



# Albemarle County Public Schools

## Memorandum

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**DATE:** August 20, 2004  
**TO:** Kevin Castner, Superintendent  
**FROM:** *EJB* E. Diane Behrens, Executive Director of Support Services  
**RE:** Faulconer Construction Site Plan – Morgantown Road

In response to concerns raised by School Board Members on August 16, 2004, I indicated that we would like to invite a Board member to a meeting with Division staff and Planning staff to see if questions brought forward earlier by Mr. Wheeler could be addressed specifically. We planned to schedule the meeting prior to the August 26 Board meeting. After further investigation, it is my opinion that the meeting would be premature and unproductive since the Planning staff report and recommendations concerning the latest submission of the site plan will not be complete and made public until August 31.

Therefore, we have scheduled a meeting with the review staff for September 2 at 11:00 a.m. in Room 214 of the County Office Building. The purpose of the meeting will be to discuss and clarify the staff recommendations and to evaluate how our concerns have been addressed.

After the September 2 meeting, we will generate a list of changes that have occurred in the final site plan, that were not in the Preliminary Plan, as requested by the Board. Discussions with Planning staff this week indicate that significant changes have been made to address the Planning Commission's conditions made at the preliminary review.

The Certified Engineers Report that was submitted with the plan will be reviewed by Engineering staff and comments on the report should help clarify many issues. The report is reviewed by the County Engineer to determine if the use can meet the performance standards of the ordinance.

I am attaching the Official Determination of Use from the Zoning Administrator dated June 26, 2001. School Division staff believes it is a clear and appropriate determination. At the Preliminary Plan review, Planning staff determined the addition of a turn and taper lane would meet the vehicular concerns of the ordinance and that they could not require Faulconer to improve existing external roads.

I want to also make you aware that the only Site Plan appeal process from the Planning Commission to the Board of Supervisors is by the applicant for a denial. Therefore, if the School Board has concerns that are not satisfactorily addressed through the meeting on September 2, it will need to express those concerns at the public hearing on September 7.

There is a notebook in the School Board Office that includes site plans, letters, responses, and other information pertaining to the Faulconer proposal. The recently submitted "Water Protection Plan" which includes the Certified Engineers Report is also available with the notebook.