

COUNTY OF ALBEMARLE

TRANSMITTAL TO THE BOARD OF SUPERVISORS

SUMMARY OF PLANNING COMMISSION ACTION

AGENDA TITLE: SP201600012 Chestnut Grove Baptist Church – Additional Hours	AGENDA DATE: August 3, 2016
SUBJECT/PROPOSAL/REQUEST: Amend existing special use permit to increase hours of operation for day care	STAFF CONTACT(S): J.T. Newberry, David Benish
	PRESENTER (S): J.T. Newberry

BACKGROUND:

At its meeting on July 12, 2016, the Planning Commission voted 5:0 (Dodson absent) to recommend approval of SP201600012 with conditions.

DISCUSSION:

During its review of the proposal, VDOT recommended but did not require the installation of channelizer posts within a striped area of the entrance on Buck Mountain Road. VDOT explained to the applicant how the safety of the entrance could be enhanced by installing a physical barrier on top of the striped area to ensure its function as a “right-in, right-out only” entrance.

The Planning Commission commended the applicant for improving the intersection per VDOT’s recommendation, but also expressed concern regarding the channelizer posts’ visual impact on the character of the Rural Areas. The channelizer posts are not included as a condition of approval because they were a recommendation, but not a requirement, of VDOT’s approval. The Planning Commission encouraged the applicant to consider other types of barriers to better reflect the rural nature of the site.

The County Attorney has also made a few technical corrections to the proposed conditions for SP201600012. These changes improved the clarity of the existing conditions and were not substantive.

RECOMMENDATIONS:

Staff recommends that the Board adopt the attached Resolution (Attachment A) to approve SP201600012 with the conditions attached thereto.

ATTACHMENTS:

- A - Resolution
- B - Planning Commission action letter
- C - Planning Commission staff report
- D - Planning Commission minutes