Syd Shoaf

From: Carolyn Shaffer
Sent: Wednesday, May 7, 2025 7:24 AM
To: Syd Shoaf
Subject: Fw: Letter of Support for the CBI Forest School at Dudley Mtn.

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: dana chisholm <dlevine111@yahoo.com>
Sent: Wednesday, May 7, 2025 7:05 AM
To: Planning Commission <PlanningCommission@albemarle.org>
Subject: Letter of Support for the CBI Forest School at Dudley Mtn.

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Dear Members of the Planning Commission,

I am writing to express my strong support for the proposed CBI Forest School preschool at Dudley Mountain. As a resident of Albemarle County, a member of Congregation Beth Israel and an early childhood education advocate, I believe this unique educational opportunity would be a valuable asset to our community, fostering growth, connection, and a love of learning in our youngest members.

I understand that a potential concern regarding this project may be traffic flow in the area. While I recognize the importance of considering traffic impact for any new development, I believe the benefits of this particular preschool significantly outweigh any potential minor disruptions.

Outdoor preschools, by their very nature, often operate with staggered drop-off and pick-up times to maximize outdoor learning and minimize the number of vehicles arriving simultaneously.

Beyond the traffic considerations, I urge the Commission to consider the profound positive impact this preschool would have on our community:

* Unique Educational Model: An outdoor Jewish preschool offers a distinctive and enriching learning environment that connects children with nature, fosters curiosity, and promotes physical and cognitive development through hands-on exploration.

* Community Building: This preschool would serve as a vital hub for young Jewish families in Charlottesville, creating a strong sense of community and belonging from an early age.

* Diversity and Inclusion: The establishment of a Jewish preschool contributes to the rich tapestry of educational options available in our community, promoting diversity and inclusivity.

* Long-Term Benefits: Investing in early childhood education has significant long-term benefits for children, families, and the community as a whole.

I am confident that with thoughtful planning and consideration of traffic management strategies, any potential traffic concerns can be effectively addressed. I encourage the Planning Commission to approve the proposal for this outdoor Jewish preschool, recognizing the immense educational and communal value it would bring to the County.

Thank you for your time and consideration of this important matter.

Sincerely,
Dana Chisholm
1528 Montessori Terrace
Charlottesville, VA 22911
434-981-2537

Syd Shoaf

From: Carolyn Shaffer
Sent: Wednesday, May 7, 2025 6:57 AM
To: Syd Shoaf
Subject: Fw: CBI Forest School Dudley Mountain Project

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Elayne Phillips <elaynephil@gmail.com>
Sent: Tuesday, May 6, 2025 9:22 PM
To: Planning Commission <PlanningCommission@albemarle.org>; Board of Supervisors members <bos@albemarle.org>
Cc: Elayne Phillips <elaynephil@gmail.com>
Subject: CBI Forest School Dudley Mountain Project

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1105 Saint Charles Court

Charlottesville, VA 22901

May 5, 2025

Dear Albemarle County Board of Supervisors and Planning Commissioners:

My name is Elayne Phillips and, although I now live in Charlottesville City, I lived in the county, in West Leigh subdivision, for twenty years. I write in support of Congregation Beth Israel receiving a Special Use Permit to build a permanent home for its Forest School at 1648 Dudley Mountain Road (SP202400023).

I was one of the founders of Congregation Beth Israel (CBI)'s Preschool more than twenty-five years ago. The preschool thrived at the synagogue location and was a respected educational program with a waiting list almost since its inception. As a result of COVID in 2020, the school has been transformed into an outdoor Forest School. Children, toddlers through elementary school age, spend most of their day in nature, living the school's purpose to repair the world together through outdoor experiential learning.

I understand that there have been questions raised from neighbors about the school moving onto the property. I know that folks who move to the country do so, in part, to have a quiet experience, with no

noise or people disrupting their peace. Realistically, they cannot expect that this property will never be developed. The question, then, is what is the best use of the space? The CBI Forest School has addressed the water and traffic concerns in other materials submitted to the Board. The school will leave a much smaller footprint than many other potential developments, including residential sites. CBI Forest School is committed to respecting and conserving the natural world surrounding the school and to preserving the natural resources that abound on the property.

I urge you to vote in support of the proposed CBI Forest School development on the Dudley Mountain Road property. I don't dismiss the concerns that have been raised, but I urge you and the local residents to listen carefully to how the School will operate on the site. Once the school is open, I believe that it will be an excellent neighbor and that having the children there will quickly become more than just the new normal; it will enhance the neighborhood and be a desirable attribute to the community.

If you have questions or need for additional information, please do not hesitate to contact me at the address above or by phone (434)979-8958.

Sincerely,

Elayne Phillips

--

"Of all forms of inequity, injustice in health care is the most shocking and the most inhumane." Martin Luther King, Jr.

Syd Shoaf

From: Carolyn Shaffer
Sent: Wednesday, May 7, 2025 6:57 AM
To: Syd Shoaf
Subject: Fw: Special Use Permit

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Susan Sherman <ssherman67@gmail.com>
Sent: Tuesday, May 6, 2025 10:42 PM
To: Planning Commission <PlanningCommission@albemarle.org>
Subject: Special Use Permit

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Dear commissioners:

I am writing today in support of Congregation Beth Israel's (CBI) request for a Special Use Permit to establish a permanent home for its Forest School at 1648 Dudley Mountain Road (SP202400023).

I certainly understand why neighbors on Dudley Mountain Road might be concerned about this land-use proposal, especially in an area not zoned for this type of project. One issue that appears to be a concern is traffic congestion and road safety. To address this concern, CBI has offered to stagger drop off and pick up of students at the school. Instead of a 15-minute window for morning drop off and a 15 minute window for afternoon pickup, CBI has offered to stagger these windows to 60 minutes each. Additionally, CBI has offered to deploy a shuttle bus to transport students to the school from a location in the City of Charlottesville. These concessions seem generous and a commitment by CBI to addressing the neighborhood's concern.

Another issue neighbors are concerned about is the preservation of the property's natural environment. As a reminder, the former owner of this property had proposed a dense subdivision on the land and an adjacent parel. To avert this project and protect the rural environment, a local couple purchased the property. When they learned that CBI could make great use of the land for its Forest School, with a minimal footprint, they donated the land to CBI. A conservation easement will ensure that CBI maintains the natural environment on this parcel in perpetuity. Additionally, CBI has enrolled in the Dept. of

Forestry Hardwood Initiative, with the first phase of activity focused on removing invasive species along the stream bisecting the property. CBI also has enrolled in the James River Buffer Program to remove invasive species in the riparian areas along either side of Dudley Mountain Road.

All of these commitments from CBI lead me to believe its Forest School would be a very considerate--and beneficial--neighbor to the Dudley Mountain Road neighborhood. I encourage you to approve the special use permit.

Thank you,

Susan Sherman
818 Harris Rd
Charlottesville 22902

Syd Shoaf

From: Carolyn Shaffer
Sent: Wednesday, May 7, 2025 6:57 AM
To: Syd Shoaf
Subject: Fw: In support of Congregation Beth Israel being granted SP202400023

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Diane Bisgaier <dbisgaier@gmail.com>
Sent: Tuesday, May 6, 2025 11:29 PM
To: Planning Commission <PlanningCommission@albemarle.org>
Subject: In support of Congregation Beth Israel being granted SP202400023

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Dear Planning Commissioners,

My name is Diane Bisgaier and I live in the Samuel Miller district of Albemarle County. I am writing in support of Congregation Beth Israel ("CBI") receiving a Special Use Permit to build a permanent home for its Forest School at 1648 Dudley Mountain Road (SP202400023).

I have lived in Albemarle County, and been a member of CBI, for over 33 years. We raised our two children here. They both started in a small private school before switching to public school. When our son went to that school, it was only one year old, its classrooms were in an office building, and its playground was a parking lot. When I heard about the Forest School, shortly after the pandemic began, I was amazed, impressed, and just so happy for the children. A few years later, last fall, I actually met several children who had attended the Forest School when they were younger (they were only in 4th grade at the time I met them!). We were picking up sticks together in a volunteer activity--located at the first location of the school, Camp Holiday Trails. Those children were so lovely. They were joyful, centered, smart, and so happy to be back on their old "campus."

This school is a unique, special place that literally grounds its students in important values; they are living their values. I love the school's curriculum, and I love that there is a Jewish preschool and early elementary school in the area (there was none when we moved here). And I love that the school is not all Jewish--it is diverse.

This incredibly generous gift of land to CBI for the Forest School deserves the Special Use Permit. The school is the best possible use of the land. Indeed, you will have all the teachers, administrators and students looking out for the land, conserving and preserving it, observing the minute details of life on the land, and using and appreciating it.

I know that you have many factors to consider and I appreciate all the time and research that goes into this. It is thanks to years of careful planning by the Planning Commission that we have this incredible County to call our home. Please review the proposed Jewish Forestry School development plans carefully--and understand that the school will be a good neighbor and an asset to the community.

Sincerely,
Diane Bisgaier
1128 Ortman Rd., Afton, VA 22920
814-321-2213
dbisgaier@gmail.com

Syd Shoaf

From: Carolyn Shaffer
Sent: Tuesday, May 6, 2025 6:54 PM
To: Syd Shoaf
Subject: Fw: Support for 1648 Dudley Mountain Road (SP202400023)

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Lindsay Burns <lindsayfburns@gmail.com>
Sent: Tuesday, May 6, 2025 6:40 PM
To: Planning Commission <PlanningCommission@albemarle.org>; Board of Supervisors members <bos@albemarle.org>
Subject: Support for 1648 Dudley Mountain Road (SP202400023)

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.
Good Afternoon,

I am an Albemarle County resident living at 3835 West Drive, 22901 and I am writing in support of Congregation Beth Israel (CBI) receiving a Special Use Permit to build a permanent home for its Forest School at 1648 Dudley Mountain Road(SP202400023).

Professionally, I work at the intersection of social impact and management consulting, helping the world's leading funders and philanthropists to make the world a better place. Over the course of my career, I've had the opportunity to experience people and communities across the globe.

But Albemarle County is hands down my favorite place on the planet and I feel lucky to call it home. My family and I have lived here since 2017.

My two children have directly benefitted from outdoor schools in Albemarle County. (My older daughter attended outdoor school for two years during the pandemic before returning to to public school; my younger daughter is current student at CBI Forest School.)

CBI Forest School has a pivotal role to play in our local community and serves a vital function for families who reside in Albemarle County, where preschool options and enrollment numbers are far too limited relative to the needs of the population.

CBI Forest School is the only outdoor preschool in the greater Charlottesville area. It's true that there other outdoor schools in the area, but CBI is the only outdoor preschool serving children younger than five years of age. I implore the County to do everything in its power to ensure that CBI Forest School has a permanent home.

Outdoor school programs—educational models that prioritize learning in natural environments—have offer a wide range of developmental, cognitive, and emotional benefits to young children.The benefits of outdoor education span multiple domains, supporting the whole child.

Recognizing that the prevalence of anxiety and depression among children and adolescents now represents a significant public health issue, the positive impacts of outdoor education are especially relevant.

Below is a summary of the key benefits of outdoor preschool, and makes a strong case, I hope, for ensuring that outdoor preschool remains a part of the County's educational offerings:

1. Cognitive Development and Academic Achievement

Outdoor learning environments stimulate curiosity and foster problem-solving. Research shows that children who regularly engage with nature demonstrate improved concentration, memory, and creativity. Activities like observing wildlife, navigating trails, and experimenting with natural materials help children develop critical thinking and inquiry skills. Moreover, integrating core subjects such as science, math, and language arts into nature-based contexts enhances relevance and retention, making learning more meaningful and experiential.

2. Physical Health and Motor Skills

Spending extended time outdoors promotes physical activity, which is essential for children’s health. Climbing, running, balancing, and lifting natural objects improve gross and fine motor skills, coordination, and strength. Exposure to fresh air and sunlight boosts immunity, regulates circadian rhythms, and may prevent issues like childhood obesity. Importantly, outdoor play helps counteract the sedentary lifestyle increasingly common among young children in screen-dominated indoor environments.

3. Social and Emotional Development

Outdoor school fosters cooperation, empathy, and resilience. In natural settings, children often engage in collaborative play and problem-solving, enhancing communication and teamwork. The unpredictable nature of outdoor environments teaches adaptability, patience, and perseverance. Nature also has a calming effect on the nervous system, reducing stress and promoting emotional regulation. Children who spend time in green spaces report higher levels of happiness, self-confidence, and self-esteem.

4. Environmental Stewardship and Connection to Nature

Early exposure to nature fosters a lifelong appreciation for the environment. Children who learn in outdoor settings often develop a stronger sense of responsibility toward the natural world. They become more aware of ecological systems, sustainability, and the impact of human actions. These early values

are critical in raising environmentally conscious citizens prepared to address global environmental challenges.

5. Inclusivity and Support for Diverse Learning Styles

Outdoor school supports multiple intelligences and accommodates diverse learning styles. Kinesthetic learners thrive in physically active environments, while visual and auditory learners benefit from rich sensory experiences in nature. The less structured, pressure-free context of outdoor learning can be especially beneficial for neurodivergent children or those who struggle in traditional classroom settings, allowing them to learn in ways that suit their individual needs.

Given these positive impacts, I urge the County to carefully review and support the proposed CBI Forest School development plans and embrace this unprecedented opportunity.

CBI Forest School's campus will add incalculable value to Albemarle County, improving our community's health and wellbeing for generations to come.

Sincerely,
Lindsay

Lindsay Burns
lindsayfburns@gmail.com
610-724-7079

Syd Shoaf

From: Carolyn Shaffer
Sent: Tuesday, May 6, 2025 6:54 PM
To: Syd Shoaf
Subject: Fw: Support Letter for Congregation Beth Israel Forest School Special Use Permit
Attachments: letter of support, andrew mondschein for forest school special use permit.pdf

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Andrew Mondschein <andrew.mondschein@gmail.com>
Sent: Tuesday, May 6, 2025 6:39 PM
To: Planning Commission <PlanningCommission@albemarle.org>
Subject: Support Letter for Congregation Beth Israel Forest School Special Use Permit

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Commissioners,

Attached please find a letter of support for Congregation Beth Israel's application to receive a Special Use Permit to build a permanent home for its Forest School at 1648 Dudley Mountain Road (SP202400023).

Thank you for considering my input.

Sincerely,
Andrew Mondschein
1517 Dairy Rd, Charlottesville, VA 22903

Syd Shoaf

From: Carolyn Shaffer
Sent: Tuesday, May 6, 2025 4:39 PM
To: Syd Shoaf
Subject: Fw: Congregation Beth Israel Special Use Permit

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Amalia Miller <amaliarm@yahoo.com>
Sent: Tuesday, May 6, 2025 4:37 PM
To: Planning Commission <PlanningCommission@albemarle.org>
Subject: Congregation Beth Israel Special Use Permit

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Planning Commission:

I am writing in support of Congregation Beth Israel (CBI) receiving a Special Use Permit to build a permanent home for its Forest School at 1648 Dudley Mountain Road (SP202400023). I am a resident of Albemarle County (at 1817 Natali Lane) and a member of the synagogue. My daughter attended the CBI preschool for three year before COVID (and before it became a Forest School) so I saw for myself what a magical place they have created for young children. We had a much less positive experience in childcare before CBI and struggled with the severely limited options for early childhood education in the area. While we did not follow the school into the forest, we have attended events hosted by the Forest School and experienced benefits from the school that extend to the broader Jewish community in Charlottesville. It can be lonely for Jewish families, and especially Jewish children, in Charlottesville, and my daughter spent a couple of years being the only Jewish student in her class. The community resources offered by CBI are invaluable for people of all ages, but especially for families with young children. Sincerely,

Amalia Miller

Syd Shoaf

From: Carolyn Shaffer
Sent: Tuesday, May 6, 2025 2:17 PM
To: Syd Shoaf
Subject: Fw: Support for CBI Forest School

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Maureen Wellen <mwellen225@gmail.com>
Sent: Tuesday, May 6, 2025 2:14 PM
To: Planning Commission <PlanningCommission@albemarle.org>
Subject: Support for CBI Forest School

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

As an almost 40 year resident of Albemarle county, I am writing in support of Congregation Beth Israel receiving a special use permit to build a permanent home for its Forest School at 1648 Dudley Mountain Road.

This is an opportunity to support a school that offers a unique educational experience for our children. As I am sure you are well aware, finding quality childhood education is a challenge as capacity is so constrained in the area. Adding a school in the southern portion of the county is particularly important for this underserved area. (My daughter who hopes to have her own child lives in Scottsville, so I am particularly sensitive to this topic.)

I understand and am sympathetic to the issues raised by the neighbors. While it is not uncommon to want to "close the door" to development after one moves in, it does seem that in this situation, the school is likely to be a better neighbor in terms of development and impact on the environment, traffic, noise and use of resources compared to other development options that do not require zoning approval.

As Supervisors for the ENTIRE county, I hope you will consider the scope of the positive impact to 60 children and their families plus the benefit to the local neighbors and the entire community through the conservation easement.

t I hope on balance you view this request for a special use permit positively.

Regards,

Maureen Wellen

2964 Mechum Banks Dr.

Charlottesville, VA 22901

Syd Shoaf

From: Carolyn Shaffer
Sent: Tuesday, May 6, 2025 12:33 PM
To: Syd Shoaf
Subject: Fw: Support for CBI Forest School at 1648 Dudley Mountain Road (SP202400023)

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Raya Cantor <rayabean@gmail.com>
Sent: Tuesday, May 6, 2025 12:18 PM
To: Planning Commission <PlanningCommission@albemarle.org>
Subject: Support for CBI Forest School at 1648 Dudley Mountain Road (SP202400023)

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Planning Commission,

My name is Raya Cantor and I live in the Rio district of Albemarle County. I'm writing in support of Congregation Beth Israel receiving a Special Use Permit to build a permanent home for its Forest School at 1648 Dudley Mountain Road (SP202400023).

I have been a member of, and employed by, Congregation Beth Israel since moving to this area in June 2014. I see every day the impact that our congregation and our school have on our member families, students, and the community at large. CBI is the only synagogue in Charlottesville, and our Forest School serves Jewish and non-Jewish families, currently about 100 students ages 18 months through 4th grade. With this new location we could increase our capacity to up to 144 students. We are the only full-time Jewish nature -based school in the country and the largest nature-based preschool in Virginia.

Although my own child is now in college, as a resident of Albemarle County, I am concerned about the fact that we have more demand for early childhood education than we can currently provide. If CBI is able to operate at this new location and increase our capacity, we could be part of a solution to this problem.

I know that some neighbors on Dudley Mountain Road have expressed their concerns about the school's impact on the environment, water consumption, and the road, and I believe CBI is doing all the right things in addressing these concerns. It is after all a Forest School, dedicated to using nature

as a classroom to educate children and guide them in becoming stewards of the land, and thoughtful, contributing citizens.

Through a conservation easement, the CBI Forest School will limit the future development of this beautiful property and ensure that the wilderness is maintained. They have also already enrolled in the Department of Forestry Hardwood Initiative, which will focus on removing invasive species along the stream bisecting this property, and in the James River Buffer Program to remove invasive species and plant new hardwoods in the riverside areas along both sides of Dudley Mountain Road.

CBIFS is also investigating options to limit water use, such as rainwater catchment and low-flow fixtures. It is also important to note that a school building on this property will use far less water than if the property were divided into 4 large home sites. If the school doesn't receive this Special Use Permit, that's what could happen.

To mitigate the traffic challenges on the road, CBIFS plans to stagger morning drop-off and pick-up of students, and offer a shuttle bus to transport students to school from the city.

I urge the Planning Commission to carefully review the CBI Forest School development plans and consider all of the positive impacts this school can make - on our environment, and most importantly on our children.

Thank you!
Raya Cantor
975 Warwick Court
Charlottesville, VA 22901
205-873-0973

Syd Shoaf

From: Carolyn Shaffer
Sent: Tuesday, May 6, 2025 12:32 PM
To: Syd Shoaf
Subject: Fw: SP202400023 - CBI Forest School at 1648 Dudley Mountain Road.

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Nina Comiskey <nina.comiskey@gmail.com>
Sent: Tuesday, May 6, 2025 12:28 PM
To: Planning Commission <PlanningCommission@albemarle.org>
Subject: SP202400023 - CBI Forest School at 1648 Dudley Mountain Road.

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Members of the Albemarle County Planning Commission,

I am writing in support of Congregation Beth Israel receiving a Special Use Permit to build a permanent home for its Forest School at 1648 Dudley Mountain Road (SP202400023).

As both a parent of young children and a practicing architect in Charlottesville and Albemarle County, I care deeply about the quality of early childhood education and the thoughtful integration of new development into rural areas. The Forest School offers a rare and vital model for early learning—one that supports healthy development through outdoor, nature-based exploration. This kind of programming is not only educationally sound, but increasingly essential as families seek alternatives to screen-heavy, indoor settings.

There is a significant lack of preschool options in the southern and western portions of Albemarle County. The proposed site on Dudley Mountain Road would bring much-needed access to families in this part of the county, helping fill an important gap. Its rural character is not incidental—it is fundamental. Forest schools are uniquely dependent on their natural surroundings, using woods, trails, and unstructured landscapes as a living classroom. Relocating such a program to a suburban or urban setting would undermine its core mission.

As an architect, I also understand the importance of addressing community concerns—especially around traffic and environmental impact. With responsible planning and design, I believe this project can succeed in balancing neighborhood interests with the broader public good. Low-density, time-staggered arrival patterns, limited daily occupancy, and a site that preserves and respects its natural features all suggest that this is a low-impact use that can coexist harmoniously with its surroundings.

