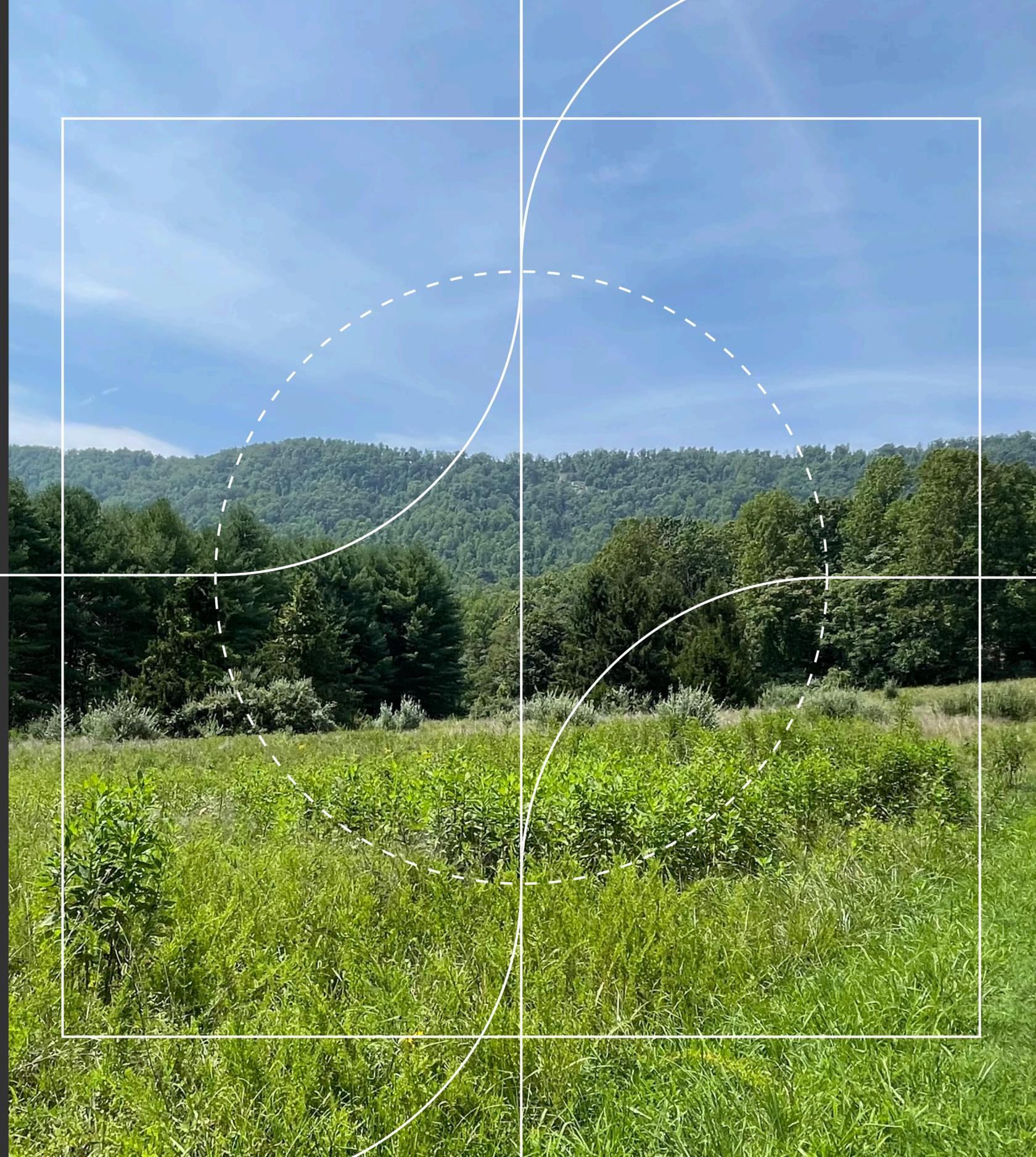


Special Use Permit Application for CBI Forest School

SUMMER 2025



A background graphic consisting of a large circle with a dashed outline. Inside this circle is a smaller solid circle. A horizontal line passes through the center of both circles. A vertical dashed line passes through the center of the smaller circle. A diagonal solid line passes through the center of the smaller circle. The number '01' is positioned in the upper right quadrant of the image.

01

Introduction

Background

Outdoor environment creates innovative learning experiences

Students range from 18 months through 4th grade

Currently serves 67 families (93 students)

CBI provides childcare and schooling close to the City but with access to nature



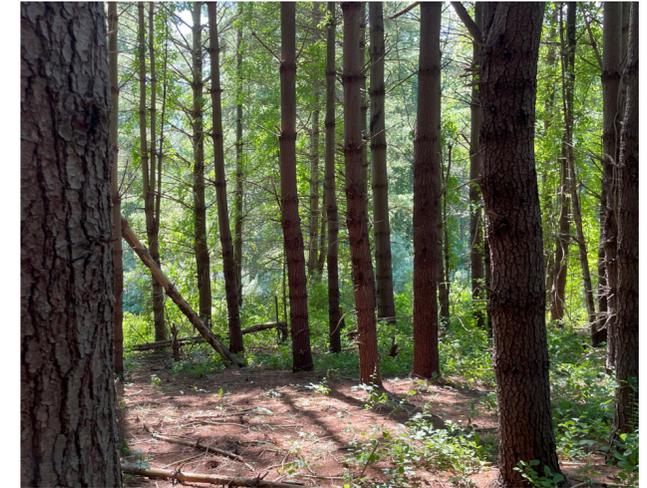
Existing Site

156 Acres

Currently vacant with no existing buildings or infrastructure on site aside from a driveway

