



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

Phone (434) 296-5832

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December 13, 2018

Steven Melton
Hollymead Professional Center, LLC
PO Box 8147
Charlottesville, VA 22906

RE: SP201800015 Albemarle Montessori School (Signs # 80 & 81)

Dear Mr. Melton,

The Albemarle County Planning Commission, at its meeting on December 4, 2018, by a vote of 6:0 recommended approval of the above-noted petition to the Board of Supervisors.

Please note that this recommendation is based on the following conditions:

1. Development of the use shall be in general accord with the Conceptual Plan titled "Albemarle Montessori: Special Use Permit SP2018-00015 Conceptual Site Plan and Parking Study," prepared by 30 Scale, LLC, with the latest revision date of October 24, 2018, as determined by the Director of Planning and the Zoning Administrator [Attachment C]. To be in general accord with the Conceptual Plan, development shall reflect the following major elements within the development essential to the design of the development:
 - Location of parking areas
 - Locations of drop off and pickup parking spaces
 - General location of shared playground area with the adjacent Montessori Daycare

Minor modifications to the plan which do not conflict with the above elements may be made to ensure compliance with the Zoning Ordinance.

2. The maximum enrollment shall not exceed thirty-six (36) students
3. Normal hours of operation for the school shall be from 7:15 am to 5:45 pm provided that occasional school-related events may occur after 5:45 pm.

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,

Victoria Kanellopoulos
Planner
Planning Division