I urge the Commission to approve this permit and allow the Forest School to establish a permanent, purpose-built home. This project reflects the kind of place-based, child-centered investment that strengthens our entire community—now and for generations to come.
Thank you for your thoughtful consideration.
Sincerely,
Nina Comiskey

Charlottesville, VA
nina.comiskey@gmail.com
541-514-9958

Syd Shoaf

From: Carolyn Shaffer
Sent: Monday, May 5, 2025 6:57 AM
To: Syd Shoaf
Subject: Fw: CBI Forest School - Special Use Permit

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Phyllis <phyllis.leffler@gmail.com>
Sent: Saturday, May 3, 2025 8:16 AM
To: Planning Commission <PlanningCommission@albemarle.org>
Cc: Phyllis Leffler <phyllis.leffler@gmail.com>
Subject: CBI Forest School - Special Use Permit

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

To Members of the Planning Commission:

I'm writing as a private citizen, asking for your support for a Special Use Permit [SP202400023] for Congregation Beth Israel to build a permanent home for its Forest School at 1648 Dudley Mountain Road.

I am a member of Congregation Beth Israel, and I have watched the growth of this school over 25 years as it has served both Jewish and non-Jewish families. During the COVID pandemic, the Forest School became an outdoor school, using nature as a primary part of its curriculum. Children become stewards of the land and use nature as a springboard to inquiry and development. It has had remarkable success and if granted the permit, would be only the third local preschool south of route 64 and Scottsville. Surely locating the school here would meet a wider community need.

If granted the permit, a very small portion of the land would be used and developed. CBI Forest School is committed to obtaining a conservation easement to maintain the wilderness parts of the land area in perpetuity. Furthermore, in response to concerns about traffic, CBI has offered to stagger drop off and pick up and offer a shuttle bus.

I hope you will carefully review the proposed Forest School development plans and think about the larger positive impact this will have on Albemarle County. I know that this school teaches children how to incorporate nature into their daily lives and be sensitive to environmental impacts over time. Given the grave environmental dangers the world is facing, supporting such a school in Albemarle County would be of immense benefit to families in the region.

Sincerely,
Phyllis Leffler
1612 Concord Drive
Charlottesville, Va.
434-979-5760

Syd Shoaf

From: Carolyn Shaffer
Sent: Monday, May 5, 2025 6:57 AM
To: Syd Shoaf
Subject: Fw: Support for Special Use Permit SP202400023 – CBI Forest School

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Karen Firehock <kfirehock@albemarle.org>
Sent: Sunday, May 4, 2025 2:12 PM
To: Mida47 <mida47@aol.com>; Board of Supervisors members <bos@albemarle.org>; Planning Commission <PlanningCommission@albemarle.org>
Subject: Re: Support for Special Use Permit SP202400023 – CBI Forest School

Thanks for writing!

Karen Firehock, AICP
Planning Commissioner
Samuel Miller District
Albemarle County, VA
mobile: 434-249-2492

From: Mida47 <mida47@aol.com>
Sent: Sunday, April 20, 2025 6:00 PM
To: Board of Supervisors members <bos@albemarle.org>; Planning Commission <PlanningCommission@albemarle.org>
Subject: Support for Special Use Permit SP202400023 – CBI Forest School

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Subject: Support for Special Use Permit SP202400023 – CBI Forest School

Dear Members of the Albemarle County Board of Supervisors and Planning Commission,

My name is Amy Selzer, and I live at 1833 Glissade Lane in Charlottesville, in the Rivanna District. I'm writing in support of Special Use Permit SP202400023, which would allow Congregation Beth Israel's Forest School to establish a permanent home at 1648 Dudley Mountain Road.

As a grandmother of three children currently attending the Forest School, I've witnessed the school's profound impact on their growth. This is more than a school—it's a nurturing, nature-based environment where children are encouraged to explore, question, and connect. The natural world is

not just a backdrop but a living classroom where students develop independence, curiosity, empathy, and a lasting relationship with the land.

CBI Forest School is the largest nature-based preschool in Virginia and would become the only full-time Jewish nature-based school in the country. This innovative model combines strong educational principles with deep respect for both nature and cultural identity—something rare and incredibly valuable.

In an increasingly disconnected and overstimulated world, we urgently need educational models that bring children back to what matters most: community, earth, and inner growth. I hope you will recognize the long-term benefit this school brings not only to its students, but to Albemarle County as a whole.

Thank you for your thoughtful consideration.

Sincerely,

Amy Selzer
1833 Glissade Ln.
Charlottesville, VA 22911
Cell: 561-334-3768

Syd Shoaf

From: Peter Greenberg <peter@greenberg.ch>
Sent: Saturday, May 3, 2025 8:38 AM
To: Planning Commission
Cc: Syd Shoaf
Subject: : Opposition to SP202400023 Congregation Beth Israel (CBI) Forest School - Dudley

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Planning Commission Members,

Please count me among the many community members who stand in opposition to the issuance of this special use permit.

Having been raised in the most conservative of Jewish households I empathize with the school's mission.

However, this is an inappropriate use of rural land in our county.

We have a well thought out zoning map, and we must have the discipline to live within the guidelines, benefits and limitations it provides. It is that simple

Rural land and open space are precious.

I'd like to take this opportunity to strongly encourage the members to be much more open and aggressive in allowing development within the areas of the map that are slated for more intense development.

Thanks,

Peter
peter@greenberg.ch
434-218-2109

Syd Shoaf

From: Carolyn Shaffer
Sent: Friday, May 2, 2025 7:04 AM
To: Syd Shoaf
Subject: Fw: Support of Permit

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Lisa Barr <lschwartz2181@gmail.com>
Sent: Thursday, May 1, 2025 10:52 PM
To: Planning Commission <PlanningCommission@albemarle.org>
Subject: Support of Permit

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Planning Commission,

I am writing in support of Congregation Beth Israel receiving a Special Use Permit to build a permanent home for its Forest School at 1648 Dudley Mountain Road (SP202400023).

My children attended CBI Forest School for the first three years of its existence, and I can say without a shred of doubt that both of my children would say that those years of school held their most treasured moments and learning experiences this far. The combination of nature-based education and Jewish values creates an environment that exists nowhere else, and as a family with mixed religious backgrounds it is absolutely welcoming to everyone.

The teachers, staff and families associated with the school care so deeply about one another and the community at large. The skills that my children learned at CBI Forest School helped shape them to be resilient, empathic, cooperative, and to learn how to appreciate that learning opportunities are all around us.

When we were at CBI Forest school there was such a deep emphasis on caring for the land and learning how to honor it. The most difficult part was not being able to have land over the years where the Forest School could truly root itself. This opportunity on Dudley Mountain Road would be a true gift to the community, especially to a section of town with such few early childhood opportunities available.

Thank you for time,
Lisa Barr

Sent from my iPhone

Syd Shoaf

From: Ed Brownfield <ed.brownfield@gmail.com>
Sent: Wednesday, April 30, 2025 8:31 AM
To: Syd Shoaf; Planning Commission
Subject: In support of SP202400023

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Mr. Shoaf,

I plan to attend the meeting on 5/13 however speaking publicly is something that makes me uncomfortable. That is the reason for my writing this email in support of the Forrest School's application for a SP202400023 . I have been in the real estate business for over 50 years, I know all too well about NIMBY (not in my back yard) no matter how worthy a request might be. Change is hard for some people; others may think that an idea is excellent but just not in my backyard.

I grew up in a home where education wastalked about nightly around the dinner table. I firmly believe that education is the best investment that we can make for our young people. Money can be made and lost but knowledge cannot be taken away.

Approval of SP202400023 for the Forest School, is an investment in our most important assets, our children and their futures. When COVID struck and schools closed Jill Abbey-Clark decided that she would not close The Forrest School rather she took it upon herself to find away to "safely" stay open. She and The Forest School are a shining example of investing in our future. I hope that the Ablemarle County Planning Commission will approve the SP202400023 for The Forest School.

Best regards,
Ed Brownfield

Ed Brownfield
1126 Dryden Lane
Charlottesville, VA 22903
Cell Phone 434-981-0045
Ed.Brownfield@gmail.com

Syd Shoaf

From: Carolyn Shaffer
Sent: Wednesday, April 30, 2025 8:22 AM
To: Syd Shoaf
Subject: Fw: Special Use Permit for CBI Forest School

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Christy Fiebert <cjfiebert@gmail.com>
Sent: Wednesday, April 30, 2025 8:00 AM
To: Planning Commission <PlanningCommission@albemarle.org>
Subject: Special Use Permit for CBI Forest School

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Planning Commission,

My name is Christy Fiebert and I am writing in support of Congregation Beth Israel receiving a Special Use Permit to build a permanent home for its Forest School at 1648 Dudley Mountain Road (SP202400023).

I live in Fluvanna County but I work in Albemarle and I am a parent to a toddler at CBI's Forest School. When my husband and I first started discussing childcare options for our daughter, the Forest School is the only place we truly considered.

It is well-documented that the Charlottesville-Albemarle region has a far greater demand for early childhood education than there are spaces in current daycares/schools. In every space where mothers from Albemarle and Charlottesville are present, the difficulties of finding childcare that you love is common. When we talked to other parents in our community, the stories we heard ranged from "I put my child in a home daycare until a spot at the place I truly wanted opened up" to "I chose a daycare whose values differ from our own because it was the only thing available and I needed something." And of course, "One of us had to cut hours at work or quit our job completely because of a lack of childcare."

When we found out our daughter had been accepted into the CBI Forest School, we knew we were lucky to find something that checked all of the boxes we were looking for. And the care that she has received has exceeded even our highest expectations. My child is loved and cared for. She is a part of a wonderful community. And she comes home full of dirt, giggles, and joy every single day.

I urge the County to carefully review the proposed Jewish Forest School development plans and consider the positive impacts on our community. Parents of Charlottesville, Albemarle, and the surrounding areas need more options for childcare available. I urge you to help make this possible.

Thank you for your time and consideration,

Christy Fiebert

cjfiebert@gmail.com

434-260-3609

Syd Shoaf

From: Carolyn Shaffer
Sent: Tuesday, April 29, 2025 9:14 AM
To: Syd Shoaf
Subject: Fw: In support of SP202400023

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Jenny Schneider <riverswift19@gmail.com>
Sent: Saturday, April 26, 2025 10:26 PM
To: Planning Commission <PlanningCommission@albemarle.org>
Subject: In support of SP202400023

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Charlottesville Planning Commission,

My name is Jen Schneider, and I live in the Stony Point district of Albemarle County. I am writing in support of Congregation Beth Israel receiving a Special Use Permit to build a permanent home for its Forest School at 1648 Dudley Mountain Road (SP202400023).

As a parent, public school educator, and former outdoor educator, I see the enormous benefits of this school from many perspectives. My shy, very attached 2 year old has thrived in this caring nature-based community. When I arrive to pick him up, he runs to me and grabs my hand. Instead of heading to the car, he pulls me along to show me all of his favorite spaces and activities. When we finally get home, he only wants to go back outside. This rich experience is growing his body and brain, helping him form a connection to the natural world and find a sense of community. I know a permanent home for the CBI Forest School will allow more children to have this type of amazing and rare school experience.

I hear the concerns of the neighboring residents. I know this school community, which takes such care with each student, will take equally good care of the neighboring community to the best of their ability. Just as they emphasize reducing negative impact on the natural environment, they will work tirelessly to ensure that they do not negatively impact the residents of Dudley Mountain.

I urge the County to carefully review the proposed Jewish Forest School development plans and consider the
positive impacts on our community. This school is not only a greatly needed resource in an area with far too few preschools, but it is also an example of the best kind of education. I believe that allowing CBI Forest School to have a permanent home at 1648 Dudley Mountain will greatly benefit the Charlottesville community.

Sincerely,
Jen Schneider
3381 Walnut Hill Farm
Charlottesville, Va 22911

Syd Shoaf

From: Carolyn Shaffer
Sent: Tuesday, April 29, 2025 9:13 AM
To: Syd Shoaf
Subject: Fw: Congregation Beth Israel

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Candice Bronez <candice.bronez@gmail.com>
Sent: Monday, April 28, 2025 9:23 AM
To: Planning Commission <PlanningCommission@albemarle.org>; Board of Supervisors members <bos@albemarle.org>
Subject: Congregation Beth Israel

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Board of Supervisors and Albemarle County Planning Commission,

My name is Candice Bronez and I live in the Scottsville district of Albemarle County

I'm writing to support Congregation Beth Israel's application for a Special Use Permit to establish a permanent home for its beloved Forest School at 1648 Dudley Mountain Road (SP202400023).

I've seen firsthand how wonderful this school has been for families in our community. Many of my friends have children who attend, and the Forest School is an amazing educational experience - nurturing the children's curiosity and building a deep love for the outdoors.

I strongly urge the County to give thoughtful consideration to CBI's proposed development plans. This Forest School is more than just a place of learning — it's a growing center of inspiration, community, and environmental stewardship.

Sincerely,

Candice Bronez

Syd Shoaf

From: Carolyn Shaffer
Sent: Tuesday, April 29, 2025 9:08 AM
To: Syd Shoaf
Subject: Fw: Special Use Permit for CBI Forest School (SP202400023)

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Mimi Vidaver Davis <mev158@yahoo.com>
Sent: Tuesday, April 29, 2025 9:01 AM
To: Board of Supervisors members <bos@albemarle.org>; Planning Commission <PlanningCommission@albemarle.org>
Cc: rjlucy@gmail.com <rjlucy@gmail.com>
Subject: Re: Special Use Permit for CBI Forest School (SP202400023)

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Caution: The sender name (Mimi Vidaver Davis) is different from their email address (mev158@yahoo.com), which may indicate an impersonation attempt. Verify the email's authenticity with the sender using your organization's trusted contact list before replying or taking further action.

Secured by Check Point

Dear Board of Supervisors and Albemarle County Planning Commission,

My name is Mimi Vidaver Davis and I live in the Rio district of Albemarle County at 705 Cole St.

I am writing in support of Congregation Beth Israel receiving a Special Use Permit to build a permanent home for its Forest School at 1648 Dudley Mountain Road (SP202400023).

My two sons attended CBI Forest School for three years, from 2021-2024. They attended through the grades of pre-k through 1st grade for one, and from 2nd grade through 4th grade for the other. Both of my boys absolutely loved the time they spent at the Forest School and they moved on to their next school with a very strong academic base, an unabashed love for learning, a genuine curiosity about the natural world, and lots of confidence in their physicality and coordination.

My older son has an atypical presentation of ADHD and my younger son is neurotypical. Both thrived in the Forest School environment. We felt that the teachers had the skills and the administrative support to meet both of their needs exceptionally well. And the forest setting served as a natural grounding force and nervous system regulator. Friends often asked me if they were “on track” academically, and I can confidently say, now that they are at Charlottesville Day School, that four walls have nothing to do with meeting academic benchmarks. They both jumped into their 2nd and 5th grade curriculums fully prepared and with no educational gaps. Their current teachers have remarked that their enthusiasm and commitment to learning is unmatched, and I fully credit the Forest School for setting them up with such an engaging, hands-on, rigorous, and embodied elementary school experience! I have so much love and gratitude for this very special school!

I urge the County to carefully review the proposed CBI Forest School development plans and consider the positive impacts on our community.

Sincerely,
Mimi Vidaver Davis
(434) 981-4361
mev158@yahoo.com

Syd Shoaf

From: Carolyn Shaffer
Sent: Tuesday, April 22, 2025 1:50 PM
To: Syd Shoaf
Subject: Fw: In Support of CBI Forest School's Special Use Permit Application

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Joel Selzer <joel.selzer@gmail.com>
Sent: Tuesday, April 22, 2025 1:32 PM
To: Planning Commission <PlanningCommission@albemarle.org>; Board of Supervisors members <bos@albemarle.org>
Subject: In Support of CBI Forest School's Special Use Permit Application

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Albemarle County Planning Commission,

I am an Albemarle County resident living at 2346 Hyland Ridge Drive, Charlottesville, VA 22911, and I am writing to express my strong support for Congregation Beth Israel's application for a Special Use Permit to establish a permanent campus for its Forest School at 1648 Dudley Mountain Road.

As a parent of three children who have attended CBI Forest School over the past five years, I can say with deep gratitude that this program has had a profoundly positive impact on our family. The school offers a rare and enriching early childhood education experience—one that is rooted in nature, curiosity, and community. It is unlike anything else available in the region, and it fills a critical gap for families with younger children.

While Albemarle County is home to many excellent educational options for older students, there are very few programs that provide the kind of immersive, outdoor-based learning environment that CBI Forest School offers for early learners. Securing a permanent home for the school will ensure that more families can benefit from this extraordinary approach to education for years to come.

We are incredibly grateful to the donor who has made this opportunity possible through the generous gift of a 155-acre property on Dudley Mountain Road. It is a once-in-a-lifetime opportunity to create a permanent home for a program that so clearly reflects the values of environmental stewardship, child-centered learning, and community engagement.

I understand that some neighbors have raised concerns, but I hope the Planning Commission will recognize the greater good this project represents for Albemarle County as a whole. The SUP request is

reasonable and thoughtful, and the school has a strong record of being a respectful and responsible presence in the community.

I urge you to approve the Special Use Permit and help ensure the long-term success of this vital educational resource.

Thank you for your time and consideration.

Sincerely,

Joel Selzer

Proud CBI Forest School Parent

CEO of ArcheMedX, Inc

Syd Shoaf

From: Carolyn Shaffer
Sent: Tuesday, April 22, 2025 11:16 AM
To: Syd Shoaf
Subject: Fw: Dudley Mountain Road special use permit

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: carly nicholson <carly.nicholson@gmail.com>
Sent: Tuesday, April 22, 2025 10:21 AM
To: Board of Supervisors members <bos@albemarle.org>; Planning Commission <PlanningCommission@albemarle.org>
Subject: Dudley Mountain Road special use permit

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Board of Supervisors and Albemarle County Planning Commission,

My name is Carly Dirghangi, and I live in the Samuel Miller district of Albemarle County at 1108 Courtyard Dr. Charlottesville, VA 22903.

I am writing in support of Congregation Beth Israel receiving a Special Use Permit to build a permanent home for its Forest School at 1648 Dudley Mountain Road (SP202400023).

This project fills the need for preschools in our area. As an educator in Charlottesville City Schools, I know firsthand that early education is vital for a healthy community. Uniquely, the CBI Forest School fulfills an educational goal of teaching children the importance of forest preservation, which is a goal of the neighbors of this area. Our two children have been at the CBI Forest School for two years now, and they are now educating us to notice what is going on around us. Our kids both have neurodiverse needs, and because of the Forest School, they have learned from an early age how to use the outdoors as a healthy intervention to meet their specific needs. We live in the Redfields neighborhood, and they choose to be outside to play, since they were taught by the Forest School to find refuge in the outdoors. Yesterday evening, we were having dinner outside, and my 7 year old son asked me to look up to notice the migrating birds above us, “Just watch, there will be more,” he told me, confident in his experience observing the same phenomenon with his classmates at school. During a time when technology is ever-growing, it is of utmost importance we have learning communities that expose children to notice the systems of nature and community around them, so that they may be intentional with the natural spaces and communities of Albemarle County. The Dudley Mountain location would provide a permanent space for this learning community to thrive.

I urge the County to carefully review the proposed CBI Forest School development plans and consider the positive impacts on our community.

Sincerely,

Carly Dirghangi
434-327-6621
carly.nicholson@gmail.com
1108 Courtyard Dr.
Charlottesville, VA 22903

Syd Shoaf

From: Carolyn Shaffer
Sent: Monday, April 21, 2025 6:55 AM
To: Board of Supervisors members; Syd Shoaf
Subject: Fw: Special Use Permit for CBI Forest School (SP 202400023)

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Leffler, Melvyn P (mpl4j) <mpl4j@virginia.edu>
Sent: Friday, April 18, 2025 12:10 PM
To: Planning Commission <PlanningCommission@albemarle.org>
Cc: Leffler, Melvyn P (mpl4j) <mpl4j@virginia.edu>
Subject: Special Use Permit for CBI Forest School (SP 202400023)

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Subject: Special Use Permit for CBI Forest School (SP 202400023)

Dear Members of Albemarle Planning Commission,

I am writing to strongly support Congregation Beth Israel's application for a Special Use Permit to build the Forest School at 1648 Dudley Mountain Road.

I have been living in the Charlottesville-Albemarle area for more than 35 years, and I have happily observed its development.

The CBI Forest School has been a wonderful contributor to the educational opportunities for toddlers, pre-school kids, and young children in the early school grades. It has served a unique purpose teaching children the wonders of the natural world and helping them to understand themselves and their environment. I am a huge supporter of the school because I have talked to many parents whose kids go there and who love it. Almost uniformly they report how their children thrived at the school, how it developed their kids' sense of self, their independence, their confidence and security. Parents say again and again that nowhere in the vicinity can kids get an education like this. The school has been led by Jill Abbey – Clark, a person of remarkable creativity, empathy, and imagination. She has won some prestigious awards for her leadership abilities and her passionate commitment to creative learning.

The Jewish community in the area also believes, as I do, that this initiative is critically important to the health and vitality of the Jewish community.

What is wonderful about the school has been that it brings together Jewish and non-Jewish kids (and their parents) and nurtures empathy and understanding across religious lines.

The Forest School has done remarkable things to enrich our community. Because it now has nowhere else to go, its very existence is at stake. To survive, it must acquire this Special Use Permit.

A donor has made it possible to develop this school on Dudley Mountain Road, basically to safeguard the area from another sub-division. CBI, as I understand it, has committed to preserving much of the natural beauty of the land, and will develop the Forest School only on a very small part of it. This is a major commitment to preserving the area for its natural beauty.

Please afford the school the Special Use Permit. It will constitute a great asset to our community.

Respectfully,

Melvyn P. Leffler
1612 Concord Drive
Charlottesville, VA 22901

Syd Shoaf

From: Carolyn Shaffer
Sent: Monday, April 21, 2025 6:54 AM
To: Board of Supervisors members; Syd Shoaf
Subject: Fw: Support for Congregation Beth Israel's Forest School application (SP202400023)

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Joe Fore <joe.fore@gmail.com>
Sent: Saturday, April 19, 2025 10:28 PM
To: Planning Commission <PlanningCommission@albemarle.org>; Lonnie Murray <lmurray@albemarle.org>
Subject: Support for Congregation Beth Israel's Forest School application (SP202400023)

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Planning Commission Members,

My wife, Ashley, and I live in the White Hall District, and we are writing to offer our strong support for Congregation Beth Israel's Forest School application (SP202400023). Given our first-hand knowledge of the school, its mission, its teachers and staff, and its incredible community of families, we are convinced that it is a crucial and unique project that will greatly benefit Albemarle County for decades to come.

