

**COUNTY OF ALBEMARLE
TRANSMITTAL TO THE BOARD OF SUPERVISORS**

SUMMARY OF PLANNING COMMISSION ACTION

<p>AGENDA TITLE: SE202000019, Christian Aid Mission – disturbance of critical slopes</p> <p>SUBJECT/PROPOSAL/REQUEST: Special Exception request for disturbance of critical slopes to allow construction of a new entrance from Broomley Road per <i>County Code</i> § 18-4.2. TMP 05900-00-00-023G1 (3025 Ivy Road)</p> <p>SCHOOL DISTRICTS: Murray (Elementary School); Henley (Middle School); Western Albemarle (High School)</p>	<p>AGENDA DATE: July 7, 2021</p> <p>STAFF CONTACTS: Filardo, McCulley, Rapp, Benish</p> <p>PRESENTER: David Benish, Development Process Manager</p>
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BACKGROUND:

This proposed Special Exception is to allow grading of critical slopes (25 percent or greater slopes) to allow the construction of an entrance to the Christian Aid Mission property from Broomley Road.

This request was first scheduled for Planning Commission review based on the history of a similar Special Exception request submitted in 2014 to disturb critical slopes for a new entrance from Broomley Road. The prior request was in a different location on Broomley Road, farther east and closer to the Ivy Road intersection than the current proposal. That request was submitted and reviewed in conjunction with a Special Use Permit request to expand enrollment of the private school located on the property. Though Staff had recommended approval, the Board denied that 2014 Special Exception request. Further information regarding the prior proposal and action is provided in the attached staff report.

At its meeting on May 18, 2021, the Planning Commission unanimously voted to recommend approval of the SE202000019, Christian Aid Mission Critical Slope Waiver request.

DISCUSSION:

County Code §§ 18-4.2.3(b) and 18-4.2.5(a) allow disturbance of critical slopes, provided the findings in § 18-4.2.5(a)(3) are made. Please see Attachment A for staff's full analysis of this proposal.

Based on the findings in the attached staff report, staff recommends approval of the applicant's request to disturb critical slopes with a condition specifying the general location and area of critical slopes that may be impacted.

RECOMMENDATIONS:

Staff recommends that the Board adopt the attached Resolution to approve the Special Exception (Attachment D).

ATTACHMENTS:

A – Planning Commission Staff Report
A1 – Vicinity Map

- A2 – Critical Resources Map
- A3 – Proposed location of the single-family house
- A4 – Erosion and Sediment Control Plan, dated May 24, 2019(revised October 31, 2019)
- A5 – Original Special Exception application and justification, received July 24, 2019
- A6 – Updated letter from the soil consultant, dated November 4, 2019
- A7 – Updated information requested by the Board of Supervisors during their October 16, 2019 meeting
- B – PC Action Memo
- C – PC Minutes, May 18, 2021 Meeting
- D – Resolution to approve Special Exception