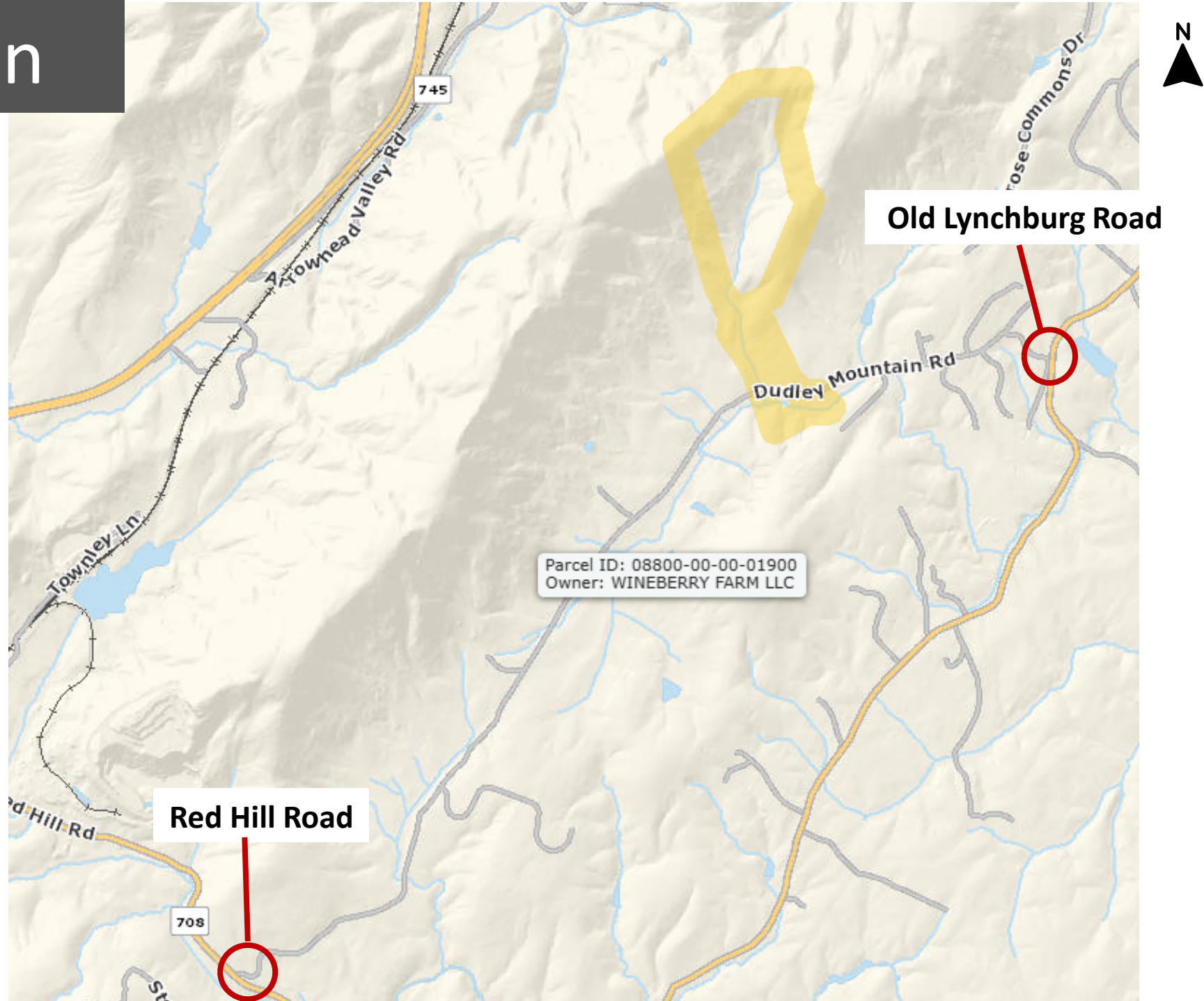


SP202400023 and
SE202400027
Congregation Beth Israel
(CBI) Forest School -
Dudley