Our son attended the Forest School during the 2023-2024 school year for Kindergarten. In that time, we got to know the school's leadership team and many of the teachers and other families. And we learned about what a truly special place the Forest School is. The nature-focused curriculum was transformative for our son, who had struggled with sitting still in traditional classrooms with pencil-and-paper curricula. He thrived at the Forest School. Each day at pick-up, he was eager to talk about a nature walk he'd gone on or a conversation that he'd had with his teachers and classmates. This year, due to logistical reasons, we are back in Albemarle Public Schools. But we've talked often about how much we loved the Forest School and the nurturing and exploration-driven environment.

I know that some nearby residents have expressed concerns about the project, but I believe that CBI's thoughtful architectural and operational plans mitigate all of them. Mainly, I have seen concerns that the school will disrupt the rural, natural setting. But the Forest School's mission is based on encouraging students to appreciate, observe, and protect the natural environment. So the school's design and

operation will be devoted to preserving and protecting the natural landscape. For example, the site plan thoughtfully and intentionally spreads out the buildings and sets them back from the main road to preserve an unspoiled feel.

From its inception during the COVID pandemic, the Forest School team has demonstrated an incredible ability to adopt and evolve to their surroundings—and to be good stewards of the land. I have no doubt that CBI and the Forest School team will work seriously and in good faith to be respectful neighbors and to work with nearby residents to address any logistical concerns that arise.

And the Forest School won't just benefit the school's teachers, families, and staff. All of Albemarle County will benefit. On the tangible side, of course, the Forest School will educate dozens of students per year, reducing the strain on the County's public schools and freeing up resources for the County's current student population. Moreover, the Forest School will be a place where local children and their families will gather to learn reading and math—but also respect for nature and for their fellow humans. And those values, that goodness, and that creativity will radiate out into the rest of Albemarle County—and beyond.

I have been to countless County meetings over the past decade. And I know how important the Board of Supervisors and Planning Commission—indeed, we all—think it is to educate and engage the next generation of citizens who will work cooperatively to protect our local environment and promote the public good. That's exactly what the Forest School will do. If we're serious about that mission, here is a chance to support it.

Put simply, Albemarle County will be much better off for having this special, special school operating on Dudley Mountain Road. And the County will be a worse place if the amazing work of the Forest School is not allowed to continue.

Thank you for your continued service to our community and for your consideration,

Joe and Ashley Fore
White Hall District

Syd Shoaf

From: Carolyn Shaffer
Sent: Monday, April 21, 2025 6:53 AM
To: Board of Supervisors members; Syd Shoaf
Subject: Fw: Forest School (SP202400023)
Attachments: CBI Forest School.pages

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Scott Supraner <ssupraner@gmail.com>
Sent: Saturday, April 19, 2025 11:29 PM
To: Planning Commission <PlanningCommission@albemarle.org>
Cc: rjlucy@gmail.com <rjlucy@gmail.com>
Subject: Forest School (SP202400023)

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

To the Albemarle Planning Commission:

My name is Scott Supraner and I have lived in the Rivanna District of Albemarle County for over twenty-five years. I am writing to register my support of Congregation Beth Israel receiving a Special Use Permit to build a permanent home for its Forest School at 1648 Dudley Mountain Road (SP202400023).

One of the things I love best about the Charlottesville-Albemarle area are the many influences which contribute to the rich and eclectic culture of our region. We moved here to ensure that our son could receive an education suited to his abilities. He moved between public and private options; in the city and county. I believe all parents should have the opportunity to choose a school environment best suited to their children's needs.

The CBI Forest School offers a unique approach to early childhood education. It is the only Jewish day school in central Virginia. Attendance at the school is open to all students, in fact 25% of the current enrollment is not Jewish. Its emphasis on a nature driven curriculum is evidenced not only in its philosophy, but in its practice as well. Outdoor instruction and hands-on activities offer parents and students a different approach to primary education. In this regard, it is a welcome alternative to families of any faith. With respect for nature at the core of its mission statement, the school would be a good custodian to the Dudley Mountain property.

The 165 acre property was purchased by the current owners in 2023 in an effort to rescue it from development as a dense, for-profit subdivision. When they discovered that the Forest School could use the land in an ecologically sustainable manner, they chose to donate the land to CBI. (The owners do not have children and are not temple members.) The land will be protected from future division under a conservation easement, after the final construction proposal is approved.

CBI has made every effort to respond to the concerns of the surrounding community. As regards traffic, the school has proposed an expanded arrival time window and shuttle bus service to minimize traffic, and has offered the possibility of widening the road in some areas to facilitate travel. Water usage by the staff, students and visitors has been shown to be far less than the current development possibility of constructing four private homes on the property. In addition, CBI is considering incorporating rainwater capture to reduce its consumption in areas of non-potable water usage (such as flushing toilets and watering plants.)

The Forest school is losing its current location due to new housing construction on the property. Alternative sites that are zoned commercial and eligible for school construction are virtually non-existent. The property at 1648 Dudley Mountain Road so perfectly aligns with the needs and the philosophy of the Forest School that it would be a shame to see this opportunity pass by. A permanent home would allow the school to continue serving its children and families. It would keep the scope of educational options in our area vital and expanding.

I urge the County to carefully review the proposed Forest School development plans and consider the positive impacts the school would have on our community. Thank you.

Sincerely,

Scott Supraner
346 Key West Dr.
Charlottesville, VA
22911

Syd Shoaf

From: Carolyn Shaffer
Sent: Monday, April 21, 2025 6:53 AM
To: Syd Shoaf
Subject: Fw: In Support of the Forest School at 1648 Dudley Mountain Road

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Rebecca Cobbs <rebecca.cobbs@gmail.com>
Sent: Sunday, April 20, 2025 12:47 PM
To: Planning Commission <PlanningCommission@albemarle.org>; Board of Supervisors members <bos@albemarle.org>
Subject: In Support of the Forest School at 1648 Dudley Mountain Road

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.
Hello,

I am writing in support of Congregation Beth Israel receiving a Special Use Permit to build a permanent home for its Forest School at 1648 Dudley Mountain Road (SP202400023). I am a member of the CBI Forest School community and a resident of the CIty of Charlottesville.

Thank you for your thoughtful consideration of this important matter. I understand that I am not a resident of Albemarle County, and that my opinion may not be of particular interest to you. But as you know, it is the combination of Charlottesville and Albemarle County that makes this little pocket of the world such a special place to live. People living in the County benefit from the industry and services the City offers, and the County offers incredible access to nature and industries unavailable to the City. I think you would agree that the City and the Country rise and fall together, and truly, we are one community.

There is a near crisis in childcare for families in the City and County. There are so so so so few daycares that accept infants (even CBI doesn't), and most preschools don't start until 2.5 to 3 years old. And many of those options do not offer full day care. CBI begins enrollment at 18 months and has an optional after hours program. Let me assure you that every additional day a family has reliable, loving childcare that they feel good about matters. We sent our daughter to a childcare just south of town before we could transfer over to CBI, and it was a mess! Individuals were lovely, but the institution was a total failure. CBI

is completely different. The CBI administration and community supports their teachers, parents, and the children. It is exactly the sort of place any family (of any religion) would want to send their small child. I know that Charlottesville and the County pride themselves as a place that supports young families. Granting this special permit is one way you can do that.

Let me reassure you, CBI, and the CBI Forest School is a Community (capital "C") in all of the best ways. Everyone is attentive to and considerate of the needs of others. It's a value of the school. I understand it is unusual to have a school in a residential neighborhood, and I understand the fears that it may create traffic issues or water issues. But the CBI treads lightly everywhere it goes- the considerate, leave no trace philosophy of the school, has allowed it to adapt from an indoor pre-school, to a summer camp, to MACAA, and now hopefully to Dudley Mountain. Of course, the whole point of the permit is to have a permanent home. But these are not outsiders whose goal is to trample on the area and leave its mark without regard for others. The CBI Forest School is made up of young, thoughtful families, who value everyone and everything around them. I know that if you grant this permit, our current community will work closely with (our hopefully future) community to address any concerns or practical hiccups that may come up along the way. You couldn't ask for a better partner.

I urge you not to fall into the NIMBY trap that has halted progress for decades. Charlottesville and the County need more places like the CBI Forest school, not fewer. I hope your vote will reflect that.

Thank you again for your consideration.

-Rebecca Cobbs
(813 Elliott Ave, Charlottesville VA).

Syd Shoaf

From: Carolyn Shaffer
Sent: Monday, April 21, 2025 6:50 AM
To: Syd Shoaf
Subject: Fw: Support for Special Use Permit SP202400023 – CBI Forest School

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Mida47 <mida47@aol.com>
Sent: Sunday, April 20, 2025 6:00 PM
To: Board of Supervisors members <bos@albemarle.org>; Planning Commission <PlanningCommission@albemarle.org>
Subject: Support for Special Use Permit SP202400023 – CBI Forest School

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Subject: Support for Special Use Permit SP202400023 – CBI Forest School

Dear Members of the Albemarle County Board of Supervisors and Planning Commission,

My name is Amy Selzer, and I live at 1833 Glissade Lane in Charlottesville, in the Rivanna District. I'm writing in support of Special Use Permit SP202400023, which would allow Congregation Beth Israel's Forest School to establish a permanent home at 1648 Dudley Mountain Road.

As a grandmother of three children currently attending the Forest School, I've witnessed the school's profound impact on their growth. This is more than a school—it's a nurturing, nature-based environment where children are encouraged to explore, question, and connect. The natural world is not just a backdrop but a living classroom where students develop independence, curiosity, empathy, and a lasting relationship with the land.

CBI Forest School is the largest nature-based preschool in Virginia and would become the only full-time Jewish nature-based school in the country. This innovative model combines strong educational principles with deep respect for both nature and cultural identity—something rare and incredibly valuable.

In an increasingly disconnected and overstimulated world, we urgently need educational models that bring children back to what matters most: community, earth, and inner growth. I hope you will recognize the long-term benefit this school brings not only to its students, but to Albemarle County as a whole.

Thank you for your thoughtful consideration.

Sincerely,
Amy Selzer
1833 Glissade Ln.

Charlottesville, VA 22911
Cell: 561-334-3768

Syd Shoaf

From: Carolyn Shaffer
Sent: Monday, April 21, 2025 6:50 AM
To: Syd Shoaf
Subject: Fw: Support for Special Use Permit SP202400023 – CBI Forest School

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Mida47 <mida47@aol.com>
Sent: Sunday, April 20, 2025 6:05 PM
To: Planning Commission <PlanningCommission@albemarle.org>; Board of Supervisors members <bos@albemarle.org>
Subject: Support for Special Use Permit SP202400023 – CBI Forest School

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Subject: Support for Special Use Permit SP202400023 – CBI Forest School

Dear Members of the Albemarle County Board of Supervisors and Planning Commission,

My name is Michael Selzer, and I live in the Rivanna District of Albemarle County. I am writing to express my full support for Special Use Permit SP202400023, which would allow Congregation Beth Israel (CBI) to establish a permanent home for its Forest School at 1648 Dudley Mountain Road.

CBI Forest School is a daycare, preschool, and elementary school where children experience the rhythms of Jewish life by learning in and through the natural world. Currently serving around 100 students, the school is seeking to expand to 144 students. This would make it the only full-time Jewish nature-based school in the country, and it already stands as the largest nature-based preschool in Virginia.

The school uses the outdoors as a springboard for inquiry, exploration, and growth. Its nature-based curriculum encourages children to become not just students of reading and math, but students of the land—growing in sync with both their natural environment and their own developmental rhythms. Through daily engagement with the outdoors, the children build resilience, independence, empathy, flexibility, and cooperation.

Three of my grandchildren currently attend the Forest School. The impact on their development has been profound. Their ability to interact meaningfully with others and with the environment continues to grow in beautiful and unexpected ways. Each week, I receive detailed reports from their instructors—thoughtful reflections that provide a window into the depth of relationship-building and learning taking place. These updates are not only informative but deeply heartwarming.

In today's fast-paced, often technology-dominated world, education that reconnects children with the Earth and instills values of stewardship and community is not just desirable—it's essential. This

school is cultivating future citizens who are grounded, compassionate, and environmentally conscious.

I understand that there are a range of perspectives on this proposal, and that concerns may arise. However, I believe the overwhelming benefits of this project—to children, families, and the broader community—greatly outweigh any potential conflicts.

I urge you to grant the special use permit that would allow CBI Forest School to establish its home on Dudley Mountain Road. This is a unique and meaningful opportunity to support innovative, values-based education in our county.

Sincerely,

Michael Selzer
1833 Glissade Ln.
Charlottesville, VA 22911
Cell: 561-870-6958

Syd Shoaf

From: Joshua Grizzle <joshua@grizzlecap.com>
Sent: Thursday, April 17, 2025 5:56 PM
To: Planning Commission
Cc: Syd Shoaf
Subject: RE: Opposition to SP202400023 Congregation Beth Israel (CBI) Forest School - Dudley

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Planning Commission Members:

As the owner of the property at 1644 Dudley Mountain Rd directly adjacent to the proposed development site, I am writing to express my strong opposition to the special use permit application for SP202400023 Congregation Beth Israel (CBI) Forest School on Dudley Mountain Rd.

While I share the concerns about traffic and water impacts that have been raised by other neighbors, I wish to highlight additional significant issues specific to my property:

1. **Proximity and Visual Impact**: Despite the parcel being 165 acres, due to steep slopes and required setbacks, the applicant has approximately 6 acres of buildable land. This constraint has resulted in proposed structures being placed just 50 feet from my property line and 200 feet from my dwelling. This placement would create a significant visual intrusion and diminish my property's value and my enjoyment of it.
2. **Interference with Legal Property Use**: The proposed development's proximity to my property line would prevent me from legally hunting on my own land due to Virginia Department of Wildlife Resources setback requirements. This represents a substantial infringement on my property rights and traditional rural land use.
3. **Inconsistency with Rural Character**: The concentration of development so close to property boundaries is inconsistent with the rural character of our area and conflicts with the comprehensive plan's vision for this portion of Albemarle County.

I respectfully request that the Planning Commission deny this special use permit application or, at minimum, require substantial modifications to increase setbacks from neighboring properties.

Thank you for your consideration of these concerns.

Sincerely,

Joshua Grizzle

Syd Shoaf

From: Carolyn Shaffer
Sent: Thursday, April 17, 2025 6:55 AM
To: Syd Shoaf
Subject: Fw: In Support of CBI's Special Use Permit

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Rabbi Joel Schwartzman <rabbi@holyman1.com>
Sent: Wednesday, April 16, 2025 4:55 PM
To: Board of Supervisors members <bos@albemarle.org>; Planning Commission <PlanningCommission@albemarle.org>
Subject: In Support of CBI's Special Use Permit

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

I am a resident of Albemarle County living in Dunlora and I am writing in support of Congregation Beth Israel (CBI) receiving a Special Use Permit to build a permanent home for its Forest School at 1648 Dudley Mountain Road (SP202400023).

As an ordained Reform rabbi and a retired United States Air Force chaplain having served twenty-eight years of service and retiring in the rank of colonel, I have always recognized and valued the importance of education. I visited and taught in many Department of Defense schools and established religious schools when I was fortunate enough to have a sizeable enough congregation to do so.

As two of my grandchildren attended CBI's Forest School in the past, I understand just how formatively critical their experiences were, enabling both now to excel in their respective grades in school. Having this Special Use Permit will enable CBI to attract and teach many more both Jewish and non-Jewish children. The Forest School has been recognized for its innovative excellence and is the only Jewish preschool in the area. The natural setting that this property involves is perfect to stimulate a child's connection to nature as well as to other children in community. Concerns for the

environment are among the most important to the school as well. Taking care of the land and the forests are an essential part of the curriculum.

Albemarle County holds the future of the Forest School in it hands. I trust that it will do the sensible and correct thing by approving CBI's Special Use Permit. I am certain that the school and the neighboring residents will be able to find accommodations that will mutually benefit each other.

Thank you for your kind consideration,

Rabbi Joel R. Schwartzman
920 Charter Oaks Drive
Charlottesville, VA 22901

Syd Shoaf

From: Carolyn Shaffer
Sent: Wednesday, April 16, 2025 4:41 PM
To: Syd Shoaf
Subject: Fw: CBI Special Use Permit

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Jane Moncrief <jane.moncrieflc@gmail.com>
Sent: Wednesday, April 16, 2025 4:03 PM
To: Planning Commission <PlanningCommission@albemarle.org>; Board of Supervisors members <bos@albemarle.org>
Subject: CBI Special Use Permit

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Good Afternoon,

I am a Albemarle County resident and I am writing to voice my support for Congregation Beth Israel (CBI) receiving a Special Use Permit to build a permanent home for its Forest School at 1648 Dudley Mountain Road (SP202400023).

I can attest that there are few schools in our county offering a similar curriculum. My son, who is now a thriving 5 year old, started at CBI Forest School when he was 18 months old. In a family where both parents have successful and demanding careers, there were very limited options for early childhood care, and no other options that shared our family's values.

I urge you to welcome CBI Forest School into the community and support the hardworking families who live here. Please do what is best for our children — the future of Charlottesville depends on your decision.

Best,

Jane M. Moncrief
2045 Candlewyck Drive
Charlottesville, VA 22901

Syd Shoaf

From: Carolyn Shaffer
Sent: Wednesday, April 16, 2025 4:40 PM
To: Syd Shoaf
Subject: Fw: CBI permit

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Gregg Dionne <chefdionne@icloud.com>
Sent: Wednesday, April 16, 2025 4:13 PM
To: Planning Commission <PlanningCommission@albemarle.org>; bos@albermarle.org <bos@albermarle.org>
Subject: CBI permit

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Good Afternoon,

I am a Albemarle County resident and I am writing to voice my support for Congregation Beth Israel (CBI) receiving a Special Use Permit to build a permanent home for its Forest School at 1648 Dudley Mountain Road(SP202400023).

I can attest that there are few schools in our county offering a similar curriculum. My son, who is now a thriving 5 year old, started at CBI Forest School when he was 18 months old. In a family where both parents have successful and demanding careers, there were very limited options for early childhood care, and no other options that shared our family's values.

I urge you to welcome CBI Forest School into the community and support the hardworking families who live here. Please do what is best for our children — the future of Charlottesville depends on your decision.

Best,

Gregg Dionne
2045 Candlewyck Drive
Charlottesville, VA 22901
Sent from my iPhone

Syd Shoaf

From: Carolyn Shaffer
Sent: Monday, April 14, 2025 4:25 PM
To: Syd Shoaf
Subject: Fw: 1648 Dudley Mountain Road (SP202400023).

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Becky Deborah <oaks@cbiforestschool.com>
Sent: Monday, April 14, 2025 4:24 PM
To: Board of Supervisors members <bos@albemarle.org>; Planning Commission <PlanningCommission@albemarle.org>
Subject: 1648 Dudley Mountain Road (SP202400023).

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

To whom it may concern,
My name is Rebecca Pilipowskyj and I live in the Rivanna district of Albemarle County. I am writing in support of Congregation Beth Israel receiving a Special Use Permit to build a permanent home for its Forest School at 1648 Dudley Mountain Road (SP202400023).
I have been a teacher at CBIFS for three years. This is the first year where most of my class (8/10 students) has been part of the CBIFS, and previously, the preschool downtown, since they were roughly two years old. My team partner and I asked them to share what Forest School means to them and to explain to the board why we need CBIFS to continue. The statements below have only been manipulated for clarity. They otherwise are only the words of the individual student.

"CBI Forest School appreciates your uniqueness. They understand how you feel and when you need help and support. Like when you need help in reading, math, writing, and like when you need help in learning knots and paw prints," Macsen, 3rd grade.
"People understand my learning differences at CBI Forest School. At public school people didn't know, including myself, that I had a learning difference. When I got to CBIFS, Debroah and Sarah [teachers] really helped me learn how to read and write. It feels nice that teachers and students understand and help me. CBIFS understands and will help students with learning diffrecnesreadn, write, and do math," Noah, 3rd grade.
"Hi, I'm Ethan and I don't think CBIFS is just another private school. I think it's awesome because you can get a Jewish focus. CBI is not a place where your [home] religion matters. Christian or not, we do Jewish Studies so we can learn about Purim, Hanukkah, and Shabbat," Ethan, 3rd Grade.

"It's nice to learn outdoors. We learn how to make fires. If there wasn't a forest school in the county, then we will have to find a new school. This is why the Albemarle Board of Supervisors should allow the Forest School to be in the County," Miles, 4th Grade.
"At CBI Forest School I get to know most people in the school. In most schools you get to see the grade below you once or twice a month. I think littler kids should get to see the older kids. For example, the small kids get to see the big kids. Not too long ago we played BINGO with the four and five year olds and it was amazingly fun! CBI teaches good manners to little kids so it is easy to talk to them. For these reasons I think it is great to have a forest school like this," Evan, 3rd Grade.
"Forest school is a private school, but a private school with weekly and annual events. We have Shabbat every Friday. It's so fun and we get challah! We have an annual Hanukkah party every year. You can light the menorah and celebrate this Jewish holiday [as a school]. We have one more annual celebration. It is Purim. We get to wear costumes and heat Hamentashen! That's why Forest school is like no other school!" Jeremy, 3rd Grade.
"At CBI Forest School you get to know pretty much everyone. Teachers know when I need help. For example, when I get stuck on a project one of the teachers help me. Another example is when they make things fun and easy like math instead of it being like 39 x 7, it is like there are 39 cookies in each box, there are 7 boxes," Theodore, 3rd Grade.
"CBI helps me because I get to learn about Judaism and Hebrew most days. I've learned about Passover [including] Moses and Pharaoh from [my teacher] Haya. The Hanukkah story, too. Now I can tell you the story of Hanukkah. I learned Hebrew so I can talk to people in another language. Learning Hebrew and about Judaism helps me with my Bar Mitzvah," Yona, 4th Grade.
"Forest school appreciates and gives me unique skill sets. I have learned how to build four different fires, TP, log cabin, lean to, and sasagrill. I can build different shelters and tools. So those are some skill sets that I have and have learned at CBI Forest School," Sev, 4th Grade.
"CBI Forest School is important to me because you know all the teachers and people in your class. If you're there for a little while, you might know a bunch of kids in the school. If you know the teachers in your classroom, you might feel better asking questions because you know their names. If you know your classmates' names, you can talk to them mfore. That's why I think the Forest School is the best for knowing people there," Henry, 3rd Grade..