Large, natural site with vegetated fields, forests, and a stream

Centrally located within Albemarle County



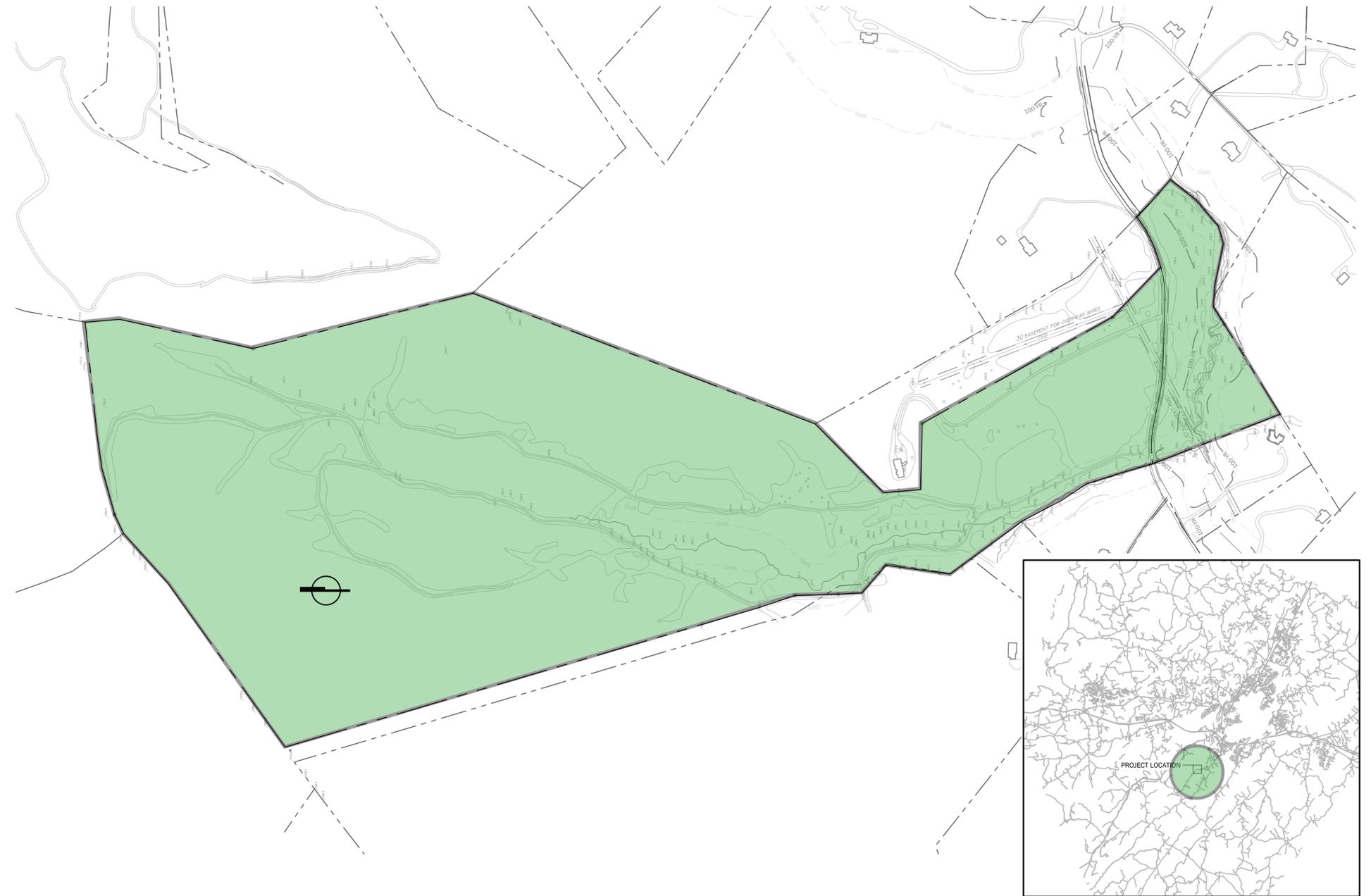
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Updates Since Planning Commission Meeting

June 30 - Meet and Greet at Grace Church in Red Hill

July 11 - Meet and Greet at Rivanna Rifle & Pistol Club

Postcards, email exchanges, one-on-one meetings

Finding opportunities for collaboration



MAILER FOR NEIGHBORHOOD MEET AND GREET

This is a chance for our County to strengthen early childhood infrastructure.

This is a chance for our County to support religious and cultural communities.

This land will be cherished.



