COUNTY OF ALBEMARLE
TRANSMITTAL TO THE BOARD OF SUPERVISORS

SUMMARY OF PLANNING COMMISSION ACTION

AGENDA TITLE: SP-2026-00001 Alberene Yoga Retreat; SE-2026-00004; and SE-2026-00005 **SUBJECT/PROPOSAL/REQUEST:** Special Use Permit for a Boarding camp, with recreational facilities such as yoga and hiking trails, and associated special exception requests for travel aisle grade and parking lot curb and gutter. **SCHOOL DISTRICT:** Red Hill Elementary School, Walton Middle School, Monticello High School	**AGENDA DATE:** December 2, 2026 **STAFF CONTACT(S):** Wall, Svoboda, Barnes, McDermott, Ragsdale, Loppacker **PRESENTER (S):** Ben Loppacker, Planner I

BACKGROUND:
A public hearing was held at the Planning Commission (PC) on August 25, 2026, on the above-noted applications. No members of the public spoke at the public hearing. The PC voted to recommend approval of the request by a vote of 6:0 (Commissioner Carrazana absent) for reasons stated in the staff report.

The PC staff report, action memo, and minutes are attached (Attachments A, B, and C).

DISCUSSION:
Since the public hearing, the conditions of approval have been updated for clarity, but no substantive changes have been made since the PC meeting.

RECOMMENDATIONS:
Staff recommends that the Board adopt the attached Resolutions (Attachment D, E, and F) to approve SP-2026-00001, SE-2026-00004 and SE-2026-00005 with the proposed conditions.

ATTACHMENTS:

A. August 25, 2026 Planning Commission Staff Report
   - A1. Location Map
   - A2. Applicant Narrative
   - A3. Concept Plan
   - A4. Public Comment
   - A5. SE-2026-00004 Narrative for Vehicle Travel Aisle Grade Increase
   - A6. SE-2026-00005 Narrative for Parking Lot Curb and Gutter Waiver

B. Planning Commission Action Letter
C. Planning Commission Minutes
D. Resolution to approve SP-2026-00001 Alberene Yoga Retreat
E. Resolution to approve SE-2026-00004 Special Exception Vehicle Travel Aisle Grade Increase
F. Resolution to approve SE-2026-00005 Special Exception Parking Lot Curb and Gutter Waiver