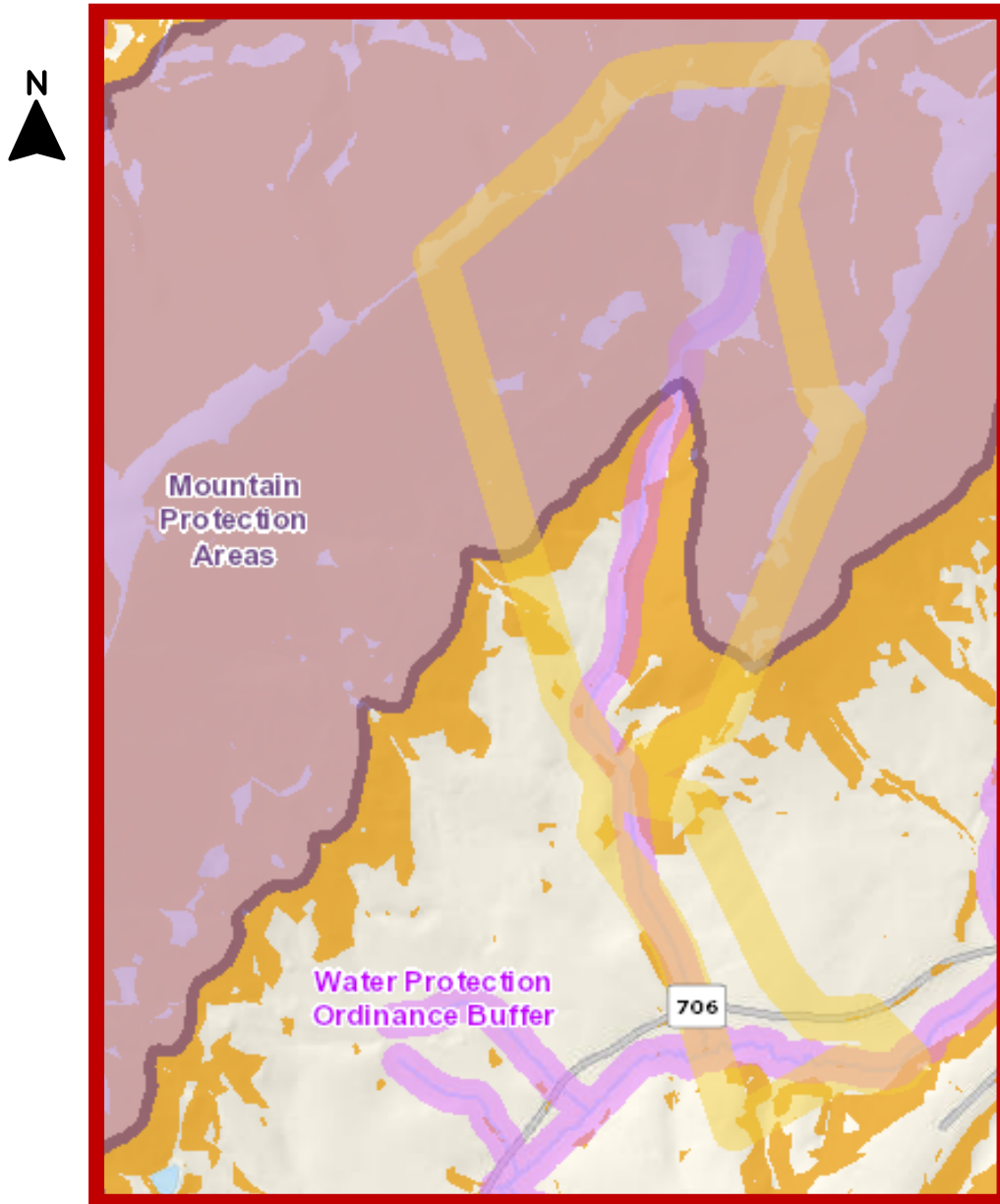
Albemarle County
Board of Supervisors
Public Hearing
August 6, 2025



