

**RESOLUTION TO APPROVE SP202400023  
CONGREGATION BETH ISRAEL (CBI) FOREST SCHOOL-DUDLEY**

**WHEREAS**, upon consideration of the staff report prepared for SP202400023 Congregation Beth Israel (CBI) Forest School, Dudley, the recommendation of the Planning Commission and the information presented at the public hearing, any comments received, and all of the relevant factors in Albemarle County Code §§ 18-10.2.2(5) and 18-33.8(A), the Albemarle County Board of Supervisors hereby finds that the proposed special use would:

1. not be a substantial detriment to adjacent parcels;
2. not change the character of the adjacent parcels and the nearby area;
3. be in harmony with the purpose and intent of the Zoning Ordinance, with the uses permitted by right in the zoning district, and with the public health, safety, and general welfare (including equity); and
4. be consistent with the Comprehensive Plan.

**NOW, THEREFORE, BE IT RESOLVED** that the Albemarle County Board of Supervisors hereby approves SP202400023 Congregation Beth Israel (CBI) Forest School - Dudley, subject to the conditions attached hereto.

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I, Claudette K. Borgersen, do hereby certify that the foregoing writing is a true, correct copy of a Resolution duly adopted by the Board of Supervisors of Albemarle County, Virginia, by a vote of \_\_\_\_\_ to \_\_\_\_\_, as recorded below, at a regular meeting held on August 6, 2025.

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Clerk, Board of County Supervisors

	<u>Aye</u>	<u>Nay</u>
Mr. Andrews	_____	_____
Mr. Gallaway	_____	_____
Ms. LaPisto-Kirtley	_____	_____
Ms. Mallek	_____	_____
Ms. McKeel	_____	_____
Mr. Pruitt	_____	_____

### **SP202400023 Congregation Beth Israel (CBI) Forest School, Dudley - 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;
  - 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.
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.