_____

I urge the County to carefully review the proposed Jewish Forest School development plans and consider the positive impacts on our current and future students. The statements above are not those of parents or involved adults, but the students we have served for several years. We appreciate your consideration in helping them and future students to continue their educational journeys in the school they love.

Sincerely,

Rebecca Pilipowskyj
(914)589-4539
oaks@cbiforestschool.com

Syd Shoaf

From: Carolyn Shaffer
Sent: Thursday, April 10, 2025 11:22 AM
To: Board of Supervisors members; Syd Shoaf
Subject: Fw: Comment on SP202400023 CBI Dudley Mountain Road

Please see the email below.

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Rich Schragger <schragger@law.virginia.edu>
Sent: Thursday, April 10, 2025 11:15 AM
To: Planning Commission <PlanningCommission@albemarle.org>
Cc: rjlucy@gmail.com <rjlucy@gmail.com>
Subject: Comment on SP202400023 CBI Dudley Mountain Road

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Dear Albemarle County Planning Commissioners,

I am writing in support of Congregation Beth Israel receiving a Special Use Permit to build a permanent home for its Forest School at 1648 Dudley Mountain Road. I have lived in this community for almost 25 years, am a member of Congregation Beth Israel (CBI), and a professor at UVA. During my time here, the Jewish community has had only one home – a small synagogue in downtown Charlottesville. That home is too small to accommodate a growing community and the expanding needs of its youngest members. To survive and thrive, a religious community needs to educate its children. And because Charlottesville is mostly built out, the best location for a school and camp is invariably in the county.

The Dudley Mountain road site is exceptionally well-suited for a school. The proposed use is not dense and is designed as a campus, in harmony with surrounding nature. And the conservation easement will preserve many acres for green space, while also allowing for a school that can serve the county's burgeoning pre-school age population – a much needed resource for those in our community. Neighbors tend to be understandably concerned about effects on their property of a new development. But this school is fairly low impact compared to other uses that could be contemplated for this tract of land. CBI is a good neighbor in its downtown location and will be a good neighbor in the county.

I should also note that this is a religious school, which has special significance. Federal law provides unique constitutional treatment for religious land uses, pursuant to the Religious Land Use and Institutionalized Persons Act (RLUIPA) and the First Amendment to the U.S. Constitution. The reasons for this are well

established: Religious institutions are both uniquely valuable as a civic matter and are uniquely vulnerable to discrimination.

As already noted, the small synagogue that has served this community since the late 1800s has protected and fostered a robust Jewish community for close to 150 years. Making it possible for that community to grow while giving due attention to the county's need for protected green space is a great policy win overall.

I appreciate your attention to this matter and look forward to the county's decision.

Best

Richard Schragger
Walter L. Brown Professor of Law
Roy L. and Rosamond Woodruff Morgan Professor of Law
University of Virginia School of Law
SSRN
City Power: Urban Governance in a Global Age

Syd Shoaf

From: Carolyn Shaffer
Sent: Thursday, April 10, 2025 7:57 AM
To: Syd Shoaf
Subject: Fw: Strong Support for CBI Forest School at Dudley Mountain Road

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Jenn Lobo <jenn.m.lobo@gmail.com>
Sent: Wednesday, April 9, 2025 10:45 PM
To: Planning Commission <PlanningCommission@albemarle.org>; Board of Supervisors members <bos@albemarle.org>
Subject: Strong Support for CBI Forest School at Dudley Mountain Road

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Dear Albemarle Board of Supervisors and Planning Commission Members,

My name is Jennifer Lobo and I live in the Scottsville district of Albemarle County. I am writing in full support of Congregation Beth Israel receiving a Special Use Permit to build a permanent home for its Forest School at 1648 Dudley Mountain Road (SP202400023).

I am a mom of young children who believes in the power of nature and the benefits of learning through play. CBI provides a high-quality education for students through their Forest School. I have friends who have children that attend the CBI Forest School, and I would love for the school to continue be able to continue at the Dudley Mountain Road location.

The proposed plans for the CBI Forest School will support the goal of neighbors that the wilderness on Dudley Mountain Road is protected. This use of the property is highly desirable and would be much preferred over a dense subdivision.

I urge the County to carefully review the proposed Jewish Forest School development plans and take into account the positive impacts the plan would have on our community. I believe that there are strong benefits to wilderness protection and education of some of our youngest citizens.

Thank you,

Jennifer Lobo
jenn.m.lobo@gmail.com

Syd Shoaf

From: Carolyn Shaffer
Sent: Tuesday, April 8, 2025 10:33 AM
To: Syd Shoaf; Board of Supervisors members
Subject: Fw: Message in support of CBI's application of Special Use Permit for Dudley Mountain Road property

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Jim Yazman <jyazman@gmail.com>
Sent: Tuesday, April 8, 2025 10:25 AM
To: Planning Commission <PlanningCommission@albemarle.org>
Subject: Message in support of CBI's application of Special Use Permit for Dudley Mountain Road property

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

I am writing in support of Congregation Beth Israel's (CBI) application for a Special Use Permit from Albemarle County to establish the Forest School on recently-acquired property on Dudley Mountain Road.

The Forest School is a unique approach to socialization and education of children from pre-kindergarten through fourth grade years.

The Forest School curriculum focuses on "learning" that can be gleaned from the natural world that surrounds the young students. Engagement in the Forest School builds the important skills and capabilities -- self-confidence, learning by observing and questioning, team building to negotiate challenging situations -- that will promote success throughout a child's educational pathways and future careers.

The Forest School is based on respect for natural resources -- trees, birds and wildlife, water sources, etc. Preservation and enhancement of these valuable natural assets are at the core of Forest School's success as an educational institution. This core sustainability strategy will result in preservation of the Dudley Mountain property as an environmentally-rich resource for Albemarle County for generations to come.

The Forest School will be implemented by CBI as an ecumenical educational resource for the entire County community.

Approval of the application for the Forest School Special Use Permit will demonstrate Albemarle County's commitment to, and vision for inclusive education opportunities for the county's youth.

I urge the Planning Commission to approve Congregation Beth Israel's Special Use Permit for their Dudley Mountain Road property.

Best regards, Jim Yazman
--
Jim Yazman
703-304-8042
7426 Lahana Cir, Boynton Beach FL 33437
Skype: jim.yazman
jyazman@gmail.com

Syd Shoaf

From: Carolyn Shaffer
Sent: Monday, April 7, 2025 12:05 PM
To: Syd Shoaf
Subject: Fw: Letter of Support for CBI Forest School Special Use Permit (SP202400023)

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Edward Silva <ejosephsilva@gmail.com>
Sent: Monday, April 7, 2025 11:32 AM
To: Board of Supervisors members <bos@albemarle.org>; Planning Commission <PlanningCommission@albemarle.org>
Subject: Letter of Support for CBI Forest School Special Use Permit (SP202400023)

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Members of the Albemarle County Planning Commission and Board of Supervisors,

I am an Albemarle County resident living at 970 Rockledge Drive, Charlottesville, VA, and I am writing in support of Congregation Beth Israel receiving a Special Use Permit to build a permanent home for its Forest School at 1648 Dudley Mountain Road (SP202400023).

As a parent of two children currently attending CBI Forest School, I have seen firsthand the incredible impact this program has on young learners. The school offers a truly unique educational experience—one that fosters curiosity, independence, and a deep connection to the natural world. In an era where children are increasingly disconnected from nature, CBI Forest School is a rare and precious asset to our community.

This Special Use Permit represents more than just a campus—it's a long-term investment in education, environmental stewardship, and the future of our children. The 155-acre site on Dudley Mountain Road provides a safe, inspiring, and developmentally appropriate setting for outdoor learning, and it would allow the school to finally have a permanent home that reflects the strength of its mission.

If nothing else, **I'd like to appeal to your economic interests:** I have spoken to several parents at this school who, during COVID, moved to Charlottesville from DC or Richmond so their kids could have outdoor education. They are now tax paying citizens here, not DC and/or Richmond. People move for their kids, jobs, and parents, largely. Make this a place people want to come and stay for our kids.

As a local resident, I believe this project aligns with the values of Albemarle County—preserving open space, promoting responsible land use, and supporting educational innovation. I respectfully urge you to approve this permit and help secure the future of this remarkable program.

Thank you for your time and consideration.
Thank you,
Edward J. Silva
LinkedIn | 209-988-4779

Syd Shoaf

From: Carolyn Shaffer
Sent: Monday, April 7, 2025 8:01 AM
To: Syd Shoaf
Subject: Fw: Support for Special Use Permit (SP202400023)

From: Jeff Wasikowski <jeff.wasikowski@gmail.com>
Sent: Sunday, April 6, 2025 1:31 PM
To: Planning Commission <PlanningCommission@albemarle.org>
Cc: Rachel Kon <rachel.kon@gmail.com>
Subject: Support for Special Use Permit (SP202400023)

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

To whom it may concern:

I am writing in support of Congregation Beth Israel (CBI) receiving a Special Use Permit to build a permanent home for its Forest School at 1648 Dudley Mountain Road (SP202400023).

We are members of CBI and part of the Jewish community in Albemarle County. The location in question would provide greatly expanded opportunities for our two children to connect with their Jewish peers and learn more about their shared heritage. CBI has a proven track record of being inclusive and respectful of its community and neighbors.

I am very confident that CBI will take all reasonable steps necessary to address any concerns within the neighboring community regarding the proposed use of the site for the Forest School. In fact, as longtime members of CBI, our family would demand nothing less from our congregation.

I urge you to consider how meaningful the Forest School will be for the Jewish community within Albemarle County. Our family wholeheartedly supports CBI's request for a Special Use Permit.

Thank you for your consideration,

Jeff and Rachel Wasikowski
937 Park Ridge Drive
Crozet, VA. 22932

Jeffrey Wasikowski

937 Park Ridge Drive
Crozet, Virginia 22932

T: (202) 406-0980
Jeff.Wasikowski@gmail.com

Syd Shoaf

From: Carolyn Shaffer
Sent: Monday, April 7, 2025 7:58 AM
To: Syd Shoaf
Subject: Fw: SP202400023

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Charles Mitchiner <c3j1m41@yahoo.com>
Sent: Friday, April 4, 2025 11:53 AM
To: Planning Commission <PlanningCommission@albemarle.org>; Board of Supervisors members <bos@albemarle.org>
Subject: SP202400023

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Caution: The sender name (Charles Mitchiner) is different from their email address (c3j1m41@yahoo.com), which may indicate an impersonation attempt. Verify the email's authenticity with the sender using your organization's trusted contact list before replying or taking further action.

Secured by Check Point

Dear Members of the Planning Commission,

I am writing in support of Congregation Beth Israel receiving a Special Use Permit to build a permanent home for its Forest School at 1648 Dudley Mountain Road. While I am a retired educator who resides in Nelson County, I did teach for Albemarle County Public Schools and for PVCC as an Adjunct Professor of Political Science. I am also a member of Congregation Beth Israel. I would like respectfully to request that you give special consideration to this permit as I feel that the Forest School could serve as a beacon of light and hope not only for Albemarle County but for the State of Virginia and for our entire nation as well.

Thank you so much.

Sincerely,

Juliette Rosenthal

Syd Shoaf

From: Carolyn Shaffer
Sent: Monday, April 7, 2025 7:58 AM
To: Syd Shoaf; Board of Supervisors members
Subject: Fw: Special Use Permit for Forest School

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: diane henry <dianehenryca@gmail.com>
Sent: Friday, April 4, 2025 12:10 PM
To: Planning Commission <PlanningCommission@albemarle.org>
Subject: Special Use Permit for Forest School

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I am writing in support for the special use permit for
Congregation Beth Israel
Forest School
1648 Dudley Mountain Road

The Forest School is a treasure and would, no doubt, be an asset to its neighbors and the community. Each day I pick up my grandchildren from the school at its temporary location and my observations are that the school is a happy, well-run school with dedicated professionals who foster kindness, joy, and a grand curiosity of the wonders of nature. I am confident you are well informed on the curriculum of the Forest School, but allow me to add that respect for others is obvious. I see no traffic problems with the school nor any noise problems; only joyous laughter. In my view, the school treasures the tranquility of the natural world and respect for all its beauty and wonder. The school will undoubtedly be a positive for the county and I urge you to approve the plans for the new school.

I
--
Diane Henry
2847 Earlysville Rd,

Earlysville, VA 22936
703-407-8411

Syd Shoaf

From: Carolyn Shaffer
Sent: Monday, April 7, 2025 7:54 AM
To: Syd Shoaf
Subject: Fw: Dudley Mountain SP202400023

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Nick Pilipowskyj <nicholasp56@gmail.com>
Sent: Friday, April 4, 2025 8:11 PM
To: Planning Commission <PlanningCommission@albemarle.org>; Board of Supervisors members <bos@albemarle.org>
Subject: Dudley Mountain SP202400023

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

To whom it may concern,

My name is Nicholas Pilipowskyj and I live in the Rivanna district of Albemarle County. I am writing in support of Congregation Beth Israel receiving a Special Use Permit to build a permanent home for its Forest School at 1648 Dudley Mountain Road (SP202400023).

I have been a parent at CBIFS for the last three years and I have been consistently impressed with the quality of our forest school for our preschooler. My wife has been a teacher at CBIFS for the past three years as well and seeing the work that she and her colleagues put into the school and the quality education that the students receive as a result is unmatched by any other forest school in the community.

Dudley Mountain is the only property that will suit the needs of the school and Congregation Beth Israel as a whole in the long-term. I urge the County to carefully review the proposed Jewish Forest School development plans and consider the positive impacts on our community. I believe that the need our school fills for those who need an alternate educational setting and for the Jewish community is essential to our community. We appreciate your consideration.

Sincerely,

Nicholas Pilipowskyj
434-284-0577
Nicholasp56@gmail.com

Sent from my iPhone

Syd Shoaf

From: Carolyn Shaffer
Sent: Monday, April 7, 2025 7:53 AM
To: Board of Supervisors members; Syd Shoaf
Subject: Fw: Support for Special Use Permit (SP202400023)

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Jeff Wasikowski <jeff.wasikowski@gmail.com>
Sent: Sunday, April 6, 2025 1:31 PM
To: Planning Commission <PlanningCommission@albemarle.org>
Cc: Rachel Kon <rachel.kon@gmail.com>
Subject: Support for Special Use Permit (SP202400023)

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

To whom it may concern:

I am writing in support of Congregation Beth Israel (CBI) receiving a Special Use Permit to build a permanent home for its Forest School at 1648 Dudley Mountain Road (SP202400023).

We are members of CBI and part of the Jewish community in Albemarle County. The location in question would provide greatly expanded opportunities for our two children to connect with their Jewish peers and learn more about their shared heritage. CBI has a proven track record of being inclusive and respectful of its community and neighbors.

I am very confident that CBI will take all reasonable steps necessary to address any concerns within the neighboring community regarding the proposed use of the site for the Forest School. In fact, as longtime members of CBI, our family would demand nothing less from our congregation.

I urge you to consider how meaningful the Forest School will be for the Jewish community within Albemarle County. Our family wholeheartedly supports CBI's request for a Special Use Permit.

Thank you for your consideration,

Jeff and Rachel Wasikowski
937 Park Ridge Drive
Crozet, VA. 22932

Jeffrey Wasikowski

937 Park Ridge Drive
Crozet, Virginia 22932

T: (202) 406-0980
Jeff.Wasikowski@gmail.com

Syd Shoaf

From: Carolyn Shaffer
Sent: Thursday, April 3, 2025 1:08 PM
To: Syd Shoaf
Subject: Fw: Support for CBI Forest School's Special Use Permit Application SP202400023

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: David Mata <davidaustinmata@gmail.com>
Sent: Thursday, April 3, 2025 12:23 PM
To: Board of Supervisors members <bos@albemarle.org>; Planning Commission <PlanningCommission@albemarle.org>
Subject: Support for CBI Forest School's Special Use Permit Application SP202400023

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Members of the Board of Supervisors and Members of the Planning Commission,

My name is David Mata. I live in Earlysville with my wife and three daughters, two of whom attend the CBI Forest School. I'm writing in support of Congregation Beth Israel's request for a Special Use Permit to establish a permanent home for the school at 1648 Dudley Mountain Road (SP202400023).

The Forest School has been an extraordinary environment for our children. They are engaged, curious, and genuinely enthusiastic about learning. The program combines a strong early childhood curriculum with meaningful outdoor education. Our children have developed a growing awareness of the natural world, along with confidence and creativity that carry over into every part of their lives.

The school is open-hearted and inclusive. We've felt completely welcome, and we've even found ourselves learning alongside our kids.

I understand that land use decisions in rural areas deserve careful scrutiny. The Forest School will not generate significant traffic, noise, or environmental disruption. In fact, it's difficult to imagine a lower-impact use of the property that provides such a high return in community value.

I encourage you to approve the Special Use Permit.

Sincerely,
David Mata

Syd Shoaf

From: Carolyn Shaffer
Sent: Wednesday, April 2, 2025 12:32 PM
To: Syd Shoaf
Subject: Fw: support for Congregation Beth Israel's need to build a permanent home for the Forest School

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Jacquie Pickering <jacquie.pickering@gmail.com>
Sent: Wednesday, April 2, 2025 12:30 PM
To: Planning Commission <PlanningCommission@albemarle.org>; Board of Supervisors members <bos@albemarle.org>
Subject: support for Congregation Beth Israel's need to build a permanent home for the Forest School

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

I am writing in support of Congregation Beth Israel (CBI) receiving a Special Use Permit to build a permanent home for its Forest School at 1648 Dudley Mountain Rd .(SP202400023).
This is the only full-time Jewish nature based school in the country and the largest nature based preschool in Virginia. In 2022, Director Jill Abbey-Clark won a prestigious Covenant Award for Jewish educators, honoring innovation and dedication to education and the development of children in an ever changing world.
As the largest forest preschool in the area, CBI Forest School offers children the outdoors as a springboard to inquiry and development. By using a nature based curriculum, children become stewards of the land while also growing with the rhythms of their natural development. Children develop skills such as agency, resilience, independence, flexibility, empathy, intention and cooperation by engaging in outdoor activities.
As is well-documented, the Charlottesville-Albemarle region has a far greater demand for early childhood education than there are slots. The Forest School currently has 60 slots for children aged 18 months-4 years. By operating out of Dudley Mountain, CBIFS would become only the *third* local early childhood education facility located south of Interstate 64 and Scottsville.
CBI Forest School is deeply committed to the protection of the natural environment. Through a conservation easement as a part of its acquisition of the Dudley Mountain Road property, CBIFS will maintain the wilderness of this area of Albemarle County in perpetuity. The land off of Dudley Mountain

Rd. will allow the Forest School to establish roots in a permanent location to continue serving young children and families in our area.
Unfortunately, a denial of a permit to operate out of Dudley Mountain Rd. would likely mean that the Forest School would not be able to continue. The expenditures associated with the special use permitting process are very high. Additionally, there is no other rural plot suitable for the school. This is our last best chance to establish the Forest School for this generation of children, and their children.
Thank you for your consideration.
Jacquie & John Pickering (210 10th St NE -- Apt 204; Charlottesville VA 22902)

Syd Shoaf

From: Carolyn Shaffer
Sent: Wednesday, April 2, 2025 8:14 AM
To: Syd Shoaf
Subject: Fw: Support for CBI Forest School's Special Use Permit Application SP202400023

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: victoria horrock <vhorrock@gmail.com>
Sent: Tuesday, April 1, 2025 5:20 PM
To: Board of Supervisors members <bos@albemarle.org>; Planning Commission <PlanningCommission@albemarle.org>
Subject: Support for CBI Forest School's Special Use Permit Application SP202400023

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Members of the Board of Supervisors and Members of the Planning Commission,

My name is Victoria Horrock and I live in the White Hall district of Albemarle County. I am writing in support of Congregation Beth Israel (CBI) receiving a Special Use Permit to build a permanent home for its Forest School at 1648 Dudley Mountain Road (SP202400023).

I am the mother of three girls (7,5, and 2), two of whom attend the CBI Forest School. Before becoming a lawyer, I spent 3 years as the assistant director of a nature center and summer camp in West Virginia. Outdoor education is near and dear to my heart, and I am so happy to have found CBI's Forest School for our kids.

I love to start my day watching my daughters happily run to their classes. Because of CBI our kids are resilient, flexible, in tune with the natural world around them, and joyful every day. In addition to the traditional pre-school curriculum, our kids are immersed in wildlife studies, music, and art. Our 5 year old also gets to experience outdoor recreational activities like hiking and kayaking. CBI creates a wonderfully loving and inclusive community. Although we are not Jewish, our children are welcomed there with open arms. We enjoy learning about Jewish values and traditions alongside our kids.

We currently reside in a part of Earlysville that is a rural area under Albemarle's comprehensive plan. Within a five-minute drive from our home there are at least 3 churches and 1 elementary school. None of these institutions

detract from the pastoral qualities of the area. I would happily welcome CBI as a neighbor if there was available land near us. It's hard to imagine a better neighbor than a forest full of happy giggling children.

I urge the County to carefully review the proposed Jewish Forest School development plans, consider the positive impacts on our community, and approve the Special Use Permit.