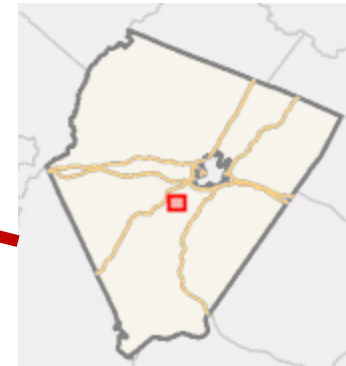
Location



Location



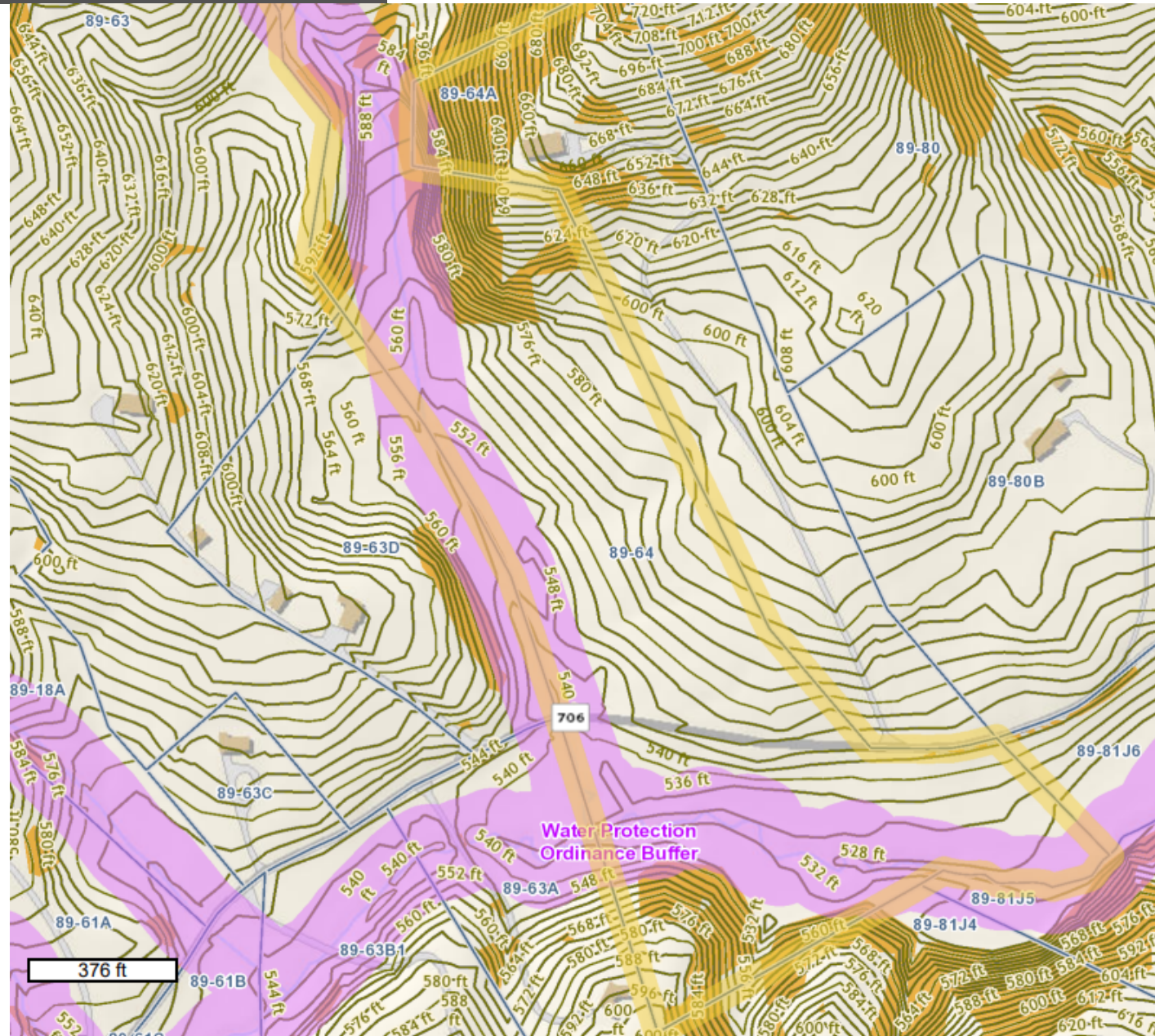
- TMP 89-64
- 156 acres
- Samuel Miller Magisterial District
- Zoning: RA Rural Areas
 - Critical Slopes, Mountain Protection Areas, Water Protection Ordinance (WPO) Buffer
- Comprehensive Plan: Rural Area – preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources; residential (0.5 unit/acre in development lots) in Rural Area 4 in the Comprehensive Plan.



