



SP2021-00012

# Education Transformation Centre

Virtual Community Meeting

# Community Meetings

To **share information** about the proposed project, the development review process, and relevant policies / regulations.

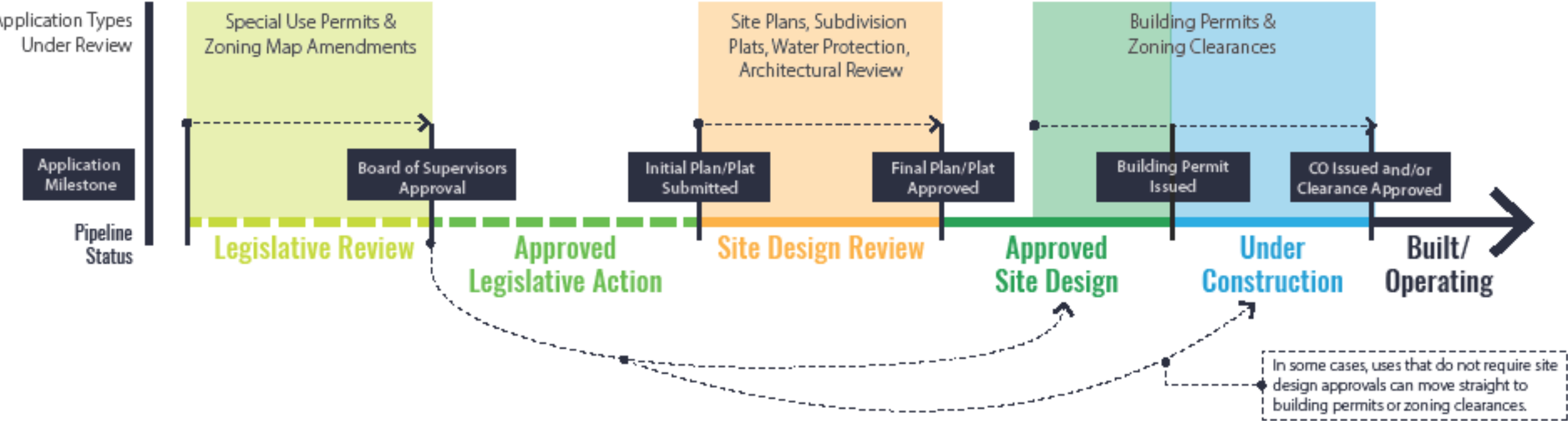
To **solicit public input** on the proposed project – a summary of this input is included in the staff report reviewed by the Planning Commission and Board of Supervisors.



A map of Albemarle County, Virginia, showing various development nodes and transit lines. The nodes are represented by colored circles with letters and numbers: A, A2, B, B2, C, D, D2, D3, E, E3, F, G, H, J, L, M, N, Q, R. The transit lines are shown as colored lines: a red line, a green line, and a blue line. Key locations labeled on the map include Fashion Square Mall, Northside Library, Rio Hill Shopping Center, and Albemarle Square Shopping Center. The text "How does development happen in Albemarle County?" is overlaid in the center of the map.

# How does development happen in Albemarle County?

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**The zoning ordinance dictates what  
can be done “by-right” today.**

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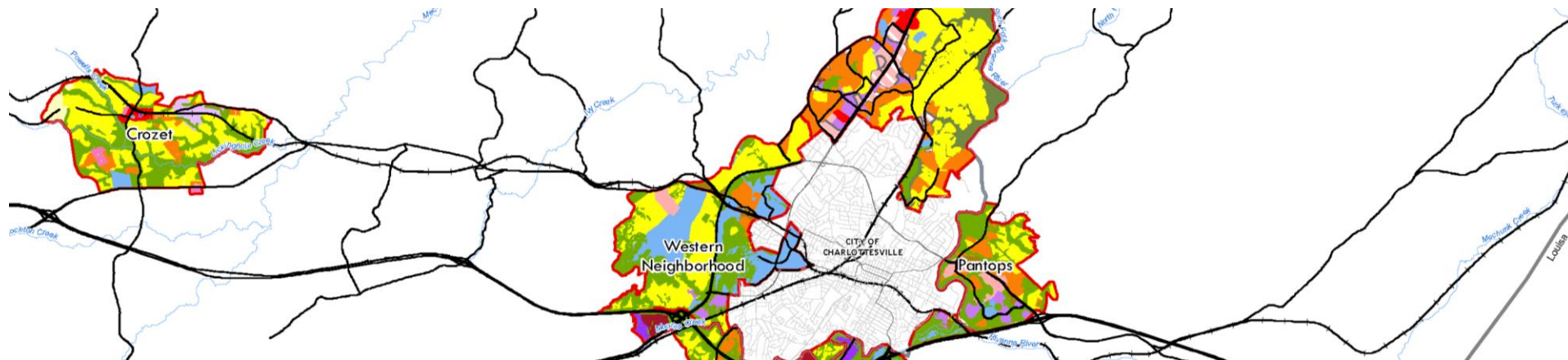
# Legislative Review

If a property owner seeks to change the zoning district or develop a use on the “special uses” list in a zoning district, **Board of Supervisors approval is required.**

This process is called **legislative review.**

The application is reviewed by:

- 1) County staff and other agencies as applicable (VDOT, Albemarle County Service Authority, Rivanna Water and Sewer Authority, etc.)
- 2) the Planning Commission, and
- 3) the Board of Supervisors.



# Special Use Permit (SP)

An application to develop one of the uses listed in the Albemarle County Zoning Ordinance as a “special use”. The Board of Supervisors can impose certain conditions to mitigate the impacts of the proposed use.

Factors for Consideration (Chapter 18 Section 33.40):

1. **No substantial detriment.** Whether the proposed special use will be a substantial detriment to adjacent parcels.
2. **Character of the nearby area is unchanged.** Whether the character of the adjacent parcels and the nearby area will be changed by the proposed special use.
3. **Harmony.** Whether the proposed special use will be in harmony with the purpose and intent of this chapter, with the uses permitted by right in the district, with the regulations provided in Section 5 as applicable, and with the public health, safety, and general welfare.
4. **Consistency with the Comprehensive Plan.** Whether the proposed special use will be consistent with the Comprehensive Plan.



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# Project Information

- Proposed Use: Private School (in existing church building)
- Parcel: Tax Map 45, Parcel 31D
- Address: 2001 Earlysville Rd, Earlysville VA 22936
- Parcel Size: 3.28-acres



# Timeline

- Comments Sent to Applicant: July 2, 2021
- Applicant is planning to submit revised materials, to address comments received by staff.
- Planning Commission Public Hearing: (No date set)
- Board of Supervisors Public Hearing: (No date set)

# Comments

If you wish to provide comments on this proposal, please send your comments to me by Thursday, September 2 (1 week).

**Mariah Gleason | [mgleason@albemarle.org](mailto:mgleason@albemarle.org)**

**End**

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