



County of Albemarle
Community Development Department - Planning

Syd Shoaf
sshoaf@albemarle.org
Telephone: (434) 296-5832 ext.3902

May 20, 2025

Ms. Kendra Moon
Line and Grade
222 West South Street
Charlottesville, VA 22902
kmoon@line-grade.com

Re: SP202400023 Congregation Beth Israel (CBI) Forest School – Dudley

Dear Ms. Moon,

The Albemarle County Planning Commission at its meeting on May 13, 2025, recommended approval of the above noted Special Use Permit by a vote of 3:2 (Commissioners Murray and Clayborne dissented, Commissioners Missel and Firehock absent) with the conditions offered by staff as follows:

1. Development of the use must be in general accord with the conceptual plan titled, "CBI Forest School Dudley Mountain Road Property SP202400023" drawn by JCLA Studio and Thrive Architecture dated September 16, 2024, last revised January 6, 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 6,415 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. A 50-foot right-of-way dedication along the property's north and south frontage on Dudley Mountain Road is required.
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.
8. Stream buffers must be established and maintained consistent with Section Sec. 17-601 of Chapter 17 of the Albemarle County (the "Water Protection Ordinance") along all streams.

Should you have any questions regarding the above-noted action, please contact me.

Sincerely,
Syd Shoaf
Senior Planner II
Planning Division

CC: Jill Abbey-Clark
301 Jefferson St.
Charlottesville, VA 22902
director@cbiforestschool.com