Existing Conditions



Existing Conditions

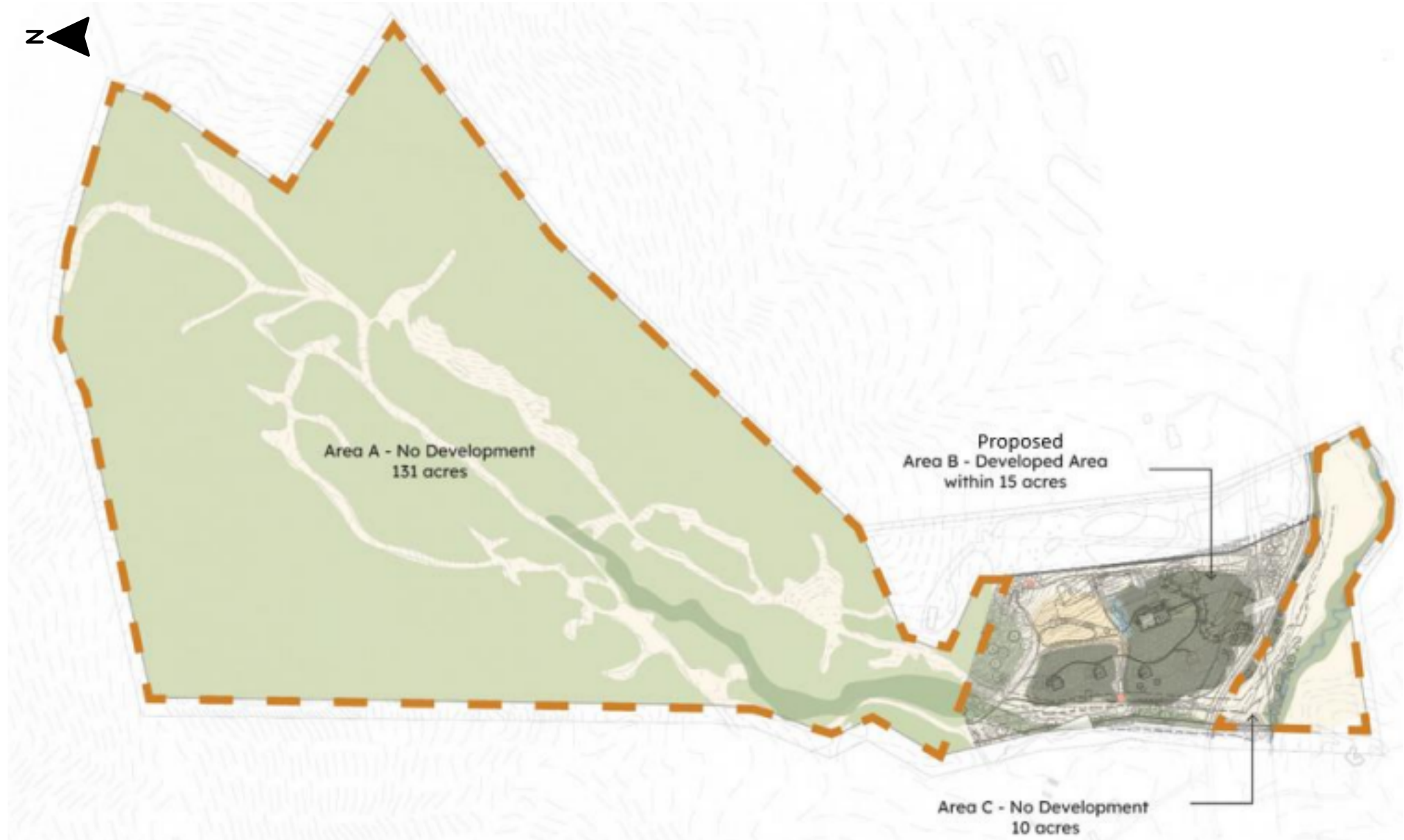


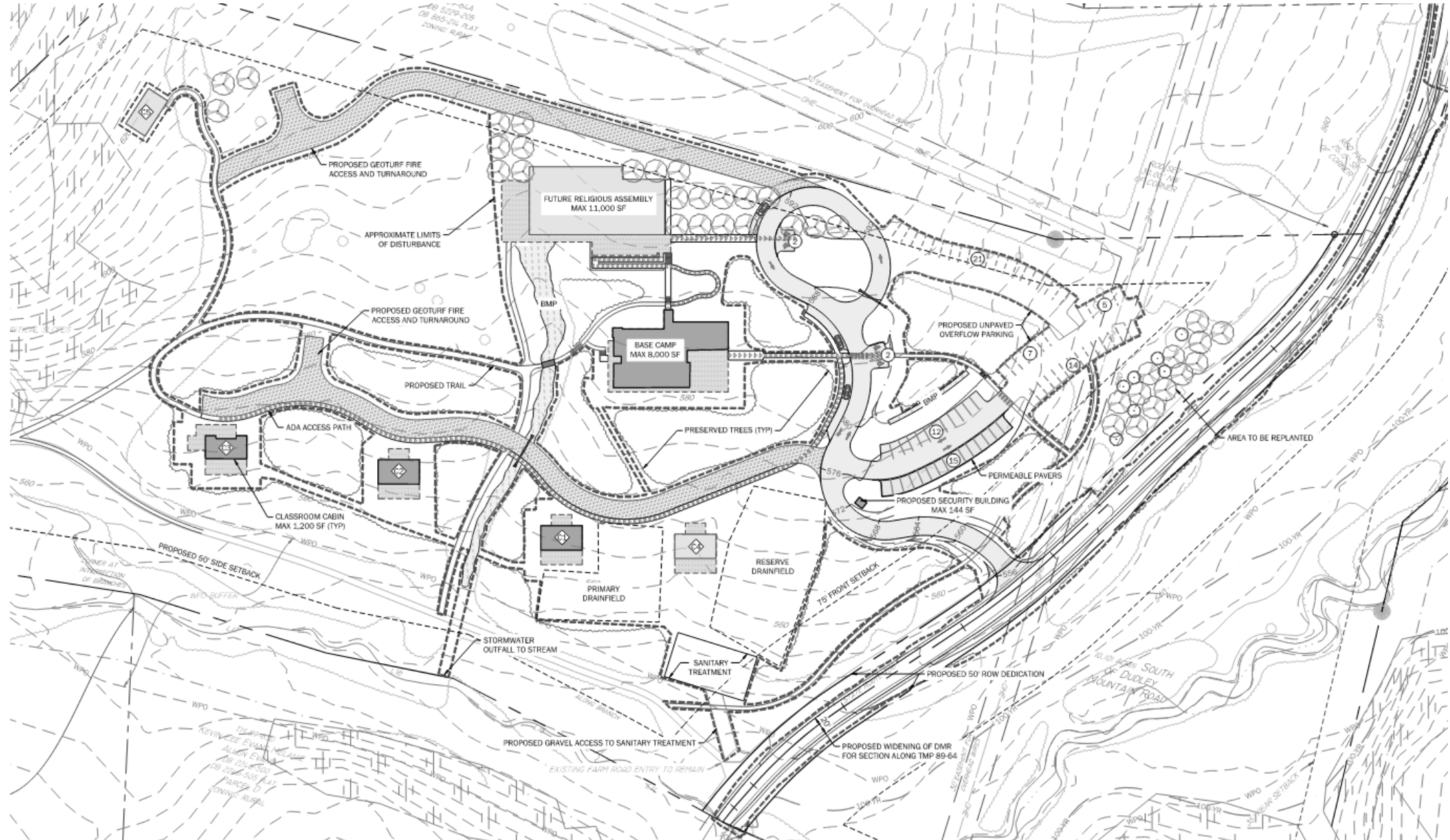
Proposal

SP202400023: Special use permit (SP) request for a new private school with a maximum enrollment of 144 students.

SE202400027: Special exception (SE) request to waive the curb and gutter requirements in parking areas along travelways.

SP202400023 Proposal





SP202400023 Proposal

- **Maximum Enrollment:** 144 students (pre-K to 5th grade)
- **Number of Staff:** 29 staff
- **Maximum Enclosed Building Area:** 25,144 sf including:
Base camp building of 8,000 sf, 5 classroom cabins at 1,200 sf each, and a security building of 144 sf. This also includes 11,000 sf of a by-right religious assembly area.
- **Yearly Use of Site:** Nearly year-round, school year + 8 weeks of summer
- **Daily School Operation Hours:** 8 am to 5 pm
- **School Drop Off Period:** 8 am to 9 am

SP202400023 Factors and Findings

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.

SP202400023 Concerns

- **ITE Data from Applicant:** 589 vehicles per day
- **Estimated Traffic Count Data from Applicant:** 460 vehicles per day
- **2018 Average Daily Trips (ADT):** 130 vehicles per day
- **If the SP were to be approved:** 590 vehicles per day

SP202400023 Concerns

VDOT Road Design Standards for Rural Local Roads

Traffic Volume	Minimum Width of Pavement	Minimum Width of Graded Shoulder
ADT* Under 400	18'	2'
ADT* 400-2000	20'	3'

Existing Conditions of Dudley Mountain Road

Traffic Volume	Width of Pavement	Width of Graded Shoulder
130 vehicles per day	15'-18'	None