2022

Proposal

Request/Proposed Concept Overview

Maximum enrollment: **144 students**

Fully compliant VDOT
Commercial Entrance

ADA accessible

Phase 1 - four (4) total buildings,
including 3 classroom cabins, 1
base camp

**Phase 2 - three (3) additional
buildings, including 2 cabins and 1
building for congregation use***



*Congregation use is not part of this Special Use Permit request

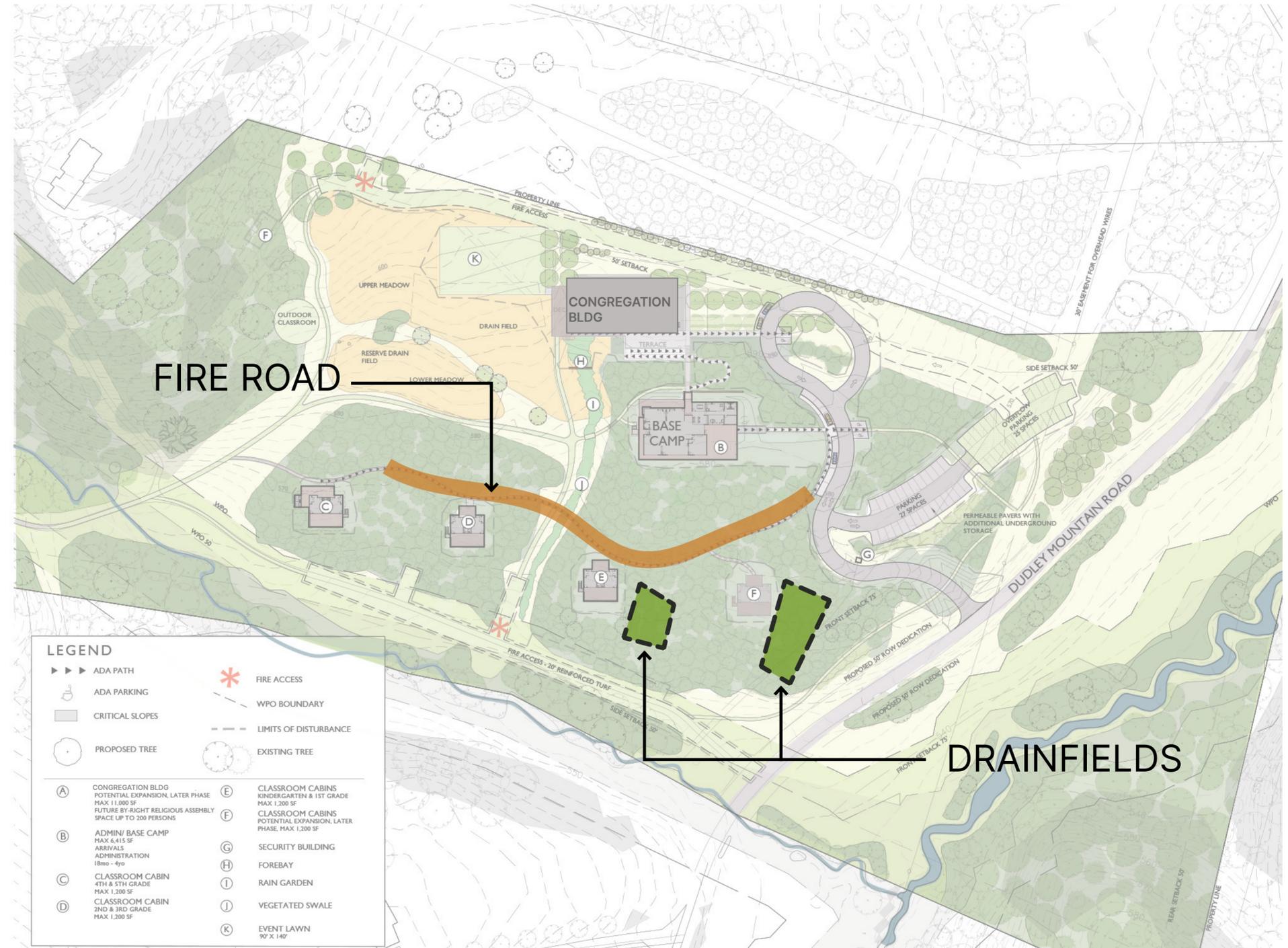
Request/Proposed Concept Overview

Working with County staff and consultants to optimize site layout

Fire road relocated outside of stream buffer

Drainfield relocated per on-site soils exploration

Road widened to 20 ft in front of site



Phased Approach: Phase 1*

Three (3) classroom cabins

Base camp cabin

Minimal paved surfaces

Entrance location meets **all**
visibility requirements



***SITE MASTERPLAN INCLUDES TWO (2) ADDITIONAL CABINS AND CONGREGATION SPACE**

Precedent Images for Concept Plan



Commitment to Conservation

A **neighbor is donating** this to CBI and plans to establish the **conservation easement on the entire property**

The site's four (4) **development rights will be extinguished**. Eliminating the possibility of by right uses including a winery, brewery, and/or residences

Minimal development footprint



Ongoing Stream Buffer Restoration

Property is already enrolled in the **Department of Forestry Hardwood Initiative** and the **James River Buffer Program**

Invasive species removal has begun; **hardwood plantings** begin this autumn

Planting over **2,000 native trees** of **22 different species**

Ongoing coordination with landscape architect regarding planting plan and **strategic thinning of pines**

Riparian buffers provide a number of benefits: **filtering out pollutants** from runoff, **providing habitat** for wildlife, **stabilizing eroded streambanks**, and **reducing flood impacts**