Sincerely,

Victoria Horrock
4215 Paddock Circle
Earlysville, VA 22936
vhorrock@gmail.com
(703)472-1769

--
Victoria Horrock
vhorrock@gmail.com
vhorrock@tulane.edu
(703)472-1769
(504) 457-8515

Syd Shoaf

From: Carolyn Shaffer
Sent: Tuesday, April 1, 2025 12:41 PM
To: Syd Shoaf
Subject: Fw: In Support of Congregation Beth Israel Special Use Permit

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: MICHELE GORDON <mdrtzg@aol.com>
Sent: Monday, March 31, 2025 5:27 PM
To: Planning Commission <PlanningCommission@albemarle.org>
Subject: In Support of Congregation Beth Israel Special Use Permit

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Planning Commission,

I am writing in support of COngregation Beth Israel receiving a SPecial Use Permit to build a permanent home for its Forest School at 1648 Dudley Mountain Road (SP202400023).

I am very excited to be a new Albemarle County resident. I moved from New York to be near my daughter, son-in-law and (mostly!) my grandson. My daughter is a teacher at the Forest School and my grandson is a student there. Having been a teacher myself at a traditional Jewish preschool in New York I have come to see how an education (both religious and secular) in the forest can so seamlessly allow students to appreicate, nurture and respect the beautiful surroundings we are so lucky to call home.

Thank you for your consideration in allowing our community to continue to grow and flourish in the great outdoors.

Michele Gordon
Sent from my iPad

Syd Shoaf

From: Carolyn Shaffer
Sent: Monday, March 31, 2025 6:58 AM
To: Syd Shoaf
Subject: Fw: SP202400023

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Michael Spiegel <michael.m.spiegel@gmail.com>
Sent: Sunday, March 30, 2025 9:59 AM
To: Planning Commission <PlanningCommission@albemarle.org>
Subject: SP202400023

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

To Whom It May Concern:

I am writing in support of Congregation Beth Israel receiving a Special Use Permit to build a permanent home for its Forest School at 1648 Dudley Mountain Road (SP202400023).

My daughter, Ada, attended Forest School for first, second, and third grades. I would like to share my perspective with you as a parent of a child in forest school. When my wife first suggested that she attend Forest school I was skeptical. However, my two nieces had attended forest school for the previous year. I could see the educational progress that my nieces had made the previous year. My daughter Ada did not attend Kindergarten because of the pandemic. My hope was that whatever educational magic had worked for my nieces would also work for my daughter.

Let me tell you, as a skeptic, it quickly became obvious to me that forest school is foremost a school that just happens to be located outdoors. It was obvious that Ada was learning above and beyond her grade level. Ada is a very active child. Being outdoors makes it easier for her to focus on what she is learning. My family was very fortunate for the opportunity for Ada to attend the forest school. It would be a sad loss for future students if the opportunity did not continue.

Sincerely,

Michael Spiegel
838 Village Rd, Charlottesville, VA 22903

Syd Shoaf

From: Carolyn Shaffer
Sent: Friday, March 28, 2025 8:55 AM
To: Syd Shoaf
Subject: Fw: Congregation Forest School

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Penny S. Kaestli <pkaestli@gmail.com>
Sent: Thursday, March 27, 2025 6:23 PM
To: Planning Commission <PlanningCommission@albemarle.org>
Cc: Rachel Lucy <rjlucy@gmail.com>
Subject: Congregation Forest School

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Planning Commission,

I am writing in support of Congregation Beth Israel receiving a Special Use Permit to build a permanent home for its Forest School at 1648 Dudley Mountain Road (SP202400023).

Thank you,

Urs Kaestli
407 Samara Ct
Charlottesville, VA 22903

Syd Shoaf

From: Carolyn Shaffer
Sent: Wednesday, March 26, 2025 9:11 AM
To: Syd Shoaf
Subject: Fw: Support for Forest School on Dudley Mountain Road

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Cale Jaffe <calejaffe@gmail.com>
Sent: Tuesday, March 25, 2025 8:25 PM
To: Board of Supervisors members <bos@albemarle.org>; Planning Commission <PlanningCommission@albemarle.org>
Subject: Support for Forest School on Dudley Mountain Road

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear members of the Board of Supervisors and Planning Commission,

My name is Cale Jaffe, and I am a longtime member of Congregation Beth Israel (CBI) and a current member of CBI's Board of Directors. I am writing to respectfully encourage you to support our community's application for a Special Use Permit on Dudley Mountain Road, to serve as a permanent home for our beloved CBI Forest School, an award-winning preschool program.

The Forest School was originally born out of necessity during the height of the COVID pandemic. Our incredible preschool director, Jill Clark, led the effort to move the preschool outdoors to a temporary location at Camp Holiday Trails. The effort was so successful that our CBI families immediately recognized the need for a permanent home for this wonderful, nature-based program. Dudley Mountain Road promises to be that home.

Jill Clark was recognized in 2022 by the Covenant Foundation for her efforts in creating the Forest School. The Covenant Foundation award led to the production of a short video that highlights why this school is so special -- and why we're asking the County to support our Congregation's application.

You can watch the video here: https://covenantfn.org/award-person/jill-abbey-clark/. Please take five minutes to watch the video. It will give you a unique understanding of why this is a rare and wonderful opportunity for Albemarle County and for our Charlottesville area Jewish community.

Thank you,

Cale Jaffe
Member, Board of Directors, Congregation Beth Israel
301 E Jefferson St, Charlottesville, VA 22902
calejaffe@gmail.com

Syd Shoaf

From: Carolyn Shaffer
Sent: Tuesday, March 25, 2025 2:05 PM
To: Syd Shoaf
Subject: Fw: SP202400023

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Victor Baum <victorbaum1@comcast.net>
Sent: Tuesday, March 25, 2025 12:03 PM
To: Planning Commission <PlanningCommission@albemarle.org>
Subject: SP202400023

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Planning Commission,
My name is Victor Baum and I live in the Jack Jouett district of Albemarle County. I am writing in support of Congregation Beth Israel receiving a Special Use Permit to build a permanent home for its Forest School at 1648 Dudley Mountain Road (SP202400023).

The school's attempts at proactive remediation of traffic and water concerns are truly impressive and I am sure you will already know about these, so I won't bother repeating them here.

I am very sensitive to concerns about overdevelopment of the County - no more so than each time I wait "forever" to turn onto 250 from our neighborhood and have to wait for all the traffic from Crozet. But I understand that this is the price for development of the County. It comes at a price for someone. Remember the "Historic West Main Corridor"? There are a lot of adjectives that can now be used for that stretch of West Main Street, but historic is not one of them.

Finally, here's the obvious point for the neighbors. Previously a housing tract had been developed for this land. Is that better than a school committed by it's very nature to be stewards of the land?

I urge the County to carefully review the proposed Forest School development plans and consider the positive impacts on our community.

Sincerely,

Victor Baum
victorbaum1@comcast.net

Name
Include contact details

Syd Shoaf

From: Carolyn Shaffer
Sent: Monday, March 24, 2025 3:45 PM
To: Syd Shoaf
Subject: Fw: Support for Special Use Permit – CBI Forest School (SP202400023)

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: South Holden <southholden@gmail.com>
Sent: Monday, March 24, 2025 3:43 PM
To: Planning Commission <PlanningCommission@albemarle.org>; Board of Supervisors members <bos@albemarle.org>
Subject: Support for Special Use Permit – CBI Forest School (SP202400023)

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Members of the Albemarle County Planning Commission and Board of Supervisors,
I am an Albemarle County resident living at 2050 Red Hill Rd. in Charlottesville, VA.
I am writing in support of Congregation Beth Israel receiving a Special Use Permit to build a permanent home for its Forest School at 1648 Dudley Mountain Road (SP202400023).
As a parent with two children enrolled at CBI Forest School, I have witnessed firsthand the profound impact this program has on children's development. The Forest School nurtures curiosity, resilience, creativity, and a deep connection to nature—values that align closely with Albemarle County's vision for education and environmental stewardship.
My children are blossoming into environmentally conscious individuals who are deeply committed to protecting the beautiful county we call home. As Albemarle continues to grow and change, we will need young people like them—dedicated to preserving the natural beauty that draws so many of us here.
Establishing a permanent campus on this 155-acre property is a rare and extraordinary opportunity. It will allow the school to deepen its educational mission while preserving and caring for a large piece of natural land. This project strengthens not only the children who attend the school but also the broader community by investing in meaningful, nature-based education.
I understand that there is some opposition to this permit, but I strongly believe that the benefits far outweigh any perceived concerns. The Forest School has demonstrated a thoughtful and sustainable approach to development, and I trust that it will be a respectful and responsible neighbor on Dudley Mountain Road.

Please support this permit and help make it possible for CBI Forest School to thrive in a permanent home.
Sincerely,
South Holden
2050 Red Hill Rd., Charlottesville, VA, 22903
434-906-7852

Syd Shoaf

From: Joshua Grizzle <joshua@grizzlecap.com>
Sent: Monday, March 24, 2025 12:35 PM
To: Syd Shoaf
Subject: SP202400023 Congregation Beth Israel (CBI) Forest School - Dudley

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Hi Syd,

In addition to the traffic and water concerns that many neighbors have I also want to raise the issue of proximity. While the parcel they have is 165acres with the steep slopes and setbacks they really only have about 6 acres of buildable land. This leads to their plan placing buildings 50ft from my property line and 200ft from my house. Besides being an eyesore directly in front/below my house the proximity to the property line means I would not be able to legally hunt my property due to DWR setback laws. I would like to formally register these concerns but wanted to ask you what is the most appropriate format in which for me to do so?

Thanks,
Josh

Syd Shoaf

From: Carolyn Shaffer
Sent: Monday, March 24, 2025 10:16 AM
To: Syd Shoaf
Subject: Fw: CBI Dudley Mountain Road School

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Jeff Donowitz <jedonowitz@gmail.com>
Sent: Monday, March 24, 2025 10:14 AM
To: Frederick Missel <fmissel@albemarle.org>; Luis Carrazana <lac2z@virginia.edu>; Corey Clayborne <cclayborne@albemarle.org>; Karen Firehock <kfirehock@albemarle.org>; Nathan Moore <nmoore3@albemarle.org>; Lonnie Murray <lmurray@albemarle.org>; Carolyn Shaffer <cshaffer2@albemarle.org>; Michael Barnes <mbarnes2@albemarle.org>; Vivian Groeschel <vgroeschel@albemarle.org>; Board of Supervisors members <bos@albemarle.org>
Subject: CBI Dudley Mountain Road School

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Albemarle Country Planning Commission and Board of Supervisors,

I am a resident of Albemarle Country and live in the White Hall district at 3330 Coleman Dr. in the Waverly neighborhood. I was raised in Albemarle and currently have two children who attend the CBI Forrest School. I am a doctor (pediatric infectious diseases) and work at UVA. I am writing to support the Dudley Mountain Rd. special use permit for CBI to build a permanent campus at that site.

When my wife and I moved back to Charlottesville, we were not looking for a school for our two children (aged 3 and 5) that would foster their ability to stand on their own feet, develop their resilience, and teach them to respect their peers and the earth in addition to reading, math, science, etc. We chose CBI for these reasons rather than the Jewish education. Over the last two years we have seen our children grow up in the woods. They pick up trash when they see it, they remark on erosion where they see it, they are thoughtful about pollution, recycling, and gardening/planting. They understand where their food comes from and understand their choices influence the earth and those around them. This style of teaching is unequivocally good for children.

Albemarle clearly has a need for more childhood education options. What CBI is offering is a choice to combat childhood obesity, ADHD, and other chronic illness by embracing a child's nature to explore the outdoors. Using this land for a school whose goal it is to preserve the land and teach children in unaltered forest is the best way to protect it. While I understand the concerns of the Dudley Mountain residents (several of whom I am good friends with), the "not in my neighborhood" mentality never serves to better a community but rather to maintain a status quo. This

project betters the Albemarle community. The traffic assessments have been done and are convincing that the road can support this school. The land has been donated and this project is ready to proceed. I strongly urge you not to approve this permit.

Most respectfully,
Jeffrey R. Donowitz

Syd Shoaf

From: Carolyn Shaffer
Sent: Monday, March 24, 2025 8:06 AM
To: Syd Shoaf; Board of Supervisors members
Subject: Fw: Support for CBI special use permit

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Dina Halme <dghalme@gmail.com>
Sent: Monday, March 24, 2025 8:02 AM
To: Planning Commission <PlanningCommission@albemarle.org>
Subject: Support for CBI special use permit

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Albemarle Planning Commission,

I am writing in support of Congregation Beth Israel receiving a Special Use Permit to build a permanent home for its Forest School at 1648 Dudley Mountain Road (SP202400023).

I am a 15 year resident of Charlottesville. My son attended the Forest School in 2021-2023 and it was transformative for him. The opportunity to have a permanent home for the Forest School is an essential way to provide education that teaches students to love and protect the land. The conservation easement and the commitment of the Forest School leadership to building and operating the school in a way that reduces impact on the environment (rainwater catchment, removal of invasive species, bus from Charlottesville to reduce traffic) will protect the land for years to come.

I urge the County to carefully review the proposed Jewish Forest School development plans and consider the positive impacts on our community. I believe that it will be a benefit to children, the community, and the environment.

Sincerely,
Dina Gould Halme

Syd Shoaf

From: Carolyn Shaffer
Sent: Monday, March 24, 2025 7:03 AM
To: Syd Shoaf; Board of Supervisors members
Subject: Fw: Forest School at 1648 Dudley Mountain Road

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Pamela Kaufman Wagoner
Sent: Friday, March 21, 2025 1:13 PM
To: Planning Commission
Cc: rjlucy@gmail.com
Subject: Forest School at 1648 Dudley Mountain Road

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Commission Members,

My name is Pamela Kaufman Wagoner and I recently relocated to the beautiful neighborhood of Afton, Virginia in Albemarle County. I was very happy to learn about the vibrant religious community in the county and have enjoyed engaging in many aspects as we are a multi-faith family.

Recently I learned about the new Forest School planned for Dudley Mountain road. I think that this is a very important project to support the entire jewish community in the area. I have ead about the neighbor's concerns and feel that CBI and the Forest School developers will continue to engage the surrounding community to address their concerns in a meaningful way while allowing the project to move forward.

Our family is in full support of Congregation Beth Israel receiving a Special Use Permit to build a permanent home for its Forest School at 1648 Dudley Mountain Road (SP202400023). This is the ONLY Jewish Day school in central virginia and it's desire to grow in Albemarle County is a testament to the diverse community of the county and the approval of development just like this! I am proud to have

relocated to this are and hope that you will support this important work to allow the full community to have resources available locally.

Warm Regards,

Pamela Kaufman Wagoner
910 Jenevan Lane
Afton, VA 22920

Pamela Kaufman Wagoner
President
410.245.5096
pamela@upstreaminsights.com
she/her

Upstream Insights, LLC
www.upstreaminsights.com

Redefine ~ Reshape ~ Realign ~ Refocus
Be shaped by the experience

Syd Shoaf

From: Carolyn Shaffer
Sent: Friday, March 21, 2025 10:35 AM
To: Board of Supervisors members; Syd Shoaf
Subject: Fw: Congregation Beth Israel Forest School Dudley Road permit application

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Randy Fleitman <fleitmanrh@hotmail.com>
Sent: Friday, March 21, 2025 10:34 AM
To: Planning Commission <PlanningCommission@albemarle.org>
Cc: Miriam Fleitman <fleitmanmj@hotmail.com>; Micah Fleitman <micahfleitman@gmail.com>; Maya Richards-Fleitman <richardsamalia85@gmail.com>
Subject: Congregation Beth Israel Forest School Dudley Road permit application

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

My grandchildren attend our synagogues Forest School, currently at temporary locations in MACAA and the Lewis & Clark Discovery Center. Teaching our children to preserve our natural environment and learning in action are critical to my very active preschool grandchildren. There are insufficient preschool options in Charlottesville, and our Forest School serves both Jewish other families.
At the community hearing, residents along Dudley Road expressed concerns about traffic safety and water table depletion. I believe these can be managed within the school plans. The plan will preserve the rural character of the neighborhood.
I urge you to support our application for the permits needed to build the Forest School. Otherwise, the school may disappear when the City begins to build on the MACAA site.
Thanks,
Randy Fleitman
3522 decon pines
Keswick, VA 22947
703 939 7550

Sent from Samsung Galaxy smartphone.
Get Outlook for Android

Syd Shoaf

From: Carolyn Shaffer
Sent: Friday, March 21, 2025 8:04 AM
To: Board of Supervisors members; Syd Shoaf
Subject: Fw: congregation Beth Israel

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: SAMUEL SCHUSTEK <sschustek@comcast.net>
Sent: Thursday, March 20, 2025 4:13 PM
To: Planning Commission <PlanningCommission@albemarle.org>
Subject: congregation Beth Israel

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Planning Commission,

My name is Samuel Schustek and I live in the Rio district of Albemarle County. I am writing in support of Congregation Beth Israel receiving a Special Use Permit to build a permanent home for its Forest School at 1648 Dudley Mountain Road (SP202400023). My family has been a resident of Albemarle county for 40 years and we support this project to offer a novel, award winning school that is innovative and takes advantage of nature's gift. This unique learning opportunity will both educate and enhance the spiritual nature of the children. Development of this space will be a great asset for the residents of Albemarle County. I urge the Commission to approve this invaluable project.

Sincerely,
Samuel Schustek
4400 Carriage Hill Dr.
Earlysville, VA
434-960-0488

Syd Shoaf

From: Carolyn Shaffer
Sent: Friday, March 21, 2025 8:03 AM
To: Syd Shoaf; Board of Supervisors members
Subject: Fw: Supporting The Forest School

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Ed Brownfield <ed.brownfield@gmail.com>
Sent: Thursday, March 20, 2025 4:21 PM
To: Planning Commission <PlanningCommission@albemarle.org>
Subject: Supporting The Forest School

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Dear Planning Commission Members,

Thank you for serving our community by serving on the Albemarle County planning commission. I am writing to ask for your support for the SUP for The Forest School at 1648 Dudley Mountain Rd. During the COVID pandemic The Forest School remained open providing day care and elementary education for our most precious assets (our children) many children fell behind The students at The Forest School continued with their valuable learning.

I hope that you will vote in favor of SUP 202400023. It's an investment in our future.

Best regards,
Ed

Ed Brownfield
1126 Dryden Lane
Charlottesville, VA 22903
Cell Phone 434-981-0045
Ed.Brownfield@gmail.com

Syd Shoaf

From: Carolyn Shaffer
Sent: Thursday, March 20, 2025 1:38 PM
To: Syd Shoaf
Subject: Fw: Special Use permit for Forest School

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Wendy Seay <wendyseay@yahoo.com>
Sent: Thursday, March 20, 2025 1:37 PM
To: Board of Supervisors members <bos@albemarle.org>; Planning Commission <PlanningCommission@albemarle.org>
Subject: Special Use permit for Forest School

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Supervisors,
I have been an Albemarle County resident for the past 13 years and am grateful for the work of the BOS and Planning Commission who strive to keep our community safe for all our residents, mindful of the environment and inclusivity.
I am writing in support of Congregation Beth Israel receiving a Special Use Permit to build a permanent home for its Forest School at 1648 Dudley Mountain Rd-SP 202400023. I know this area as I biked on this road many times in previous years from my home on Dick Woods Rd.
This group will be mindful stewards of this land, respectful to its neighbors, while educating children who will be appreciate the natural world and be its future protectors.
The planners have carefully considered all aspects of the points of those who oppose this and have well thought out, logical solutions to ameliorate these issues.
A relatively small school will have a smaller footprint and use less water than a development of homes. They will work to minimize traffic and improve the existing road as needed.
Let's keep our community a safe place for people of all faiths and backgrounds. This school will be unique and enrich our community.
Sincerely,

Wendy Seay
3800 Dick Woods Rd
Charlottesville



Syd Shoaf

From: Carolyn Shaffer
Sent: Wednesday, March 19, 2025 4:10 PM
To: Board of Supervisors members; Syd Shoaf
Subject: Fw: CBI Forest School

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Penny S. Kaestli <pkaestli@gmail.com>
Sent: Wednesday, March 19, 2025 4:08 PM
To: Planning Commission <PlanningCommission@albemarle.org>
Cc: rjlucy@gmail.com <rjlucy@gmail.com>
Subject: CBI Forest School

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Planning Commission,

My name is Penny Kaestli and I live in the Jack Joueett district of Albemarle County. I am writing in support of Congregation Beth Israel receiving a Special Use Permit to build a permanent home for its Forest School at 1648 Dudley Mountain Road (SP202400023).
Thank you very mcc.
Best,
Penny Kaestli

Syd Shoaf

From: Carolyn Shaffer
Sent: Wednesday, March 19, 2025 8:33 AM
To: Syd Shoaf
Subject: Fw: Proposed move of CBI Forest School to Dudley Mtn. Rd.

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Hannah Pearce <hpp8k@yahoo.com>
Sent: Tuesday, March 18, 2025 4:28 PM
To: Planning Commission <PlanningCommission@albemarle.org>; Board of Supervisors members <bos@albemarle.org>
Subject: Proposed move of CBI Forest School to Dudley Mtn. Rd.

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Caution: The sender name (Hannah Pearce) is different from their email address (hpp8k@yahoo.com), which may indicate an impersonation attempt. Verify the email's authenticity with the sender using your organization's trusted contact list before replying or taking further action.

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Dear Planning Commission and Board of Supervisors,

My name is Hannah Pearce and I live in Albemarle County, and our family has been members of Congregation Beth Israel since 2000! All 4 of our children attended Sunday and Wednesday school there and had their bar/bat mitzvahs there as well. CBI is a wonderful place for Jewish and non-Jewish people to meet, worship, learn, celebrate holidays, and more.