If SP were to be approved: 590 vehicles per day

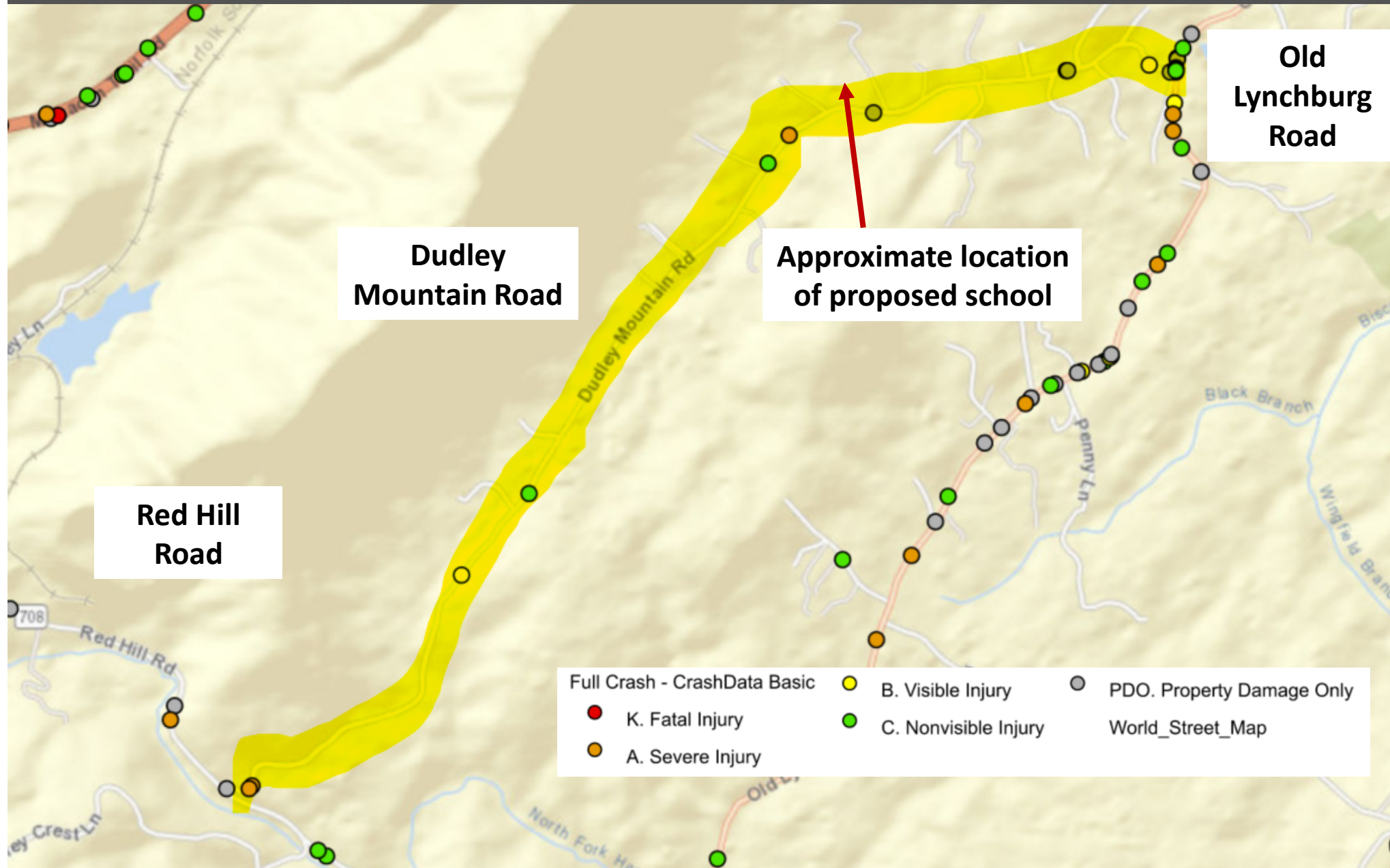
SP202400023 Concerns

- **Concerned about sightline at the intersection of Dudley Mountain Road and Old Lynchburg Road**
 - Old Lynchburg Road has a 45-mph speed limit
 - Hill disrupts sightline prior to intersection with Dudley Mountain Road



From the southside of Dudley Mountain Road looking north on Old Lynchburg Road

SP202400023 Concerns



Summary

Positive Aspects:

1. The proposed use limits development to only 15 acres of the 156-acre property.
2. Outdoor/environmental education is consistent with Comprehensive Plan goals promoting greater public familiarity with the Rural Area and with natural systems.

Concerns:

1. Dudley Mountain Road does not meet applicable VDOT standards for rural local roads.

SP202400023 Staff Recommendation

At the May 13 PC Public Hearing, the PC voted 3:2 to recommend approval of SP202400023 with conditions.

Staff recommends that the Board adopt the attached resolution (Attachment H) to deny SP202400023 Congregation Beth Israel (CBI) – Dudley.

Special exception (SE) request to waive the curb and gutter requirements in parking areas along travelways.

SE202400027 Staff Recommendation

Staff recommends that the Board adopt the attached resolution (Attachment I) to deny SE202400027 Congregation Beth Israel (CBI) – Dudley.

SP202400023 and SE202400027

Questions?



Motions for Special Use Permit: SP202400023

To **deny** Special Use Permit SP202400023:

I move to adopt the resolution attached to staff report as Attachment H.

To **approve** Special Use Permit SP202400023:

*I move to adopt the resolution attached to the staff report as Attachment F. **State reasons for approval.***

Motions for Special Use Permit: SE202400027

To **deny** Special Exception SE202400027:

I move to adopt the resolution attached to staff report as Attachment I.

