

**RESOLUTION TO APPROVE
SP 2015-11 MONTESSORI COMMUNITY SCHOOL**

WHEREAS, the Montessori Community School of Charlottesville is the record owner (the “Owner”) of Tax Map and Parcel Numbers 07800-00-00-012A0 and 07800-00-00-011B0 (the “Property”); and

WHEREAS, the Montessori Community School was located at the Pantops Mountain location in 1991, and the Board subsequently approved a series of special use permits and amendments thereto including, but not limited to a special use permit to allow the school to expand (SP1999-04), a special use permit to amend SP 99-04 to allow the replacement of modular trailers with permanent buildings for 40,700 square feet of building area (SP2006-38), a special use permit to extend the approval of SP2006-38 (SP 2009-01), and a special use permit to amend the special use permit conditions regarding fencing and the construction of proposed buildings (SP 2014-02); and

WHEREAS, the Owner has now submitted an application for a special use permit to amend SP 2006-38 and SP 2009-01 to revise the site layout, concept plan and conditions, and the application is identified as Special Use Permit 2015-00011 Montessori Community School (“SP 2015-11”); and

WHEREAS, on September 1, 2015, after a duly noticed public hearing, the Albemarle County Planning Commission recommended approval of SP 2015-11 with conditions recommended by staff; and

WHEREAS, on October 14, 2015, the Albemarle County Board of Supervisors held a duly noticed public hearing on SP 2015-11.

NOW, THEREFORE, BE IT RESOLVED that, upon consideration of the foregoing, the staff report prepared for SP 2015-11 and all of its attachments, the information presented at the public hearing, and the factors relevant to a special use permit in Albemarle County Code §§ 18-23.2.2 (6) and 18-33.8, the Albemarle County Board of Supervisors hereby approves SP 2015-11, subject to the conditions attached hereto.

* * *

I, Ella W. Jordan, do hereby certify that the foregoing writing is a true, correct copy of a Resolution duly adopted by the Board of Supervisors of Albemarle County, Virginia, by a vote of _____ to _____, as recorded below, at a regular meeting held on _____.

Clerk, Board of County Supervisors

	<u>Aye</u>	<u>Nay</u>
Mr. Boyd	_____	_____
Ms. Dittmar	_____	_____
Ms. Mallek	_____	_____
Ms. McKeel	_____	_____
Ms. Palmer	_____	_____
Mr. Sheffield	_____	_____

SP-2015-11 Montessori Community School 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 any improvement shown on the “Master Plan” referenced in Condition 2 above shall commence by October 14, 2018 or this special use permit shall expire.