RIPARIAN BUFFER PLAN - JAMES RIVER ASSOCIATION

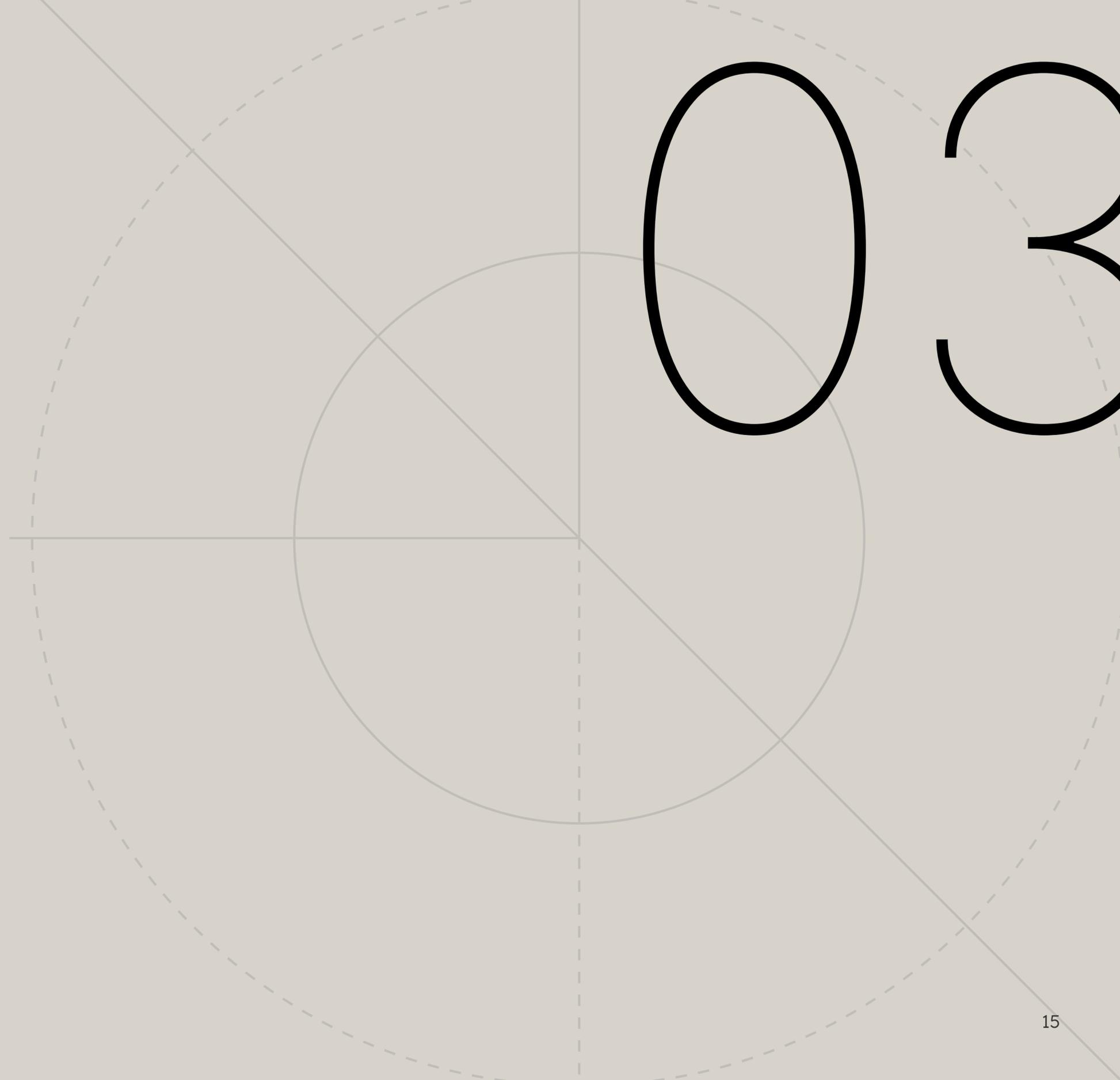


IMAGE FROM JCLA STUDIO



IMAGE FROM JCLA STUDIO

Impact Mitigation



Viewshed Preservation

Parking will be screened from view

Trees will be preserved wherever possible onsite to maintain the natural character

Buildings are intentionally designed to **integrate with the wooded site**

Lighting will be controlled for backlight, uplight and glare, will be dark sky compliant and implemented **minimally through the site for safety**



IMAGE FROM JCLA STUDIO

Stewardship with Infrastructure

Minimize land disturbance

Low Impact Design

Avoid mass grading

Maximize stormwater infiltration

Conservation landscaping

Bioretention practices

Permeable pavers

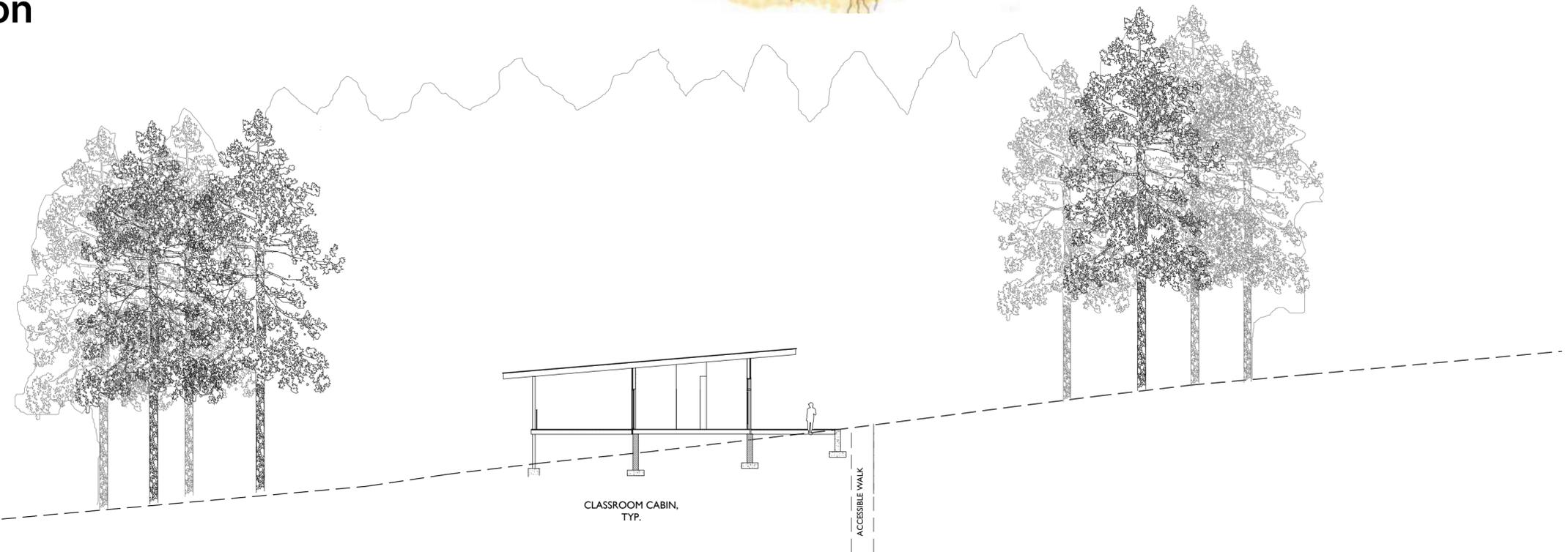


IMAGE FROM JCLA STUDIO

Water Use

VDH guidelines conservatively **estimate water use of 10 GPD**/student or teacher