The Forest School currently serves 100 Jewish and non-Jewish students from 18 months of age through 4th grade - but they can no longer reside at Camp Holiday Trails (actually they are at a different temporary location now). They have received a donation of land of 155 acres on Dudley Mountain Road but are applying for a Special Use Permit (SP202400023) because it is zoned as rural. This would be a permanent location for the school and would allow it to serve 144 students! If they cannot use this land then the Forest School would have to dissolve, which would be unfortunate (to lose those spots for students especially when the need for educational programs is growing).

I feel that CBI is very aware of concerns from the surrounding community and has plans in place to address conservation, water, and traffic concerns and anything else that may arise. The premise of the orginal Forest School was to allow students to appreciate how they exist within a natural world and I don't doubt that they will grow up to be good stewards of the earth!

I hope that you will allow the SUP. I'll be at the public hearing on May 13th if I can offer any other thoughts or answer questions!

Thanks very much,
Hannah

Syd Shoaf

From: Carolyn Shaffer
Sent: Tuesday, March 18, 2025 9:09 AM
To: Board of Supervisors members; Syd Shoaf
Subject: Fw: Forest School at 1648 Dudley Mountain Road

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Andi Goodman <andigoodman@outlook.com>
Sent: Tuesday, March 18, 2025 8:49 AM
To: Planning Commission <PlanningCommission@albemarle.org>
Cc: rjlucy@gmail.com <rjlucy@gmail.com>
Subject: Forest School at 1648 Dudley Mountain Road

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Albemarle Planning Commission,
I am writing in support of Congregation Beth Israel receiving a Special Use Permit to build a permanent home for its Forest School at 1648 Dudley Mountain Road (SP202400023). I live in Albemarle county, in the Samuel Miller district. I enjoy walking in the nature areas available to me, so I have first-hand knowledge of the advantage one has when spending time in nature. I also volunteer at the Botanical Garden of the Piedmont, where I give tours, and nature walks to adults and school children. I see the children's eyes light up when they encounter a new plant or touch rough tree bark. I commend Albemarle County for the attention to the needs of its inhabitants. I moved here 6 years ago and feel so lucky that I chose this area.

The Forest School was starting during Covid to keep educating our children outside and avoid the spread of Covid. It was found to be such an amazing way to educate children, capture their imaginations and expose them to the nature that so many of them are missing in their previous daily lives. That is why they choose to keep the school running after Covid restrictions ended.

I am writing as both as a member of the county, the Jewish community, and a member of the CBI Forest School community. CBI Forest School is deeply committed to the protection of the natural environment. Through a conservation easement as a part of its acquisition of the Dudley Mountain Road property, CBIFS will maintain the wilderness of this area of Albemarle County in perpetuity.

They take the concerns of the neighbors seriously. CBI is considering incorporating rainwater catchment into our non-potable water uses, such as flushing toilets and watering plants. They also plan to install low-flow fixtures that will minimize our water use.

I hope you have all visited this site below, which explains the school better than I can:
https://www.cbiforestschool.com/our-future-home

I urge the County to carefully review the proposed Jewish Forest School development plans and consider the positive impacts on our community.

Respectfully,

Andi
Andrea Goodman
Cell: 617-875-1280
AndiGoodman@outlook.com

556 Dryden Place
Charlottesville, VA 22903

Syd Shoaf

From: Carolyn Shaffer
Sent: Tuesday, March 18, 2025 8:38 AM
To: Syd Shoaf
Subject: Fw: Special Use Permit for the Forest School

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Weiss, Elliott <WeissE@Darden.virginia.edu>
Sent: Monday, March 17, 2025 5:19 PM
To: Board of Supervisors members <bos@albemarle.org>; Planning Commission <PlanningCommission@albemarle.org>
Subject: Special Use Permit for the Forest School

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Members of the Albemarle County Board of Supervisors and Planning Commission,

I am writing in support of Congregation Beth Israel receiving a Special Use Permit to build a permanent home for its Forest School at 1648 Dudley Mountain Road (SP202400023).

As a parent of four children in Charlottesville, I am keenly aware of the shortage of high-quality affordable childcare in the Charlottesville/Albemarle County area. As a retired faculty member of the Darden School at UVA I have firsthand experience in the difficulty of recruiting faculty members and students who are parents in need of child care.

The Forest School is an award-winning institution with a unique value proposition. The school's commitment to nature-based education not only nurtures individual growth but also instills a deep sense of environmental stewardship in our children. At a time when early childhood education options are limited, the expansion of the CBI Forest School would provide much-needed opportunities for families seeking innovative and holistic educational experiences for their children.

The proposed location on Dudley Mountain Road offers an ideal setting for the school's mission, allowing students to immerse themselves in a natural environment that enhances their learning experiences. I believe that granting this Special Use Permit aligns with our community's values of supporting diverse educational opportunities and promoting environmental sustainability.

I understand that some community members have opposed the proposal. I believe that if you look closely, the Forest School has more than adequately addressed their concerns. Of all of the possible uses of the property, I believe that the Forest School will have the least impact on the area. I believe that their values of sustainability and holistic education mesh highly with the desires of our community.

Sincerely,

Elliott Weiss
618 Park LN E
Charlottesville, VA 22902

Syd Shoaf

From: Carolyn Shaffer
Sent: Tuesday, March 18, 2025 8:38 AM
To: Syd Shoaf
Subject: Fw: Letter in Support of CBI Forest School Special Use Permit (SP202400023)
Attachments: Letter of Support_ CBI Forest School Special Use Permit .pdf

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Victoria Young <victoriajohanna@gmail.com>
Sent: Monday, March 17, 2025 6:42 PM
To: Planning Commission <PlanningCommission@albemarle.org>; Board of Supervisors members <bos@albemarle.org>
Subject: Letter in Support of CBI Forest School Special Use Permit (SP202400023)

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Dear Albemarle Planning Commission & Board of Supervisors,

Attached please find my letter in support of Congregation Beth Israel receiving a Special Use Permit to build a permanent home for its Forest School at 1648 Dudley Mountain Road (SP202400023).

Thank you for your consideration,
Victoria Young
victoriajohanna@gmail.com

Syd Shoaf

From: Carolyn Shaffer
Sent: Tuesday, March 18, 2025 8:38 AM
To: Syd Shoaf
Subject: Fw: Support for Dudley Mountain Road (SP202400023) - Lebovitz - 110 Carrsbrook Ct Resident

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Jordan Lebovitz <jordan.a.lebovitz@gmail.com>
Sent: Monday, March 17, 2025 7:46 PM
To: Planning Commission <PlanningCommission@albemarle.org>; Board of Supervisors members <bos@albemarle.org>
Subject: Support for Dudley Mountain Road (SP202400023) - Lebovitz - 110 Carrsbrook Ct Resident

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.
Hello Albemarle Planning Commission and Board of Supervisors:

I am an Albemarle County resident living at 110 Carrsbrook Court, and I am writing in support of Congregation Beth Israel receiving a Special Use Permit to build a permanent home for its Forest School at 1648 Dudley Mountain Road (SP202400023).

Our family moved to Charlottesville in 2020 and our son has been attending the Forest School for 3 years. Our experience at the Forest School is largely why our family has decided to remain in the area — based on the amazing outdoor experience our child has had at the school, and the community we are part of by being involved in the school. The school, which is rooted in an outdoor environment, offers a unique experience that is hard to find elsewhere in the area (or really any medium sized town/city) and the teachers at the school create such a warm and caring environment. The friends we have made with other families and the sense of community the school fosters make it a truly special place for both parents and kids. It is this sense of being part of an incredible community and the friendships that we have made through the school that make us want to stay in Charlottesville.

We feel so lucky and fortunate to be part of this amazing school and it's truly a unique experience that other towns/cities don't offer. We hope that you approve the special use permit so that many future

generations of families and children have the same opportunity to experience this amazing school and community.

Thank you for your consideration and review of this special use permit

Sincerely,
Jordan Lebovitz
Albemarle resident - 110 carrsbrook court

_____
Jordan Lebovitz

Syd Shoaf

From: Carolyn Shaffer
Sent: Tuesday, March 18, 2025 8:38 AM
To: Syd Shoaf
Subject: Fw: Strong Support for Congregation Beth Israel Forest School's Special Use Permit Application

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Kathryn Whitestone Goodman <kswhitestone282@gmail.com>
Sent: Monday, March 17, 2025 8:25 PM
To: Board of Supervisors members <bos@albemarle.org>; Planning Commission <PlanningCommission@albemarle.org>
Subject: Strong Support for Congregation Beth Israel Forest School's Special Use Permit Application

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Good evening, Albemarle County Board of Supervisors and Planning Commission.

My name is Kathryn W. Goodman and I am a resident of Albemarle County, living with my husband, two children, and another baby on the way. **I am writing to express my strong support for Congregation Beth Israel's application for a Special Use Permit (SP202400023) to build a permanent home for its Forest School at 1648 Dudley Mountain Road.**

Congregation Beth Israel's Forest School (CBIFS) has truly transformed our family's life in the most positive way! Our two children (almost 2 and 4 years old) are thriving at the preschool, which has evolved into more than just an educational setting - it has become our cherished community. **The Forest School experience is difficult to fully capture in words, but it is nothing short of magical!** The connections we've built with fellow school families have blossomed into lasting, meaningful relationships, and this supportive community has become a cornerstone of our lives and our children's growth.

As a member of CBI and the school community, I have witnessed the valuable impact that CBIFS has had, not only on its congregation but also on the broader community. The Forest School, in particular, provides children with an enriching and hands-on educational experience that fosters curiosity, a love of nature, social development, and critical thinking. The school's commitment to nurturing young minds in an outdoor, natural environment aligns with our shared values of sustainability, education, and community-building.

A permanent location for the Forest School will allow it to grow and continue serving the children and families of Albemarle County, while also ensuring that the program remains an integral part of the community, and Jewish community, for years to come. The proposed site at 1648 Dudley Mountain Road is an ideal location for the school, providing the space and resources necessary to support its mission while being in harmony with the surrounding environment.

I urge the Board of Supervisors and the Planning Commission to support the approval of this Special Use Permit, as it will contribute positively to the educational landscape of our county and further strengthen the ties between CBIFS and the larger community. Without your approval, our beloved Forest School, and only local Jewish day school, will cease to exist.

Thank you for your time and consideration. I am confident that this project will have a lasting, positive impact on our community!

Sincerely,

Kathryn W. Goodman, MPH, CHES
1286 Chatham Ridge
Albemarle County, VA

Syd Shoaf

From: Carolyn Shaffer
Sent: Tuesday, March 18, 2025 8:37 AM
To: Board of Supervisors members; Syd Shoaf
Subject: Fw: Dudley Mountain Road- Special Use Permit

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Judy Gelber <judith.gelber@gmail.com>
Sent: Monday, March 17, 2025 9:42 PM
To: Planning Commission <PlanningCommission@albemarle.org>
Cc: rjlucy@gmail.com <rjlucy@gmail.com>
Subject: Dudley Mountain Road- Special Use Permit

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

To the Albemarle Planning Commission:

I am a resident of Albemarle County and a member of Congregation Beth Israel in Charlottesville. I am writing in support of Congregation Beth Israel receiving a Special Use permit to build a permanent home for its Forest School at 1648 Dudley Mountain Road (SP202400023). The Forest School is the largest nature-based preschool in Virginia, and it teaches children to be stewards of the land. There are about 100 children from age 18 months to 4th grade enrolled, with both Jewish and non-Jewish children attending. The school will work closely with the surrounding community on issues of concern like protecting the wilderness, well-water scarcity, traffic and road safety.
Please support this permit for our community!

Many thanks,
Judy Gelber
2137 Saranac Ct, Charlottesville, VA 22911

Syd Shoaf

From: Carolyn Shaffer
Sent: Tuesday, March 18, 2025 8:25 AM
To: Syd Shoaf; Board of Supervisors members
Subject: Fw: Support of SP 202400023

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Anne Rafal <annie2220@gmail.com>
Sent: Monday, March 17, 2025 4:44 PM
To: Planning Commission <PlanningCommission@albemarle.org>
Subject: Re: Support of SP 202400023

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- I am writing in support of Congregation Beth Israel receiving a Special Use Permit to build a permanent home for its Forest School at 1648 Dudley Mountain Road (SP202400023)."

This is important to me For the synagogue to serve the people in the congregation more adequately- both for the school and for on going worship and education.

Syd Shoaf

From: Carolyn Shaffer
Sent: Monday, March 17, 2025 4:55 PM
To: Syd Shoaf; Board of Supervisors members
Subject: Fw: Special use Permit for the Forest School

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: alegort <aelgort@earthlink.net>
Sent: Monday, March 17, 2025 4:22 PM
To: Planning Commission <PlanningCommission@albemarle.org>
Subject: Special use Permit for the Forest School

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Caution: The sender name (alegort) is different from their email address (aelgort@earthlink.net), which may indicate an impersonation attempt. Verify the email's authenticity with the sender using your organization's trusted contact list before replying or taking further action.

Secured by Check Point

As a resident of Albemarle County, I am writing in support of Congregation Beth Israel's application for a Special Use Permit to build a permit home for its Forest School at 1748 Dudley Mountain Road. I feel that this is an important project as the Forest School is the only Jewish Day School in Central Virginia. The impact on the surrounding area should be minimal as the Forrest School takes an environmentally friendly approach to education.

Please support the Special Use Permit as requested. Thank you for your consideration.

Andrew C Elgort, EdD
1775 Sourwood Place
Charlottesville, VA 22911

Syd Shoaf

From: Carolyn Shaffer
Sent: Monday, March 17, 2025 3:44 PM
To: Syd Shoaf
Subject: Fw: SP202400023

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Jennifer Rubenstein <jennifer.cyd.rubenstein@gmail.com>
Sent: Monday, March 17, 2025 3:04 PM
To: Planning Commission <PlanningCommission@albemarle.org>; Board of Supervisors members <bos@albemarle.org>
Subject: SP202400023

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Members of the Board of Supervisors and Planning Commission,
Thank you for reading this letter. I am a longtime Charlottesville resident writing in support of the proposed Jewish Forest School development plans (Special Use Permit to build a permanent home for the CBI Forest School at 1648 Dudley Mountain Road (SP202400023). The main perspective that I can offer here is personal. My daughter attended the CBI Forest school for two years when it was at Camp Holiday Trails (for 3rd and 4th grades) and before that she attended the preschool when it was located in downtown Charlottesville. CBI Forest school was absolutely transformative for her-- and, I'd add, for our family. It nourished all of our connection to the natural world. It would be wonderful for many other area children and their families to grow up with a sense of gratitude and wonder toward nature (and more straightforward learning about ecology) that CBI provides.
I understand and appreciate the legitimate concerns of neighbors on Dudley Mountain road. But I do believe, based on my experience with CBI, that it will be a good neighbor (especially if, as I understand is the plan, it institutes a shuttle from downtown!). I also think that there will be a lot of knock-on good effects of CBI being able to continue as a forest school for our region overall: teachers who work there will share their knowledge with educators, kids who go to preschool there will fan out into other nature-based programs, parents will support nature-based learning in public schools, etc. I am a political theory professor, and so I can't

help but add that it is good to have what John Stuart Mill called "experiments in living" from which all of us can learn. Not to mention that, from what I understand, having the school on this property would be preferable, on water and land-use dimensions, than having four large houses there.
I don't pretend to have a holistic picture of this entire issue, but I can tell you that the CBI Forest School has been and will be an immense life-changing gift to so many kids if it can find a permanent home, and this appears to be the last best chance for it to do just that.
Sincerely,
Jennifer Rubenstein

Syd Shoaf

From: Carolyn Shaffer
Sent: Monday, March 17, 2025 3:42 PM
To: Syd Shoaf
Subject: Fw: Support for Special Use Permit for CBI Forest School

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Sonnia Kesser <sonniakesser@gmail.com>
Sent: Monday, March 17, 2025 3:34 PM
To: Board of Supervisors members <bos@albemarle.org>; Planning Commission <PlanningCommission@albemarle.org>
Subject: Support for Special Use Permit for CBI Forest School

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Dear Members of the Albemarle County Board of Supervisors and the Albemarle County Planning Commision,

My name is Sonnia Kesser and I live in the Samuel Miller district of Albemarle County. I am writing to express my strong support for granting Congregation Beth Israel a special use permit for the construction of a permanent home for its CBI Forest School at 1648 Dudley Mountain Road (SP202400023). As a Jewish resident of Albemarle County, this project is deeply important to me and many other families in our community.

The CBI Forest School is the only Jewish preschool option in our area, and without it, there would be no alternative for our children to receive early childhood education in a setting that nurtures their religious and cultural identity. It is vital that our children have a place where they can connect with other Jewish children, learn, and grow in an environment that fosters an understanding of who they are and where they come from. The school provides a unique and meaningful educational experience, blending Jewish traditions with an appreciation for nature, community, and sustainability.

I understand that some residents of Dudley Mountain have concerns regarding water use, traffic, and the conservation of wilderness. However, CBI, along with its architects and project developers, has taken these concerns seriously and proposed concrete solutions to address and mitigate any potential

impacts. The careful planning behind this project demonstrates a commitment to responsible development that respects both the natural environment and the surrounding community.

I urge the County to thoroughly review the development plans for the Jewish Forest School and consider the numerous positive contributions it would bring to our community. The award-winning CBI Forest School would not only be a good neighbor to those in Dudley Mountain but also an asset to Albemarle County as a whole, enriching the diversity and educational landscape of our area.

As a dedicated member of this county, I strongly support granting the special use permit for the CBI Forest School and hope that the Board will recognize the value and necessity of this project for our community's future.

Thank you for your time and consideration.

Sincerely,
Sonnia Kesser
4348 Ragged View Ct
Charlottesville, VA 22903

Syd Shoaf

From: Carolyn Shaffer
Sent: Monday, March 17, 2025 2:50 PM
To: Syd Shoaf
Subject: Fw: Letter of Support for CBI Forest School

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Gianna Stoleru <gianna.stoleru@gmail.com>
Sent: Monday, March 17, 2025 2:39 PM
To: Planning Commission <PlanningCommission@albemarle.org>; Board of Supervisors members <bos@albemarle.org>
Subject: Letter of Support for CBI Forest School

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Hello -
I am writing in support of Congregation Beth Israel receiving a Special Use Permit to build a permanent home for its Forest School at 1648 Dudley Mountain Road (SP202400023). I am a Jewish community member who resides in Albemarle County, and find it extremely important to maintain a retreat for the entire Jewish community of Charlottesville. This location will serve as a space in nature to cultivate learning, gathering, and celebrating. I am hopeful that one day my child will be able to attend The Forest School and learn in nature. I urge the County to carefully review the proposed Jewish Forest School development plans and consider the positive impacts on our community for both Jewish and non-Jewish community members.

Best,
Gianna Stoleru MD
202-365-3025

Syd Shoaf

From: Carolyn Shaffer
Sent: Monday, March 17, 2025 6:27 AM
To: Syd Shoaf
Subject: Fw: Special Use Permit SP202400023

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Rebecca Pilipowskyj <rdgordon91@gmail.com>
Sent: Friday, March 14, 2025 9:49 PM
To: Board of Supervisors members <bos@albemarle.org>; Planning Commission <PlanningCommission@albemarle.org>
Subject: Special Use Permit SP202400023

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To whom it may concern,
My name is Rebecca Pilipowskyj and I live in the Rivanna district of Albemarle County. I am writing in support of Congregation Beth Israel receiving a Special Use Permit to build a permanent home for its Forest School at 1648 Dudley Mountain Road (SP202400023).
I have been a parent and teacher at CBIFS for the last three years and I can say with confidence that the need we are filling in the Jewish and academic community of Charlottesville and Albemarle county is unmatched by anything else we have around. While there are other forest schools in our community, we are the only ones that have the quality of education that allows for seamless transition from our program to our local public and private schools. In fact, our parents report that our students are exceeding expectations once they graduate out of our program.
Dudley Mountain is the only property that will suit the needs of the school and Congregation Beth Israel as a whole in the long-term. The partnerships our synagogue and school would build with the community offer endless opportunities for nature and exploratory programming for children and adults alike.

I urge the County to carefully review the proposed Jewish Forest School development plans and consider the positive impacts on our community. I believe that the need our school fills for those who need an alternate educational setting and for the Jewish community is essential to our community. We appreciate your consideration.
Sincerely,
Rebecca Pilipowskyj
(914)589-4539
Rdgordon91@gmail.com

Syd Shoaf

From: Carolyn Shaffer
Sent: Monday, March 17, 2025 6:25 AM
To: Syd Shoaf
Subject: Fw: Support for CBI Forest School
Attachments: Support for CBI Forest School

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Stoler, Mark H (mhs2e) <mhs2e@virginia.edu>
Sent: Saturday, March 15, 2025 4:27 PM
To: Planning Commission <PlanningCommission@albemarle.org>; Board of Supervisors members <bos@albemarle.org>
Subject: Support for CBI Forest School

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Syd Shoaf

From: Carolyn Shaffer
Sent: Monday, March 17, 2025 6:25 AM
To: Syd Shoaf
Subject: Fw: SUP for CBI for Forest School

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Valerie Shepherd <valerie.shepherd@verizon.net>
Sent: Saturday, March 15, 2025 7:21 PM
To: Planning Commission <PlanningCommission@albemarle.org>; Board of Supervisors members <bos@albemarle.org>
Subject: SUP for CBI for Forest School

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Dear Sirs and Madams,

I am an Albemarle County resident living at 778 Misty Ridges Lane, Earlysville, VA, and I am writing in support of Congregation Beth Israel receiving a Special Use Permit to build a permanent home for its Forest School at 1648 Dudley Mountain Road (SP202400023). I write as an adult who has observed children in my family circle flourish through education at CBI's present Forest School. I also write as a former producer for NBC who created and wrote programming on national education issues, including writing and producing for the network's Education Nation Special hosted by Tom Brokaw.

Forest Schools offer a nature-based learning mode, pursued outdoors in most sorts of weather. Based on an older idea that is currently being modified and put into practice in some parts of the United States, Forest Schools have significant learning advantages that are beginning to be sought out by parents but are not yet widely available. CBI's Forest School opened as a response to the challenge of school closure during COVID19, and as a new entity, has had to relocate as it adjusts to its expansion; it is now being offered a permanent home on Dudley Mountain Road.

