



COUNTY OF ALBEMARLE
Department of Community Development
401 McIntire Road, North Wing
Charlottesville, Virginia 22902-4596

Phone (434) 296-5832

Fax (434) 972-4126

September 18, 2015

Eugene Ryang
418 East Main Street
Charlottesville Va 22902

RE: SP201500011 Montessori Community School

Dear Mr. Ryang:

The Albemarle County Planning Commission, at its meeting on September 1, 2015, by a vote of 7:0 recommended approval of the above-noted petition to the Board of Supervisors.

Please note that this recommendation is subject to the following conditions:

1. Enrollment shall not exceed three hundred (300) students;
2. Development of the use shall be in general accord with the "Mountaintop Montessori School, Sheet 2, entitled Master Plan", prepared by Water Street Studio, dated February 17, 2015, revised June 15, 2015, as determined by the Director of Planning and the Zoning Administrator. To be in general accord with the plan, development shall reflect the general size, arrangement, and location of buildings, the Amphitheatre, playgrounds and ball fields, wooded natural area, and parking areas. Minor modifications to the plan which do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance; and
3. Construction of [e.g., for example "building identified as the New Upper Elementary & Laboratory Space shown on"] the "Master Plan" referenced in Condition 2 above shall commence by three (3) years from the Board of Supervisors approval date or this special use permit shall expire.

Within 30 days of the date of this letter, please do one of the following:

- (1) Resubmit in response to Planning Commission recommendations**
- (2) Request indefinite deferral**
- (3) Request that your Board of Supervisors public hearing date be set**
- (4) Withdraw your application**

If you should have any questions or comments regarding the above noted action, please do not hesitate to contact me at (434) 296-5832.

Sincerely,

Claudette Grant
Senior Planner
Planning Division