Actual water use observed at MACAA site is **6 GPD/student**

On a yearly basis, water use is **comparable to one or two single family homes**

A Tier 3 Groundwater Assessment was conducted and suggests that there is **adequate water available within the watershed** to support the proposed use

Conservation Easement helps protect water resources as it includes crucial groundwater recharge areas that maintain water quality and quantity

WATER DEMANDS:

			PEAK DAY
USE DESCRIPTION	UNITS	QTY OF UNITS	FLOW (GAL PER DAY)
*Schools w/o showers	Per Person	173.00	1,730
*By-Right 3 BR Dwelling	Per Dwelling	4.00	1,800
¹ By-Right Winery, 5 acres Vines	Per Person	500.00	2,582

**Information per State Code 12VAC5-610-670, water use assumed to equal or exceed sewage flows*

¹ Assumes 300 cases wine per acre, 6 gal water used per gal water produced, not including irrigation. Assumes 5 gpd per visitor in tasting room . Number of visitors assumed based on trip generation for size of building assumed.

Summary Annual Water Use Projections for Dudley Mountain Road Site (gallons per year)

CBI Forest School	124,835
CBI Forest School + Religious Assembly Building	132,843
3 BR Dwelling	164,250
(4) 3 BR Dwelling	657,000
Winery	805,584

Traffic Safety: Dudley Mountain Road

Roadway Suitability

- Average width = 18'
- Rural Areas intentionally don't want wider roads
- Precedent for VDOT to allow similar roads with up to **1,500 VPD**

County Staff Opposition

- Based on the premise that substandard geometry = unsafe for school use
- Crash data does not suggest this

Accidents

- 14 Accidents in 5 years
- Majority of accidents at night (10)
- Under the influence of alcohol (5)
- Snowy or icy conditions (2)
- **Only one that was not related to alcohol, ice/snow, or darkness**



DICK WOODS ROAD - 600 VPD (NEAR MILLER SCHOOL RD) - 5 ACCIDENTS UNRELATED TO ALCOHOL, ICE/SNOW, DARKNESS



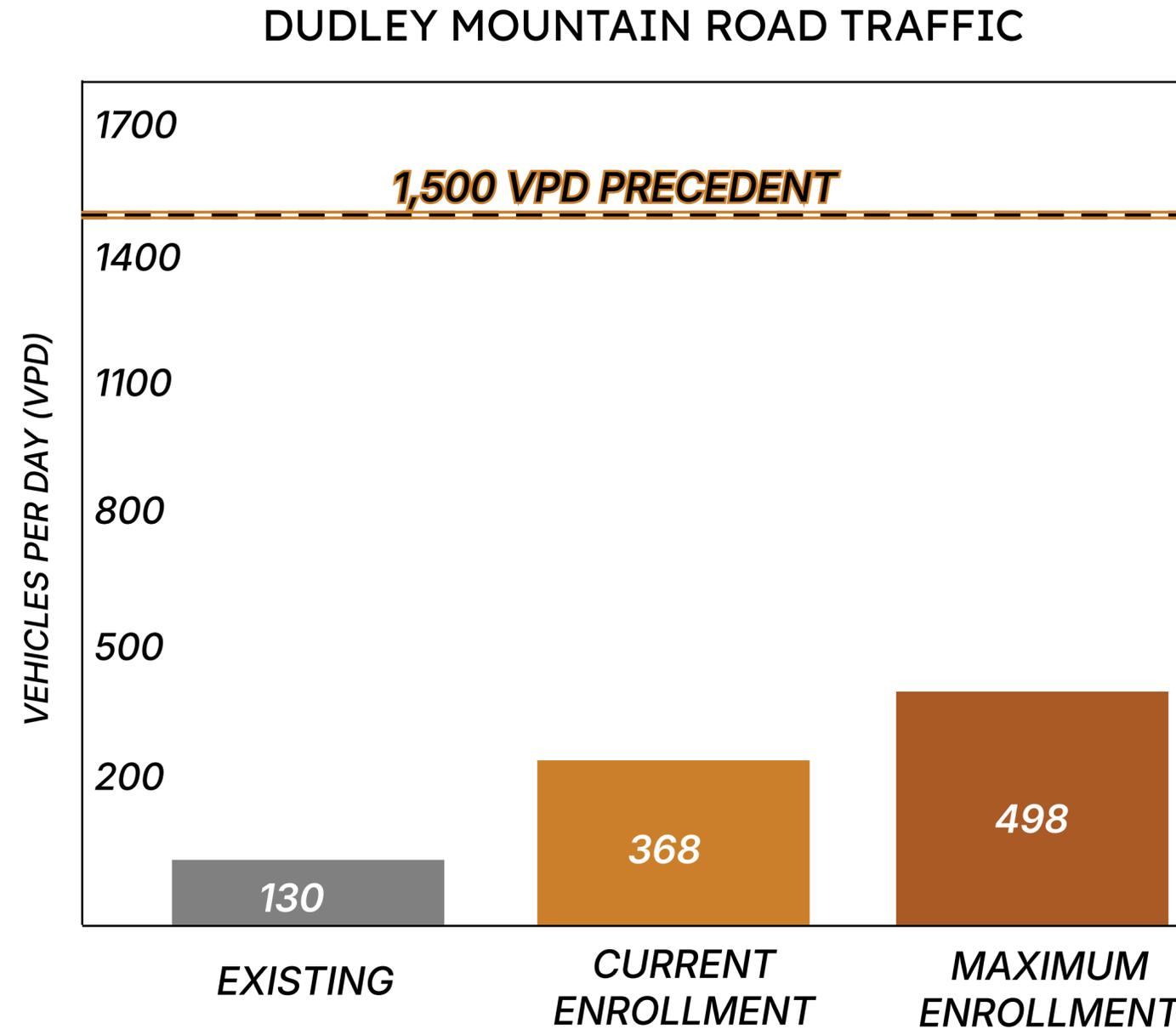
RED HILL ROAD - 1300 VPD (SOUTH OF OLD LYNCHBURG) - 15 ACCIDENTS UNRELATED TO ALCOHOL, ICE/SNOW, DARKNESS