To **approve** Special Exception SE202400027:

*I move to adopt the resolution attached to the staff report as Attachment G. **State reasons for approval.***

SP202400023 Recommended Conditions

1. Development of the use must be in general accord with the conceptual plan titled, “Concept Plan: CBI Forest School Special Use Permit SP202400023” drawn by Line and Grade Civil Engineering dated September 16, 2024, last revised June 23, 2025. To be in general accord with the Conceptual Plan, development must reflect the following major elements essential to the design of the development:
 - a. Location of proposed buildings;
 - b. Location of proposed parking areas;
 - c. Limits of disturbance;
 - d. Maximum building footprint of the admin/base camp building of 8,000 square feet;

SP202400023 Recommended Conditions

- e. Maximum building footprint of each classroom cabin of 1,200 square feet;
- f. Establishment of a 50-foot side building setback;
- g. Additional screening must be provided along the property's boundary where vegetation does not exist to meet the requirements of Section 32.7.9

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

2. The maximum student enrollment must not exceed one hundred and forty-four (144) students.
3. Classroom instruction must not begin before eight o'clock a.m. (8:00 a.m.) and must not continue later than five o'clock p.m. (5:00 p.m.). Classes shall not be held on Saturday or Sunday.

SP202400023 Recommended Conditions

4. The school morning drop off period must be between eight o'clock a.m. (8:00 a.m.) and nine o'clock a.m. (9:00 a.m.).
5. The maximum height of structures must not exceed 35 feet in height.
6. Upon demand of the County, the owners must dedicate to public use the right-of-way shown on the Concept Plan as "Proposed 50' ROW Dedication."
7. The applicant must improve Dudley Mountain Road within the bounds of their property to a minimum width of 20 feet with a graded shoulder that is a minimum 3' wide, to the extent practicable and subject to the Agent's final approval.
8. Stream buffers of 100 feet must be established and maintained consistent with section 17-601 of the Albemarle County Code along all streams.

ITE Trip Generation for SP202400023

ITE TRIP GENERATION:

11TH EDITION TRIP GENERATION DATA				WEEKDAY TRAFFIC										
USE DESCRIPTION	ITE CODE	UNITS	QTY OF UNITS	VEHICLES PER DAY	AM PEAK HOUR ADJACENT STREET					PM PEAK HOUR ADJACENT STREET				
					% IN	% OUT	IN	OUT	TOTAL TRIPS	% IN	% OUT	IN	OUT	TOTAL TRIPS
Day Care Center	565	Per Student	144.00	589	53%	47%	60	52	112	47%	53%	53	61	114

**Note: This is a private school, however ITE data for day care center most closely aligned with the use.*

ITE TRIP GENERATION:

11TH EDITION TRIP GENERATION DATA				**PEAK DAY TRAFFIC
USE DESCRIPTION	ITE CODE	UNITS	QTY OF UNITS	VEHICLES PER DAY
Day Care Center*	565	Per Student	144.00	589
Church	561	1000 SF GFA	11.00	346
Detached Dwelling	210	Dwelling Unit	4.00	52
Wine Tasting Room	970	1000 SF GFA	5.00	1,017
Brewery Tap Room	971	1000 SF GFA	5.00	610

*This is a private school, however ITE data for day care center most closely aligned with the use.

** Peak Day varies according to use

These are by-right uses subject to RLUIPA and Right to Farm Act. If Staff were assessing the appropriateness of these uses on a similar road the same concerns would be raised

These numbers represent Sunday or Saturday trips therefore occur far less frequently and not at the same time as the peak hour of traffic on the road system

ITE data for these uses is highly variable based on the number and size of surveyed sites

Examples of By-Right Uses in the Rural Areas (RA)

- Agriculture, forestry, and fishery uses
- Detached single-family dwellings
- Religious assembly uses of not more than 200 persons
- Farm brewery uses, events, and activities authorized under Section 5.5.57
- Farm distillery uses, events, and activities authorized under Section 5.1.59
- Farm winery uses, events, and activities authorized under Section 5.1.25