CBI's Forest School, open to children of all faiths and backgrounds (not just Jewish), is a highly desirable option for students from preschool to Fourth Grade, with a waiting list. In the few years that the children in my family circle have been attending CBI's Forest School, they have displayed remarkable growth in confidence, social skills and ease, curiosity about the world, and appreciation for and knowledge about nature. This knowledge is gained in three-dimensional, cooperative interaction with their physical surroundings, and not just in the abstract, through digital screens. The students' constant activity in the out of doors greatly enhances their physical fitness, and their well-channeled energy helps boost academic performance. The Forest School's holistic approach to learning encourages

enthusiasm for all subjects and the small classes enable each child to make his or her own discoveries under the guidance of inspired leadership and attentive, skilled teachers. A student I know who recently graduated from the Forest School's 4th grade and went on to an Albemarle County Public School is performing equal to his contemporaries in all subjects, and significantly better than his contemporaries in some.

A Forest School needs a forest; its children need the natural outdoors for their exploration and learning. The CBI Forest School's physical design and curriculum emphasizes the preservation of nature and the least possible disruption of the natural environment. Albemarle County's children deserve the option of this enlightened form of education and I urge the Planning Commission to vote in favor of the Special Use Permit that would allow the school and its students to be all that they can be.

Yours truly,
Valerie Shepherd

Syd Shoaf

From: Tara Boyd <trb4w@yahoo.com>
Sent: Thursday, March 13, 2025 10:32 AM
To: Syd Shoaf
Cc: director@cbiforestschool.com
Subject: SP202400023 Congregation Beth Israel Forest School - Dudley
Attachments: Letter re_ CBI Forest School.pdf

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Dear County staff,

Please find attached my letter in support of the above-referenced application.

Best regards,

Tara R. Boyd

Syd Shoaf

From: Carolyn Shaffer
Sent: Thursday, March 13, 2025 6:34 AM
To: Syd Shoaf
Subject: Fw: Writing in Support of Congregation Beth Israel's Proposed Permanent Home for its Forest School (SP202400023)

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Nell Boeschenstein <nellboeschenstein@gmail.com>
Sent: Wednesday, March 12, 2025 4:55 PM
To: Planning Commission <PlanningCommission@albemarle.org>
Subject: Writing in Support of Congregation Beth Israel's Proposed Permanent Home for its Forest School (SP202400023)

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To the Albemarle County Planning Commission:

I am an Albemarle County resident living at 103 Vicar Court, and I am writing to voice my support of Congregation Beth Israel receiving a Special Use Permit to build a permanent home for its Forest School at 1648 Dudley Mountain Road (SP202400023).

Born and raised in Charlottesville, I have roots here, and am raising my own family in this community where our four-year-old son attends Congregation Beth Israel's Forest School at its current temporary location. Professionally, I am a trained landscape historian and work in the field of landscape preservation for historic sites (see projects with Liz Sargent HLA and Trace Collaborative), a field that necessitates consideration of environmental, cultural, and historic conditions for planning purposes. I am thus familiar with and sensitive to the myriad land use issues and dilemmas that inform decisions around development and planning. While I am sympathetic to the concerns of Dudley Mountain residents, I know the plans for CBI's Forest School would be appropriately sensitive to preserving the valuable rural character and natural resources of both Dudley Mountain Road and the site itself. I am also confident that the CBI Forest School would prove an exceptional neighbor for local residents, one that stands by its word and holds dear its core values of community and being "present in the wilderness."

As a parent, I can attest to the incredible foundation an early childhood education based in the natural world can offer. Our son, a pandemic baby, is quiet, kind, and observant. He has truly blossomed during his nearly two years at the CBI Forest School. Given a dried leaf, he can name the tree species. He comes home spouting earthworm facts. He doesn't bat an eye at rainy weather. He climbs logs and identifies mycelium. He picks flowers to bring home to our family and collects rocks and bark to stuff to place on his dresser "for decoration," as he says. He can help his friends remove ticks and scramble up boulders. What I'm trying to say is that the CBI Forest School has taught him and friends to love, care for, and be curious about the natural world in an era when screens and sedentary activities dominate our lives. Imagine this curiosity, care, and knowledge scaled to the site of Dudley Mountain Road. Imagine the children that such a school could send out into the world one day: These are children I know and want to know. They are eventual adults I want out there helping to steward the land and environment for the generations to come.

As a final thought, I'd like to say another word about the idea of "community" that defines the CBI Forest School experience. Neither my husband nor I are Jewish and I personally have never gravitated towards organized "community." The Forest School has taught and showed me the joy and support that such community can offer. The sense of belonging and community that has buoyed our young son's confidence and engagement with the world is something I have felt myself as a CBI Forest School parent over the past two years. It is a community that is powerful in its joy, generosity, and friendship; it makes people -- and places -- better for knowing it.

I hope these words provide some insight into the value of a place and community that is so difficult to summarize in the context of a letter like this. Thank you for reading and for your consideration.

Kind regards,
Nell (Boeschenstein) Yager

--
Nell Boeschenstein
Cultural Landscape Historian
nellboeschenstein@gmail.com | cell: +1-434-249-3900

Syd Shoaf

From: Carolyn Shaffer
Sent: Wednesday, March 12, 2025 9:33 AM
To: Syd Shoaf
Subject: Fw: CBI Forest School Special Use Permit

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Cameron Hardesty <cameron@poppyflowers.com>
Sent: Wednesday, March 12, 2025 9:25 AM
To: Planning Commission <PlanningCommission@albemarle.org>
Cc: Rachel Lucy <rjlucy@gmail.com>; Kathryn Whitestone Goodman <kswhitestone282@gmail.com>
Subject: CBI Forest School Special Use Permit

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Dear Planning Commissioners,

My name is Cameron Hardesty, and I am the mother of a current Congregation Beth Israel Forest School (CBIFS) student and a future student enrolling Fall 2025. I live in the Rio district of Albemarle County, and I am writing in support of CBIFS receiving a Special Use Permit to build a permanent home for the school at 1648 Dudley Mountain Road (SP202400023).

My family moved to Charlottesville in January 2023 from Washington, D.C., seeking a safe, peaceful childhood for our daughter. My parents' retirement to Albemarle County sealed our decision, and we relocated not just our home, but also my business—Poppy, a venture-backed wedding tech startup—bringing jobs and investment to Virginia. In 2024, I was honored to be named the Charlottesville Business Innovation Council's Entrepreneur of the Year.

One of the biggest challenges we faced upon moving was **childcare**. Waitlists at preschools stretched for years. Nanny shares fell through. Then we discovered CBIFS—a school that felt almost miraculous. A place where children play, learn, and thrive under the care of visionary educators and a deeply committed community. It quickly became not only a lifeline for us as working parents but also the heart of our new life in Charlottesville.

Though we are not Jewish, CBIFS has profoundly enriched our spiritual and community life. Its Shabbat music, holidays that remind us of the rhythms of nature, and culture of joy have reconnected us with something bigger than ourselves. It is more than a school—it is a source of belonging.

If this permit is denied, CBIFS cannot continue. That would be a **tremendous loss**, not just for families like ours, but for Albemarle County—a place that desperately needs more high-quality childcare, particularly for the youngest pre-schoolers, which comprises the majority of CBIFS' student body.

The donated land on Dudley Mountain was a beacon of hope. The opposition from neighbors has been discouraging, but I believe those against the school do not yet realize what a gift CBIFS is—not only to its families and the Jewish community, but to the conservation of the land, and to the county itself.

Charlottesville is growing, and families like mine are eager to put down roots and contribute to this community's economic and civic future. But we cannot do that without **childcare solutions**.

I urge the County to carefully review the proposed CBI Forest School development and give this school a chance to continue making a profound impact on local families.

Thank you for your time and consideration. If you can, I encourage you to visit the school and see firsthand the extraordinary community you have the power to preserve.

Respectfully**,**
Cameron Hardesty

Syd Shoaf

From: Carolyn Shaffer
Sent: Wednesday, March 12, 2025 7:25 AM
To: Syd Shoaf
Subject: Fw: CBI Forest School at Dudley Mountain

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Martin Cohen <martycohen17@gmail.com>
Sent: Tuesday, March 11, 2025 10:48 PM
To: Planning Commission <PlanningCommission@albemarle.org>
Subject: CBI Forest School at Dudley Mountain

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Hello. I am an Albemarle County resident living at 1240 Foxvale Lane and am writing in support of Congregation Beth Israel receiving a Special Use Permit to build a permanent home for its Forest School at 1648 Dudley Mountain Road. Our child has been a student at CBI Forest School since it opened in 2020. He has benefited in so many ways from this incredible learning environment. He was able to thrive during a particularly difficult time for the nation's children thanks to CBI Forest School. Dudley Mountain is an ideal place for the school to continue providing a unique and high-quality education for Albemarle County's children.This is truly a public good and I know CBI Forest School will be a responsible steward of the land if it is granted this Special Use Permit. Thank you for your time and consideration.

Sincerely,
Marty Cohen

Syd Shoaf

From: Carolyn Shaffer
Sent: Tuesday, March 11, 2025 2:30 PM
To: Syd Shoaf
Subject: Fw: Support of CBI Forest School SP202400023

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Rapp, Meghan (mr2vy) <mr2vy@virginia.edu>
Sent: Tuesday, March 11, 2025 2:29 PM
To: Planning Commission <PlanningCommission@albemarle.org>; Board of Supervisors members <bos@albemarle.org>
Subject: Support of CBI Forest School SP202400023

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Hello again Planning Commission and Board of Supervisors colleagues,

Thank you once again for allowing me to share my support of Congregation Beth Israel receiving a Special Use Permit to build a permanent home for its Forest School at 1648 Dudley Mountain Road (SP202400023).

I am an Albemarle County resident and live in Crozet. My son actually went to Crozet Elementary for kindergarten in 2022 – but we quickly realized that he needed a different educational environment to thrive, and were so excited to find a school focused on academics but in a natural environment. As you no doubt are aware, the class size at Crozet Elementary was huge – my son's one teacher was managing more than 25 students. I'm sure you receive feedback from parents in Albemarle County all the time about classroom size and the challenges associated with so many kids in one class. Allowing CBI Forest School to have a permanent home means that parents like me will continue to have an alternative for their kids for school, and will help reduce the strain on class size in other schools.

I am available to you, should you have any questions about why it is so important to have a permanent home for CBI Forest School. Thank you for all you do, and have a great day!

Best,
Meg

Meg Rapp
She/ hers
Assistant Vice President for Clery Compliance and Youth Protection
Office of Clery Compliance and Youth Protection

E mr2vy@virginia.edu
M 434.906.1160

University of Virginia
Department of Safety and Security

2420 Old Ivy Road
Charlottesville, VA 22903

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Syd Shoaf

From: Carolyn Shaffer
Sent: Tuesday, March 11, 2025 1:10 PM
To: Syd Shoaf
Subject: Fw: CBI Forest School at Dudley Mountain Road

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Katherine Donowitz <katherinedonowitz@gmail.com>
Sent: Tuesday, March 11, 2025 12:09 PM
To: Board of Supervisors members <bos@albemarle.org>; Planning Commission <PlanningCommission@albemarle.org>
Subject: CBI Forest School at Dudley Mountain Road

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Dear Members of the Albemarle County Board of Supervisors and Planning Commission,

My name is Kate Donowitz and I live in the White Hall district of Albemarle County. I am writing in support of Congregation Beth Israel receiving a Special Use Permit to build a permanent home for its Forest School at 1648 Dudley Mountain Road (SP202400023).

I urge the County to carefully review the proposed Jewish Forest School development plans and consider the positive impacts on our community.

I grew up in Charlottesville and currently practice as a pediatrician at the University of Virginia. I am the parent of two young children. I see the impact of kids' educational experiences on their physical and mental health every single day, both at work and at home. Children and families face so many challenges to their physical and mental well-being in today's world. We have observed a phenomenal increase in mental health problems in our adolescent population over the last 5-10 years. Patients I meet

every day in clinic or in the hospital tell me that they feel anxious, socially isolated, and crushed by academic pressure without a clear sense of purpose.

As I struggle to help my adolescent patients face these problems, I also spend a lot of time thinking about how to prepare my younger patients and my own children for these challenges. Common sense tells us that early educational experiences can change the trajectory of a child's life, but an abundance of scientific data also support this assertion. Outdoor education has shown particular benefits for both physical and mental health in children. Nature-specific outdoor learning increases student engagement and ownership of learning (1), supports better stress regulation and brain development (2), and fosters a more cooperative learning environment (3).

Unfortunately, we also know that most kids are spending far more time in front of screens than they are outside. A recent study found that the average 3-year old spends 150 minutes in front of a screen every day (4). Increased exposure to television at this age has been associated with worse outcomes by 4th grade (worse academic performance, negative psychosocial outcomes, and increased body max index) (5). Increased use of digital technology is associated with higher rates of depressive symptoms in adolescents (6). While screens and technology are part of modern life, excessive exposure to these tools has clear negative effects on children of all ages.

Access to outdoor educational experiences is vital to cultivating curiosity, resilience, self-efficacy, and joy in our children. These conclusions are supported by data, and by my personal experience as pediatrician and a parent. CBI Forest School and outdoor educational programs like it can help us to raise healthier individuals, who in turn contribute to the creation of better communities. I strongly believe that outdoor education is one solution to the growing challenges we face in our children's mental and physical health. I urge you to support the development of this project not only for the families who benefit directly, but for the benefit of our Charlottesville community and for our society as a whole.

Sincerely,

Katherine Donowitz, MD
3330 Coleman Drive
Charlottesville, Va 22901

References:

1. Mann J, Gray T, Truong S, Brymer E, Passy R, Ho S, Sahlberg P, Ward K, Bentsen P, Curry C, Cowper R. Getting Out of the Classroom and Into Nature: A Systematic Review of Nature-Specific Outdoor Learning on School Children's Learning and Development. Front Public Health. 2022 May 16;10:877058. doi: 10.3389/fpubh.2022.877058. PMID: 35651851; PMCID: PMC9149177.
2. Dettweiler U, Gerchen M, Mall C, Simon P, Kirsch P. Choice matters: Pupils' stress regulation, brain development and brain function in an outdoor education project. Br J Educ Psychol. 2023 Apr;93 Suppl 1:152-173. doi: 10.1111/bjep.12528. Epub 2022 Jul 24. PMID: 35872620.

3. Kuo M, Barnes M, Jordan C. Do Experiences With Nature Promote Learning? Converging Evidence of a Cause-and-Effect Relationship. Front Psychol. 2019 Feb 19;10:305. doi: 10.3389/fpsyg.2019.00305. PMID: 30873068; PMCID: PMC6401598.
4. Trinh M, Sundaram R, Robinson SL, et al. Association of Trajectory and Covariates of Children's Screen Media Time. *JAMA Pediatr.* 2020;174(1):71–78. doi:10.1001/jamapediatrics.2019.4488
5. Pagani LS, Fitzpatrick C, Barnett TA, Dubow E. Prospective Associations Between Early Childhood Television Exposure and Academic, Psychosocial, and Physical Well-being by Middle Childhood. *Arch Pediatr Adolesc Med.* 2010;164(5):425–431. doi:10.1001/archpediatrics.2010.50

6. Nick EA, Kilic Z, Nesi J, Telzer EH, Lindquist KA, Prinstein MJ. Adolescent Digital Stress: Frequencies, Correlates, and Longitudinal Association With Depressive Symptoms. J Adolesc Health. 2022 Feb;70(2):336-339. doi: 10.1016/j.jadohealth.2021.08.025. Epub 2021 Oct 16. PMID: 34666954; PMCID: PMC10153431.

Syd Shoaf

From: Carolyn Shaffer
Sent: Monday, March 10, 2025 9:25 AM
To: Syd Shoaf
Subject: Fw: CBI Forest School Location

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Rachel H <rdghorvath@gmail.com>
Sent: Monday, March 10, 2025 9:23 AM
To: Planning Commission <PlanningCommission@albemarle.org>; Board of Supervisors members <bos@albemarle.org>
Subject: CBI Forest School Location

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Caution: The sender name (Rachel H) is different from their email address (rdghorvath@gmail.com), which may indicate an impersonation attempt. Verify the email's authenticity with the sender using your organization's trusted contact list before replying or taking further action.

Secured by Check Point

Dear Albemarle Planning Commission and Board of Supervisors:

I am an Albemarle County resident living at 1181 Foxvale Ln, Charlottesville, VA 22902. I am writing in support of Congregation Beth Israel receiving a Special Use Permit to build a permanent home for its Forest School at 1648 Dudley Mountain Road (SP202400023). I have two kids who attend the CBI Forest School. It is such a wonderful school, and the focus on both academics and nature has been amazing for my children. We really need a permanent home for the school, and the Dudley Mountain Road location is perfect. I know that neighbors are concerned about the school not being in keeping with the neighborhood and traffic, but I think these concerns are misplaced. Because of the school's focus on nature, the school will fit well in that location and will not be an eyesore or problem. Further, the drop off and pick up is very well organized. I ask that you please approve the SUP so we can have a home for our wonderful school.

Please do not hesitate to contact me if you have any questions.

Best,

Rachel Horvath
1181 Foxvale Ln., Charlottesville, VA 22902
(434) 466 7876

Syd Shoaf

From: Carolyn Shaffer
Sent: Monday, March 3, 2025 3:49 PM
To: Syd Shoaf
Subject: Fw: Special Use Permit for the Forest School

Thank you,
Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County
cshaffer2@albemarle.org

From: Vikki Bravo
Sent: Monday, March 3, 2025 3:27 PM
To: Planning Commission
Subject: Special Use Permit for the Forest School

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Dear Planning Commission,

I am writing to you as a member of the Jewish community and Congregation Beth Israel in support of the Forest School's request for a Special Use Permit at 1648 Dudley Mountain Road, SP 202400023.

The Forest School is a Jewish Day School serving children from age 18 months through fourth grade. It is a very important institution in our community and the only Jewish Day School in Central Virginia. It started in 2002 and was housed in CBI. As a result of the pandemic, it became the Forest School, run first at a campsite and now at the former MACAA property. In order to continue to exist, the school needs to move to Dudley Mountain Road, to land that is being donated. There are no other sites that the school can afford.

This type of school is crucial for the Jewish community and very beneficial for the community at large. The school is 75% Jewish and 90% of those families have one parent who is not Jewish. There are 60 slots for ages 18 months through 4 year olds, providing much-needed early childhood education. The school now has 100 students and the new location would allow up to 144. The outdoor nature of the school has been very successful in promoting learning, confidence, resilience, independence, flexibility, empathy, intention, and cooperation.

I urge you to carefully review the proposed Forest School development plans and consider the positive impacts on our community.

Thank you.

Yours,
Vikki Bravo
--
Sent from Gmail Mobile

Syd Shoaf

From: Carolyn Shaffer
Sent: Monday, March 3, 2025 6:27 AM
To: Syd Shoaf
Subject: Fw: Letter of Support for Special Use Permit for the Forest School at 1648 Dudley Mountain Rd.

Thank you,
Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County
cshaffer2@albemarle.org

From: Grossman, Leigh B (lgd)
Sent: Saturday, March 1, 2025 11:43 AM
To: Planning Commission ; Board of Supervisors members
Subject: Letter of Support for Special Use Permit for the Forest School at 1648 Dudley Mountain Rd.

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Dear Board of Supervisors and the Planning Commission of Albemarle County,

My name is Leigh Grossman and I live in the Jack Jouett district of Albemarle County. I am writing in support of Congregation Beth Israel receiving a Special Use Permit to build a permanent home for its Forest School at 1648 Dudley Mountain Road (SP202400023).

I have lived in this district for over forty years. I am a Pediatric Infectious Disease specialist. I trained at UVA and have been on the UVA School of Medicine faculty for almost 45 years.

It is with great pride that I live in this County. Much of that pride is that the City of Charlottesville and the County of Albemarle have focused resources and vision on creating and supporting exemplary childcare and public and private schools that offer a diverse array of educational opportunities for our children. The Charlottesville/Albemarle community is widely respected throughout Virginia and the U.S. for our emphasis on education. People moving to Charlottesville and Albemarle know that their children will be well educated and that the schools are a respected and supported part of our community. There are so many parts of our state and country that are devoid of good educational opportunities, and it is with great pride that I look at our County and City and know that our children remain in good hands in both our public and private schools.

However, we need to maintain and care for what we have fostered and built. The diversity of opportunities for children in this community remains a respected and coveted part of what Charlottesville/Albemarle has, and we need to support and assist these schools rather than create obstacles and barriers to their success. The Forest School needs a permanent home, and it has been given land that will work well. This Special Use Permit benefits everyone. This small School requires a small footprint, will keep this land “wild” because the school’s mission is specifically targeted towards

nature and wilderness. The neighborhood involved is this permit should welcome a School that will champion the lack of development and change to a landscape and natural area that these neighbors currently appreciate and enjoy.

The Forest School is an example of a school that teaches both Jewish and non-Jewish children in the world outside the usual classroom. This unique school has fostered academic rigor coupled with curiosity about and stewardship for the world around us amongst a small student body that is thriving. We don't want to lose this.

I would hope that our leadership, you, the Board of Supervisors, and our Planning Commission, would work tirelessly to support diverse educational opportunities for students. The Forest School is one such unique educational opportunity. The impact for each of these children is lifelong and our commitment and support of these objectives reflects our values in this very special City and County.

I urge the County to carefully review the proposed Jewish Forest School development plans and consider the positive impacts on our community. I believe that the wonderful donation of land for this use coupled with a small school with an academic program that champions the respect and care of our environment will have a positive impact on the Dudley Mountain neighborhood. I know the children who are fortunate enough to attend The Forest School will be lifelong recipients of a permanent educational space created from the generosity of the donor and the dedication and stewardship of our Board of Supervisors and the Planning Commission who have committed themselves to ensuring diverse educational opportunities for our children.