Traffic Demands

Traffic on **Dudley Mtn Rd** to increase from 130 VPD to:

- **368 VPD** (current enrollment)
- **498 VPD** (maximum enrollment)

Precedent for VDOT to allow similar roads up to **1,500 VPD** (Rural Rustic Roads Program)



Traffic Control

CBI collected trip generation data

Less than 2 vehicles per minute expected in peak hour traffic

CBI will ensure a **staggered drop-off** by creating separate drop-off timeslots over the course of an hour that families sign up for

Carpooling will help further limit traffic impacts

(5 staff members currently bring a total of 8 of their own children to school)

Shuttle option

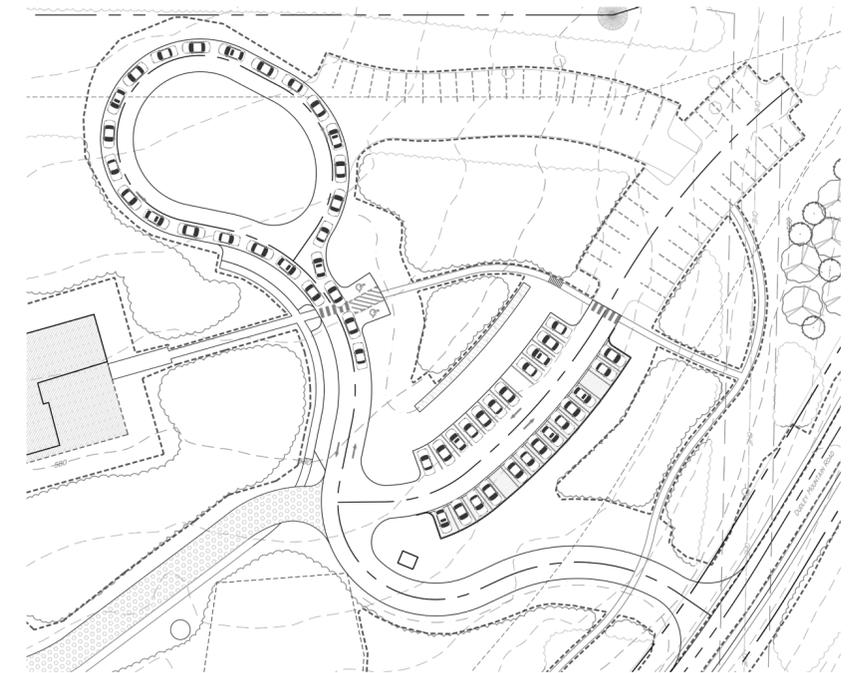
Queue space available within site

1 HOUR DROP OFF Current Enrollment (93)			
TIME	Cars in	Cars out	Trips
7:30-8:15 (teachers)	18		18
8:00-8:20	15	15	30
8:20-8:40	17	17	34
8:40-9:00	18	18	36
TOTAL	68	50	118

NOTE: VEHICLE COUNTS ARE BASED ON REAL OBSERVED DATA, TIMING IS ASSUMED

1 HOUR DROP OFF Maximum Enrollment (144)			
TIME	Cars in	Cars out	Trips
7:30-8:15 (teachers)	25		25
8:00-8:20	25	25	50
8:20-8:40	28	28	56
8:40-9:00	26	26	52
TOTAL	104	79	183

NOTE: THIS IS EXTRAPOLATED FROM REAL OBSERVED DATA



SITE DESIGN PROVIDES MORE THAN ADEQUATE VEHICLE QUEUE SPACE

Planned Road Improvements

CBI will **widen Dudley Mountain Road** to 20 ft with 3 ft shoulders in front of their site

CBI will facilitate the placement of **hidden driveway signage** or **convex mirrors** at blind driveways along Dudley Mountain Road

CBI will form a joint committee with interested neighbors to advocate for **continued road maintenance** and improvements

