with the concept plan that was shown, and shall reflect

the major elements listed, including building orientation and size, location of building, limits of disturbance, and parking lot layout and landscaping; and minor modifications to the plan, which do not conflict with the elements that may be made at the site plan stage, to ensure compliance with the Zoning Ordinance.

Mr. Reitelbach said Conditions 2 and 3 are being carried over from the previous Special Use Permit, which is that additional buildings may only be authorized by a new special use permit, and that total school enrollment shall not exceed 250 students.

Mr. Reitelbach said Condition 4 is new condition for the application, which is to provide a curfew for amplified sound at the building at 10:00 p.m. Sunday through Thursday nights, and through 7:00 a.m. the following morning; and for Friday and Saturday nights, 11:00 p.m. through 7:00 a.m. He said the reason for this is that with the pavilion building being open and having the garage doors, it would not be as sound proofed as other potential buildings could be. He said this would ensure that there are some limits on amplified sound in the building to ensure that neighbors are not negatively affected by any sound that may occur. He added that this building is closer to the property line than the current buildings are.

Mr. Reitelbach said staff recommends approval, with the four conditions.

Mr. Dotson said he had a question about Condition 4. He said he had trouble visualizing the hours and wanted Mr. Reitelbach to state them again.

Mr. Reitelbach replied that there would be hours for Sunday nights through Thursday nights.

Mr. Dotson asked if this was only referring to nighttime.

Mr. Reitelbach said the curfew would be only between 10:00 p.m. at night and 7:00 a.m. the following morning on each of the weeknights (Sunday night, Monday night, Tuesday night, Wednesday night, and Thursday night). He said the curfew would be 11:00 p.m. through 7:00 a.m. on Friday nights and Saturday nights.

Mr. Dotson said the way Mr. Reitelbach explained it was clearer than the way it was written.

Mr. Reitelbach said staff could clarify and work on the language prior to going to the Board of Supervisors.

Ms. More asked if Mr. Reitelbach could go back to Attachment 1 (the aerial view). She said she was having trouble orienting herself with the concept plan, and asked if the location was where the star was located on the view.

Mr. Reitelbach replied yes. He said the site of the new building is roughly where the star is on the slide. He explained how the photos of the aerial views were oriented.

Mr. Bivins said going through the list of SPs that have been approved, there have been a number approved where there didn't seem to be any corresponding building on the plan. He asked if, as a point of reference, there was a sunset on SPs.

Mr. Reitelbach replied there was not on this particular SP. He said there were sunsets on some SPs that have been approved previously.

Mr. Bivins said on this property, for instance, there are three things for which there are SPs, but they don't appear.

Mr. Reitelbach replied that there is not a sunset on this particular project.

Mr. Bivins opened the public hearing to hear from the applicant.

Mr. Bill Adams (Trane Architects) and Michelle Schlesinger (Tandem Friends School) represented the applicant. He said he would start by having Ms. Schlesinger say a few words about the program.

Ms. Schlesinger said as seen clearly on the concept plan, the applicant has indicated where the pavilion would be. She said they have designed the space to close out the quad of the campus and have everything be in reference to the quad. She said the goal for the space is to provide a multiuse space that will primarily be used for dining for the students, as well as for meeting space and other uses throughout the school day.

Ms. Schlesinger said as mentioned in the application, this does not increase the number of students the school is asking to have as part of their program, and that they will be staying with the 250 maximum of the existing permit. She said they do not feel that any of the conditions that have been placed, with the noise restrictions and so forth, would hamper the program.

Mr. Adams presented an image showing how the pavilion completes the figure of the quad. He said what Tandem was looking for was a different kind of space than what they currently have. He said the space is an outdoor type of space. He said the color is a recessive color that doesn't stand out. He said the massing is carefully calibrated to go with the existing buildings and not present too much mass on other parts of the parcel.

Mr. Adams said the building will not have air conditioning, but will be open and have views to the quad and community. He said for security purposes, they can shut the garage doors, as well as for selected winter use. He said it is seen as a swing space, and that the main assembly area is about 1,750 square feet. He said the total of what is currently proposed is slightly under 3,000 square feet, and that part of this is the porch, while another part is the service area to the north. He said the kitchen would be a later addition of about 1,000 square feet.

Mr. Randolph asked what the applicant is proposing as the source of heat during the wintertime for the facility.

Mr. Adams replied they were considering a number of options. He said in the energy code, they can heat just the bathrooms, and it will be a low-energy building, since this is an outdoor area and the use patterns are such that there may be a morning assembly for 20 minutes, and then the building won't be used again until the afternoon. He said they are considering radiant heat for the main area, which is acceptable under the energy code.

Mr. Randolph asked if the school was highly successful in terms of fundraising and exceeded their goals, if their desire would be to allow the building to be full enclosed and heated so that they would get year-round use in a heated facility, in a best-case scenario. He asked if what they were looking at was a phased development and that the first step was to get the building in, with drawdown capability to block out wind and rain. He said it is a less-than-ideal environment for

year-round, and that despite a warming climate in Central Virginia, they can still get cold weather there. He asked if this was the first step and if the goal, going forward, would be to build more of the structure based on the backbone being put in.

Mr. Adams replied that they are examining different options for HVAC in the building. He said they knew it would not be air conditioned at all, and will have two large industrial-type fans. He said they are considering radiant heat for the floor, which is a different approach as well, and that there is the possibility of having a gas-fired forced air system in the building as well, which is efficient.

Ms. Schlesinger added that the goal of the program is to keep the building as sustainable as possible and to provide shelter for the students as they are currently using the space. She said they do not currently have a space that is covered for them to eat in during the day, or to have additional meeting space for one of the school's divisions. She said they anticipate having the space open for the majority of the time, and that it would be locked down in the evenings to protect assets (e.g. chairs, tables) that would be in the space. She said the goal is to have it primarily open.

Mr. Dotson asked if this building would also augment the summer camp programs.

Ms. Schlesinger replied that they would definitely be using the building year-round.

Ms. Firehock asked if anyone from the public cared to speak.

Hearing none, Mr. Bivins asked if the applicant wanted to add any comments. Hearing no further comments, he closed the public hearing and brought the matter back for discussion and action.

Mr. Randolph moved to approve SP201900007 Tandem Friends School Pavilion, with the conditions in the staff report. Ms. More seconded the motion, which carried unanimously (6:0). (Mr. Clayborne was absent.)

Mr. Bivins said the application would move forward to the Board of Supervisors.

Old Business

Mr. Benish reminded the Commission about responding on the subject of a possible joint meeting to speak about housing with the Board of Supervisors. He asked Commissioners to respond to the email sent out about scheduling the meeting.

New Business

There was no new business.

Review of the Board of Supervisors Meeting - February 5

Mr. Benish said at the February 5 Board of Supervisors meeting, there was only one item that the Board acted on that the Planning Commission had previously reviewed, which was ZMA201900011 Seminole Lane. He said this is the commercial area along Route 29 North, across from Walmart. He said the Board approved that rezoning as recommended and reviewed by the Commission.

Mr. Benish added that the Planning Commission would be receiving a new calendar, as there had been some changes made.

Adjournment

At 9:23 p.m., the Commission adjourned to March 10, 2020 Albemarle County Planning Commission meeting, 6:00 p.m., Lane Auditorium, Second Floor, County Office Building, 401 McIntire Road, Charlottesville, Virginia.

David Benish, Interim Director of Planning

(Recorded by Carolyn S. Shaffer, Clerk to Planning Commission & Planning Boards, and transcribed Golden Transcription Services)

Approved by Planning Commission
Date: March 10, 2020
Initials: CSS