



County of Albemarle
Community Development Department - Planning

Scott Clark
sclark@albemarle.org
Telephone: (434) 296-5832 ext. 3249

January 10, 2022

Adam Hub Knott
Living Earth School
101 Rocky Bottom Lane
Afton VA 22920
hub@livingearthva.com

Re: SP202100013 Living Earth School Action Letter

Dear Mr. Knott,

The Albemarle County Planning Commission, at its meeting on December 14, 2021, recommended denial of the above-noted by a vote of 5:1 based on the findings described in the staff report and the factors identified as unfavorable.

Please note the following unfavorable factors as identified by staff:

1. Road access to the site would expose arriving and departing drivers and passengers, as well as nearby residents, to unsafe conditions on Pounding Creek Road.
2. The applicants' proposed 75% shuttling requirement for summer-camp attendees is difficult to implement and impossible for the County to monitor. Also, even with this requirement, some vehicles would still encounter the unsafe conditions on Pounding Creek Road.
3. The applicants' proposed shuttling requirement for non-summer programs with more than 40 attendees helps to address the traffic impacts of those programs, but cannot be effectively monitored for compliance.

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

Sincerely,
Scott Clark
Senior Planner II

Cc. Israel's Gap Community Fund LLC
2100 Drovers Ln
North Garden VA 22959
steve@droversrest.org