04

Consistency with Comprehensive Plan

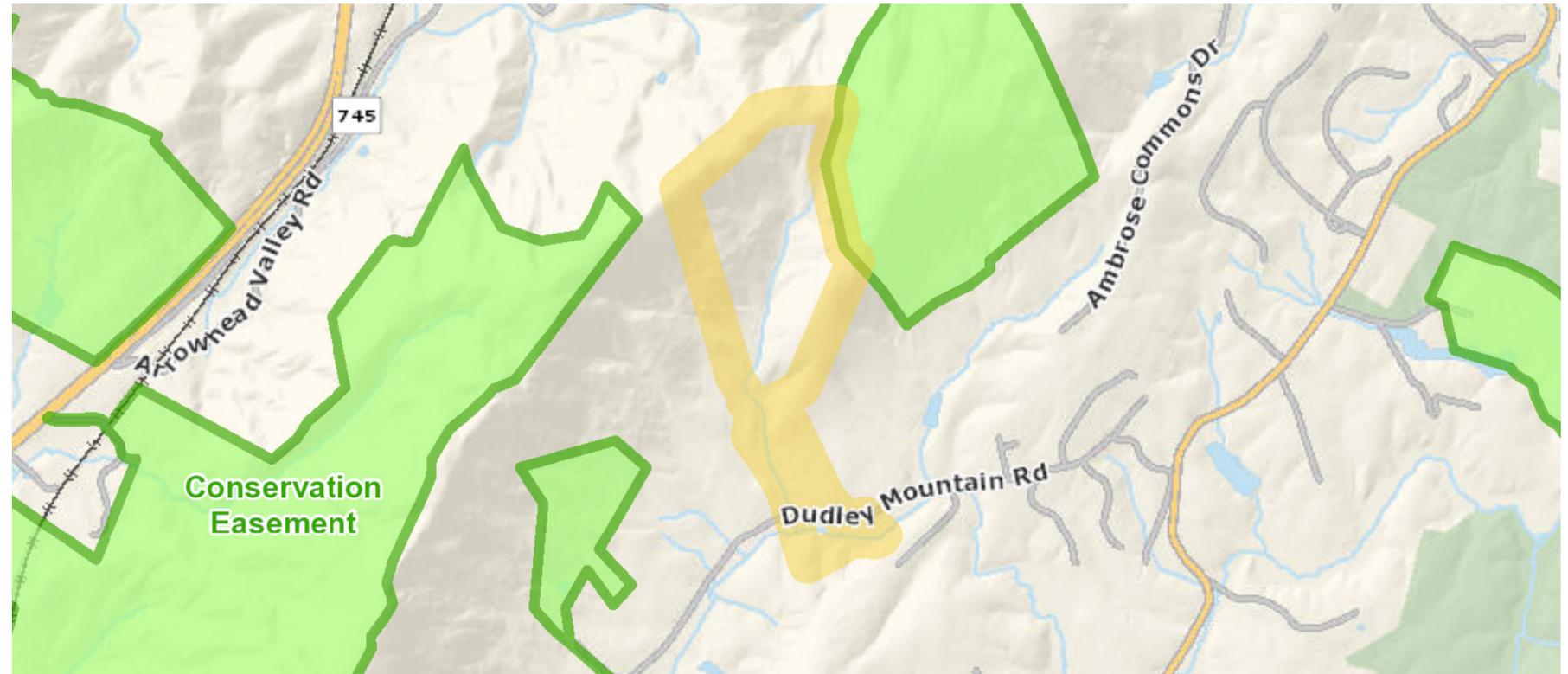
Rural Areas

Needs a Rural Area to be successful, as seen by CBI Forest School's experience at MACAA compared to Camp Holiday Trails

Compatible size and scale of development

Strengthening land conservation **initiatives**

Encouraging connectivity of conservation land



NEARBY CONSERVATION EASEMENTS - ALBEMARLE COUNTY GIS

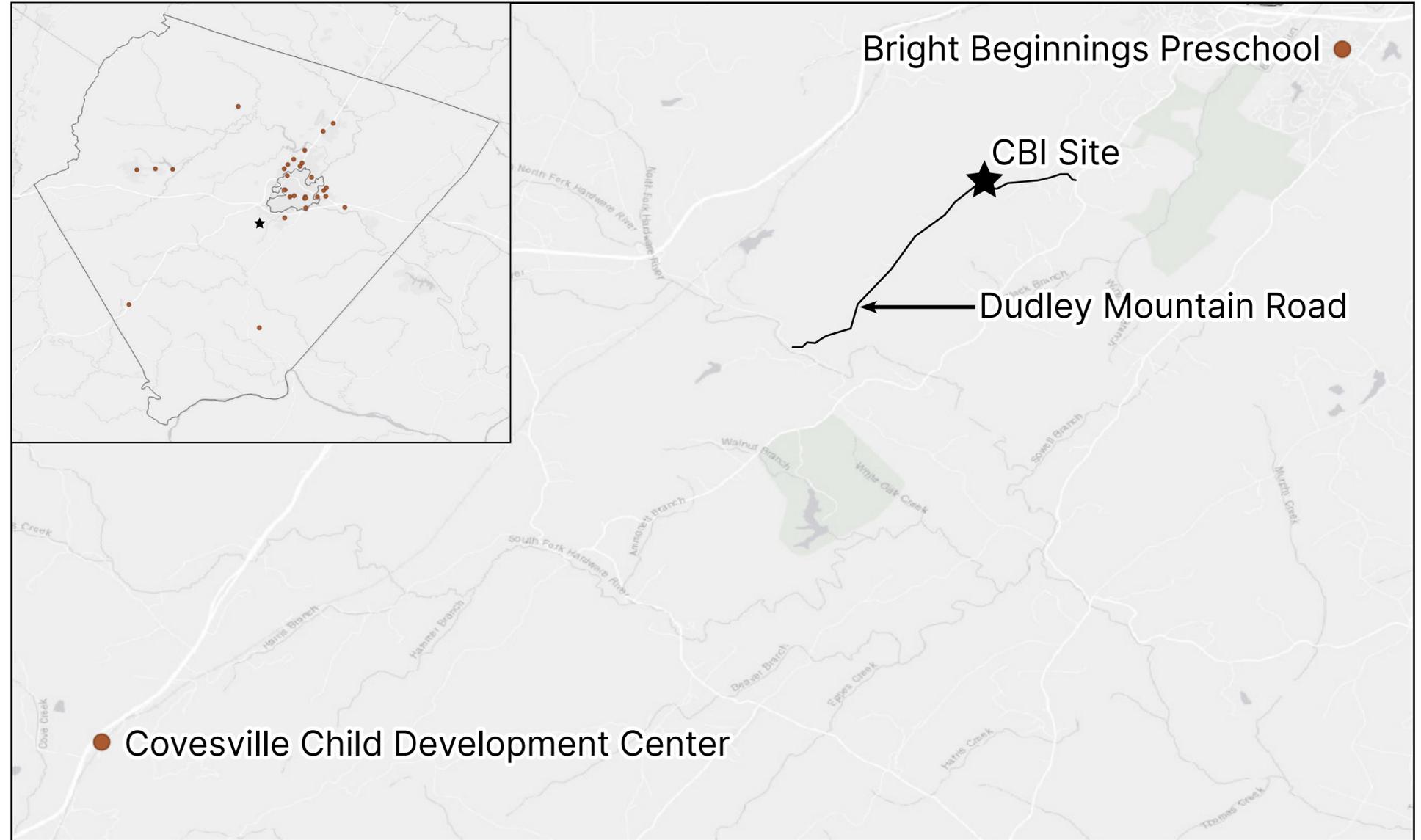
Public Need

The Charlottesville Albemarle area has a **substantial need for more schools, especially for the 18-month - kindergarten range**

Shortage of over 8,000 childcare spots in the Blue Ridge Region (United Way of Greater Charlottesville, 2025).

County schools are reaching or exceeding their capacity, leading to school overcrowding

38% of County schools are at or above 95% capacity, an increase from last year



LICENSED CHILD CARE CENTERS IN ALBEMARLE COUNTY - DATA FROM CHILD CARE AWARE VIRGINIA

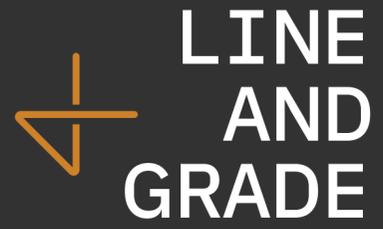
Benefits of CBI Forest School

CBI would flourish at this location and help alleviate childcare needs for over 100 families

Fosters **environmental stewardship** through outdoor education

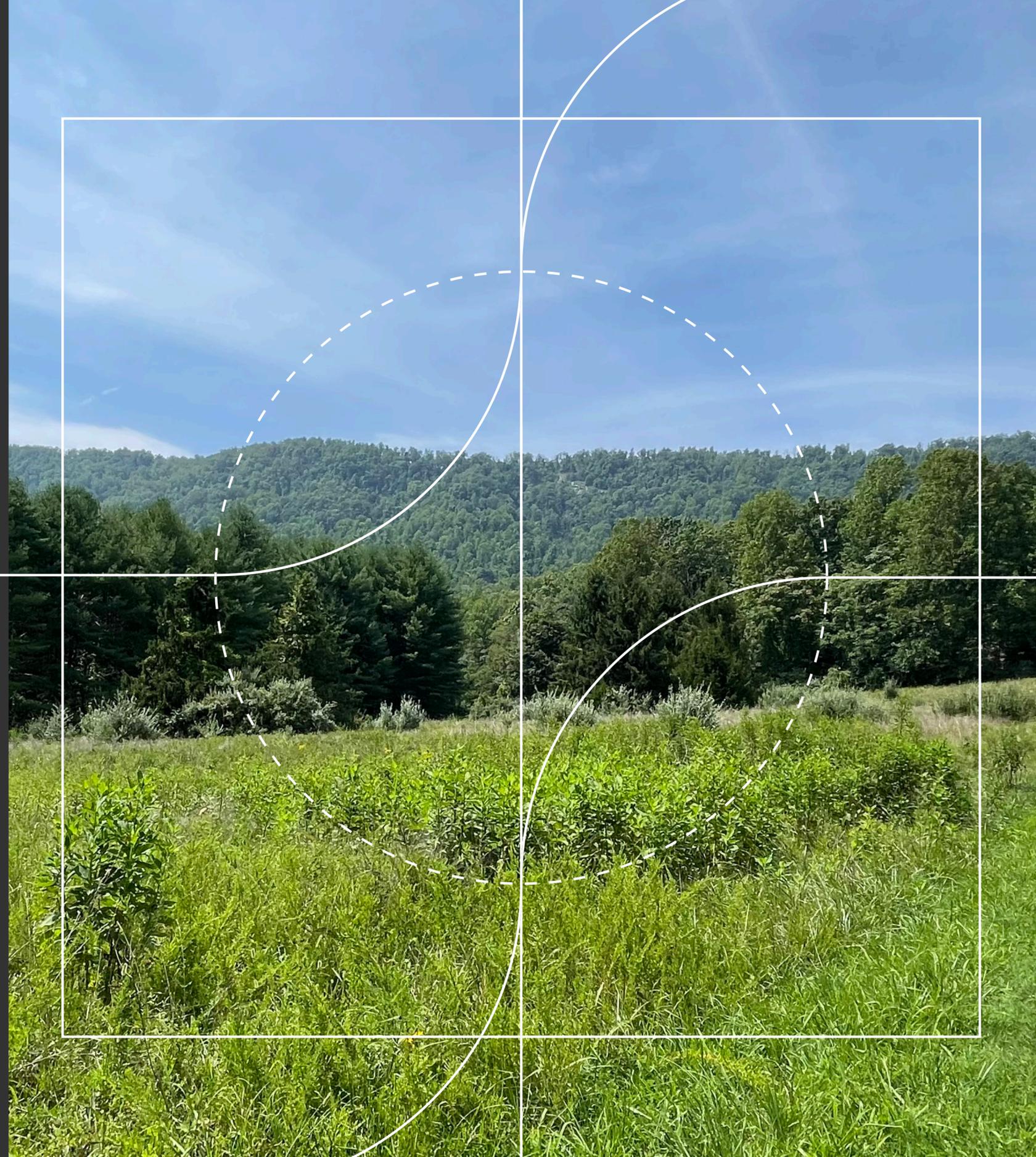
If property cannot be donated for use, it will be sold - this project ensures the conservation of this property





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Traffic Demands

At maximum enrollment:

- 460 trips total, to and from site
- 80% of those to and from OLR
- 20% to and from Red Hill

Added trips east of site entrance = 368 trips

Added trips west = 92 trips

Existing DMR traffic = 130 trips

368 + 130 = **498 trips maximum on DMR**

Maximum 28 in 20 minutes, or less than 2 vehicles per minute

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TIME	Cars in	Cars out	Trips
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