Respectfully,

Leigh

Leigh B. Grossman, MD

Syd Shoaf

From: Carolyn Shaffer
Sent: Wednesday, February 26, 2025 8:32 AM
To: Syd Shoaf
Subject: Fw: letter of support for the CBI Forest School/ Dudley Mountain Project
Attachments: 2.25.25 Forest School letter of support.pdf

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Carolyn Shaffer <cshaffer2@albemarle.org>
Sent: Wednesday, February 26, 2025 8:17 AM
To: Scott Clark <Sclark@albemarle.org>
Subject: Fw: letter of support for the CBI Forest School/ Dudley Mountain Project

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Tina LaRoche <tina@campholidaytrails.org>
Sent: Wednesday, February 26, 2025 8:00 AM
To: Board of Supervisors members <bos@albemarle.org>; Planning Commission <PlanningCommission@albemarle.org>
Subject: letter of support for the CBI Forest School/ Dudley Mountain Project

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Attached please find a letter of support for the Congregation Beth Israel Forest School and their Dudley Mountain Project.

Tina LaRoche
Executive Director
(434) 305-0929 office
(434) 760-1120 cell
pronouns: she/her/hers
CAMP HOLIDAY TRAILS
400 Holiday Trails Lane, Charlottesville, VA 22903

Support us today.



Syd Shoaf

From: Carolyn Shaffer
Sent: Monday, February 24, 2025 12:38 PM
To: Syd Shoaf
Subject: Fw: Support for Special Use Permit SP202400023

Categories: Brown

Thank you,
Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County
cshaffer2@albemarle.org

From: Janet Baellow
Sent: Monday, February 24, 2025 12:30 PM
To: Board of Supervisors members ; Planning Commission
Subject: Support for Special Use Permit SP202400023

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Board of Supervisors,

I am a 30-year resident of the Rivanna District of Albemarle County. I am also the grandparent of two incredible boys ages 5 and 2 who attend the CBI Forest School. I strongly support the Special Use Permit to build a permanent home for the Forest School at 1648 Dudley Mountain Road.

I wish all of you could see this award-winning school in action. I'm sure you've seen photos and maybe even a video or two, but to witness the learning, the discoveries, and the awe of the children as they explore the outdoors while gaining knowledge about the earth and the skills required of them at the different stages of life, is truly beyond words. As is well-documented, the Charlottesville-Albemarle region has a far greater demand for early childhood education than there are slots.

I know that creating a permanent home for this unique and wonderful school brings issues and challenges, but what is more important and spectacular than allowing children to learn, grow, and become our future stakeholders under the open skies? I hope that you and Albemarle County residents near the Dudley Mountain area will welcome a school that is focused on maintaining and improving the environment around us.

A permanent home for the Forest School is a bright light for all Albemarle County residents. This is our last best bet to establish the Forest School for this generation of children, and their children.

Thank you for your consideration.

Janet Baellow
434-531-3381

CAMP HOLIDAY TRAILS
A camp for children and teens with medical needs

February 25, 2025

Fred Missel, Chair
Albemarle County Planning Commission
Attn: Planning Director
401 McIntire Road
Charlottesville VA 22902

Dear Planning Commission:

I am writing to express my strong support for **The Forest School *Dudley Mountain Project*** and its mission to provide children of all backgrounds and religions an opportunity to experience the rhythms of Jewish life by connecting with the **wonder and joy of our natural world.** As Executive Director at Camp Holiday Trails, I share that The Forest School was one of several local childcares who approached Camp in 2020 to seek an outdoor space to offer critically needed childcare during peak COVID. We chose to partner with The Forest School due to their well-organized and thoughtful curriculum, top-shelf safety plan, and willingness to adjust and be nimble with our own Camp programs and rentals. As a youth development career professional, I understand the vital role that outdoor and experiential learning plays in the development of both child and staff - building empathy, leadership, resilience and mental wellness. **The Forest School spent four (4) academic years at Camp Holiday Trails and one (1) summer running their own summer camp program too.**

The thoughtful programs offered at The Forest School ensure that children not only receive a solid foundation in academic learning but also develop important social, emotional, and cognitive skills. I have witnessed firsthand the positive impact that The Forest School has on children, fostering a nurturing environment where every child can thrive.

Of special note - The Forest School was highly receptive to our feedback when incoming and outgoing traffic needed to be staggered, when our own maintenance projects interrupted their program, and when school use of Camp areas needed to be shuffled to spread impact over our natural spaces. Their staff team is compassionate and will be part of proactive solution creation as this project comes to fruition.

I fully support The Forest School goal of seeking an outdoor school space on Dudley Mountain. They will be a highly communicative and respectful neighbor, will be open to ongoing improvement of their traffic and program impacts, will care for the land, and will shape the

education and social/emotional lives of their students with positive ripple impact with their staff and all families and caregivers - and into our community.

Thank you for your dedication to our children's future.

Sincerely,



Tina LaRoche
Executive Director
Camp Holiday Trails
400 Holiday Trails Lane
Charlottesville, VA 22903
tina@campholidaytrails.org
(434) 305-0929
02/25/2025

Tara R. Boyd
726 Monticello Ave.
Charlottesville VA 22902
trb4w@yahoo.com

March 13, 2025

BY EMAIL to sshoaf@albemarle.org

County of Albemarle
Department of Community Development
Attn: Syd Shoaf, Senior Planner
401 McIntire Rd.
Charlottesville VA 22902

Re: SP202400023 Congregation Beth Israel Forest School - Dudley

Dear Staff:

I am writing to support the above application.

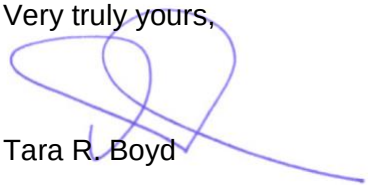
As a working parent, the availability of preschool and kindergarten with after-school care has been critical to my ability to participate in the work force and support my family. Unfortunately, getting a spot in a quality program with adequate hours was a struggle while my child was little because the supply of providers is so small. I was lucky to find a place for my child at CBI Preschool, where she flourished.

By securing a permanent location for the Forest School, CBI will be able to provide high-quality preschool and kindergarten for other working families. The price for this will, of course, be some additional traffic on Dudley Mountain Road, which will inconvenience the neighbors. Having experienced pickup and drop-off at CBI with my child, I know the CBI staff runs it as safely and efficiently as possible.

I urge the County to approve the CBI Forest School's application. While it may add a few minutes the neighbors' commutes, this opportunity to increase the availability of childcare is just too important for the wider community to pass up.

Kindly include my comments with your report to the Planning Commission.

Very truly yours,



Tara R. Boyd

C.c.: Jill Abbey-Clark (director@cbiforestschool.com)

Syd Shoaf

From: Stoler, Mark H (mhs2e) <mhs2e@virginia.edu>
Sent: Saturday, March 15, 2025 4:28 PM
To: Planning Commission; Board of Supervisors members
Subject: Support for CBI Forest School

To whom it may concern:

I am an Albemarle County resident living at 6103 Indian Ridge Drive, Earlysville VA 22936, and I am writing in support of Congregation Beth Israel receiving a Special Use Permit to build a permanent home for its Forest School at 1648 Dudley Mountain Road (SP202400023).

I am a father and grandfather with a more than 30 year history with CBI. My daughter is a teacher in the Forest School and my grandsons are graduates of the program with one still attending. I am also a physician and emeritus UVA Faculty member and educator. So I come at this issue not only from the perspective of family and what is best for children, but as someone with decades of medical and educational experience.

To the main point: The Congregation Beth Israel Forest School (CBIFS) is and was, a brilliant innovation at a time of extreme need for such a program. I witnessed first hand the amazing effectiveness of this program and continue to see it transform children in so many positive ways. I witnessed this with my own grandsons. Originally a bit bug-o-phobic these guys are now expert entomologists botanists, tree climbers, hikers, campers, etc and they are also extremely well schooled in reading writing, math, science and culture. My oldest grandson has transitioned back to 5th grade at Crozet elementary and I know for a fact he was extremely well prepared socially, physically and academically compared to his peers who did not have the CBIFS experience. Talking to many colleagues, parents and friends, he is not alone. The combination of real world interaction in a healthful outdoor environment that promotes physical analytical and emotional development and resileince, compared to the traditional "sit at desk and listen" environment of our typical public schools, has left me fully convinced as an educator, that the model developed at CBIFS is absolutely the best way to educate young children through their pre-school and elementary school years. This opinion applies no matter what external factors are present, i.e pandemic or normal times. The CBIFS way is in my considered opinion, simply better and it critically enhances the educational options available for children in Albemarle County. I only wish the approach could be generalized to all elementary schools.

The problem of course, is that the extremely successful CBIFS now desperately needs a permanent home. It could and should have one at the generously available Dudley Mountain Road site. The loss to children of Albemarle County if CBIFS cannot continue to do what is has so well done, namely produce resilient, well educated and culturally sensitive children in its special way, would be extremely unfortunate. I know that CBIFS will be excellent neighbors and that any minor negatives of their small footprint on this large rural site are far out balanced by the many positives presented by this proposal.

Hence, I strongly encourage at the highest possible level, that the Planning Commission and The Board of Supervisors approve this application.

Sincerely,

Mark H. Stoler, MD
Professor Emeritus of Pathology and Clinical Gynecology

University of Virginia

6103 Indian Ridge Drive
Earlysville, VA 22936
mhs2e@virginia.edu
434-284-2555

March 17, 2025

To Whom It May Concern,

My name is Victoria Young and **I am writing in support of Congregation Beth Israel receiving a Special Use Permit to build a permanent home for its Forest School at 1648 Dudley Mountain Road (SP202400023).**

I live in the Biscuit Run area / Scottsville District of Albemarle County, off Old Lynchburg Rd and just a short drive from Dudley Mountain Road. I've lived in the Charlottesville area for nearly 20 years, with the majority of my time spent living on this side of town south of UVA and the Downtown Mall.

This area has certainly seen a lot of growth and change in the time that I've been living here, but I'm proud that **the decision makers in this community care about projects that increase the quality of life for our neighbors and our community.** The Wegmans development brought quality groceries and other amenities to this side of town. The new Southwood development has expanded housing opportunities for those in our community at a variety of income levels. And **I'm delighted to see that Congregation Beth Israel's Forest School has been offered an opportunity to build a permanent home for their innovative program on this side of our town.**

For nearly 15 years, I have worked as a school teacher and administrator (not at the Forest School) in Charlottesville. I have had the opportunity to tour the Forest School as a professional peer, and I have been impressed with the quality of the program, the dedication and professionalism of the staff, and the **school's unique commitment to teaching the importance of respecting and preserving wilderness** - a true "Leave No Trace" ethos. Importantly, **the school also allows Jewish families in Charlottesville a unique opportunity to enroll their children in a school environment that celebrates their heritage and cultural traditions.** It is impossible to overstate the value of this resource, especially in this community.

The story of the Forest School is truly inspiring: there are few programs like it nationwide. When Covid hit, their program was forced to "think outside the box", and what resulted is a highly innovative model for early education based in Jewish values and outdoor education. **Research has shown that time spent outside in the natural world is a top indicator of children's stewardship of natural resources as they become adults, and in reviewing the Forest School's plan, it is clear that the leadership takes the responsibility of being good neighbors and good stewards of the natural area very seriously.** From conserving water, to removing invasive species, to thoughtfully exploring transportation plans, it is clear that the adults at the school exercise and model the same community-minded practices that they teach to their students.

What the Forest School needs now is a permanent home. I urge the County to carefully review the proposed Forest School development plans and consider the positive impacts for our broader community.

Thank you for taking the time to review this letter, and for your thoughtful considerations of the Forest School's Special Use Permit application.

Sincerely,



Victoria Young
victoriajohanna@gmail.com

Dear Albemarle County Board of Supervisors and Planning Commission,

My name is Andrew Mondschein. I am writing in support of Congregation Beth Israel receiving a Special Use Permit to build a permanent home for its Forest School at 1648 Dudley Mountain Road (SP202400023).

I am a member of Congregation Beth Israel, and my youngest child attended the CBI Forest School for four years while it was located at Camp Holiday Trails. I am also a transportation planner, certified by the American Institute of Certified Planners, and an Associate Professor of Urban and Environmental Planning at the University of Virginia. I write this letter as a member of the CBI community and the local community (as a Charlottesville resident), but my perspective is shaped by my experience as a transportation planner and educator.

I deeply respect the expertise, diligence, and care that the County's planners have given this application, and they have been thorough and thoughtful in their review. I also completely understand the importance of traffic safety. What I do hope you will consider is that there are two approaches to reducing risks on any right-of-way: infrastructural and operational.

Dudley Mountain Road will not be widened or improved in the near future, but risks can still be reduced by establishing clear practices for how the road will be used to reduce potential conflicts. The Forest School has already proposed a wide range of options for reducing operational conflicts on Dudley Mountain Road to your staff. By staggering the time and manner by which children arrive at the School, the possibility of conflicts can be significantly reduced. The details of these options have been presented and discussed with staff.

Staff has acknowledged that these types of operational approaches could work but have not so far endorsed them for approval of this permit. While this type of operational approach may not work uses or permittees, I strongly believe that the Forest School would be an ideal case. The School is relatively small and run by leadership who have demonstrated their ability to flexibly and safely operate a school in nature, including at the end of the dirt road that was Reservoir Road for four years. The County's flexibility during the COVID emergency allowed the Forest School to operate off of a rural road, and it demonstrated that this is a School and community that can work responsibly and accountably with government to create a unique experience for community, County, and region.

Principally, I believe that the Forest School has presented the County with well-considered options for reducing conflicts along Dudley Mountain Road that will have quantitatively demonstrable benefits for traffic safety, while also allowing a truly unique school, with no existing parallel in the region, to support its community and the County. The planners have been very thoughtful about reducing the risks of access, but I ask that you encourage them to work with Forest School to optimize and accept the types of operational approaches that the school is ready and fully capable of implementing.

Sincerely,

Andrew Mondschein, PhD AICP
1517 Dairy Road
Charlottesville, VA 22903

Syd Shoaf

From: Kateri Thunder <katerithunder@gmail.com>
Sent: Thursday, February 20, 2025 11:44 PM
To: Syd Shoaf
Subject: SP202400023 Congregation Beth Israel (CBI) Forest School – Dudley.

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

I am writing with public comment opposing the special use permit requested by CBI.

Throughout CBI's proposal to build their Forest School, they emphasize the importance of minimizing their footprint on the existing environment, nature, the natural landscape, and the ecosystem. Their stated desire is in direct contradiction to their proposal.

The parcel of land they seek to build upon is zoned for a family home, at most multiple single-family houses. Their proposal would vastly increase the number of buildings on the property, but even more significantly, their proposal would wipe out the natural water source shared with widespread neighbors, greatly multiply the human waste poured into the surrounding woodland, devastate the rural road already in poor condition, and exponentially increase the traffic creating a danger to every local driver.

The revised proposal does not address these issues.

To make the road safe for hundreds more cars each day, Dudley Mountain Rd would need to be widened and lined, with potholes filled in and drainpipes reinforced, and the speed limit lowered. Our road is currently used for biking, running, and walking dogs. It is a curving, narrow, unforgiving road that has washed out in heavy rain, been blocked by fallen trees multiple times a year, has deer and a multitude of wild animals crossing it, and is rarely plowed in snow. More cars means more accidents and more accidents means more danger for every resident on Dudley Mountain Rd.

The sprinkler systems required for safety in the school buildings would lower the water table to such an extreme that neighbors would go without water. This is already a problem during summer and fall droughts for many on our road. CBI member, Dave Weiss, shared that the lowering water table is already an issue in Whittington, just behind the parcel of land, and that several homes have been unable to retrieve water from wells for their homes. As residents of Dudley Mountain Rd, we don't have other options for drinking water and household plumbing. Our only option is well water and we rely on our neighbors to be good stewards of this natural resource. The Forest School would drain this resource to the detriment of all of us.

I also continue to be gravely concerned about sending young children into the woods of our neighborhood to explore, hike, read, and write, when our woods are full of hunters. We do not venture into the woods on our own property during hunting season for this reason.

The goal of the Forest School is a great one but it should be built on property zoned for a business or school.

I strongly urge that the Forest School proposal be declined.

Thank you,
Kateri Thunder Southall
2120 Masseys Woods Rd.

Syd Shoaf

From: Jonathan Moore <jonathan.c.moore@gmail.com>
Sent: Thursday, February 20, 2025 4:11 PM
To: Syd Shoaf
Subject: Re: SP202400023 Congregation Beth Israel (CBI) Forest School - Dudley - Project Update

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Hello Syd:

Apologies for getting this in "under the wire". I've reviewed the resubmittal documentation for SP202400023. My wife and I are Dudley Mountain Road residents, and although I haven't commented previously, I have been following this case closely and would like to provide feedback on the resubmitted materials:

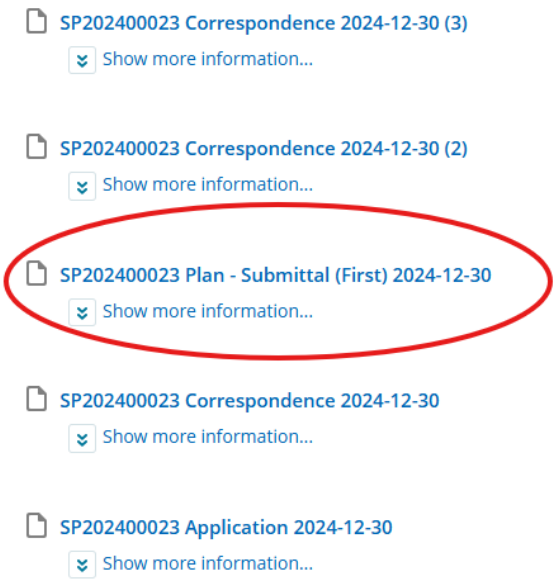
1. Based on the tabulation of feedback provided at the end of Line and Grade's comment responses, two of the most common concerns voiced by the community have to do with road maintenance and traffic volume along what one of the Planning reviewers describes as this "narrow and windy road". It does not appear that anything in the applicant's resubmission addresses this issue in a substantive way. Instead, the applicant suggests that they are "open to" expanding the dropoff and pickup windows, they're "open to trying" a shuttle from town, and they will join with neighbors to lobby the County and VDOT for increased road maintenance. Beyond being vague, these promises will be impossible for the County (or anyone else) to enforce, once construction is complete. What if families don't like the distributed dropoff plan? What if no one wants to use the shuttle? What if additional VDOT maintenance funding can't be secured? Operational measures - assuming they're even being followed - can do little to lessen the impact of a 130-student school and 200-person multipurpose building on such a narrow, low-density road. If the applicant intends to widen and improve all of Dudley Mountain Road as part of their project, the neighborhood would likely be more receptive. As it is, this project is unquestionably making an already bad road situation worse.
2. In response to one of Scott Clark's comments, the applicant states that this project supports the Rural Area goals, because "*childcare/schooling is a necessity in any location and directly supports the surrounding community as it is open to all*". This argument would be stronger if the proposed school was a public one, serving this specific section of the County. As a private school open only to those fortunate enough to afford the tuition, it is difficult to see how the full surrounding community is served. If the applicant has any documentation that the school currently enrolls students from Dudley Mountain Road, I would imagine the neighborhood would be interested to see it. In absence of any data, it is easy to believe that many if not most of the working families living along Dudley Mountain Road cannot afford to send their children to this school.

I do not support approval of this SUP. Thank you--

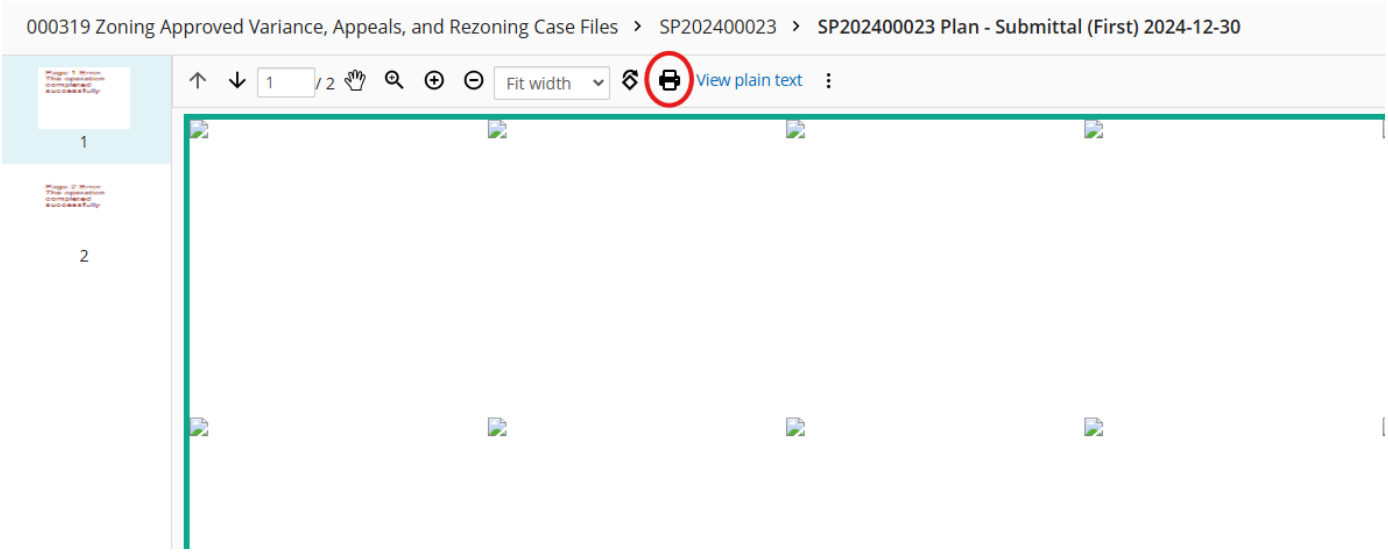
Jonathan Moore

On Wed, Jan 8, 2025 at 6:12 PM Syd Shoaf <sshoaf@albemarle.org> wrote:

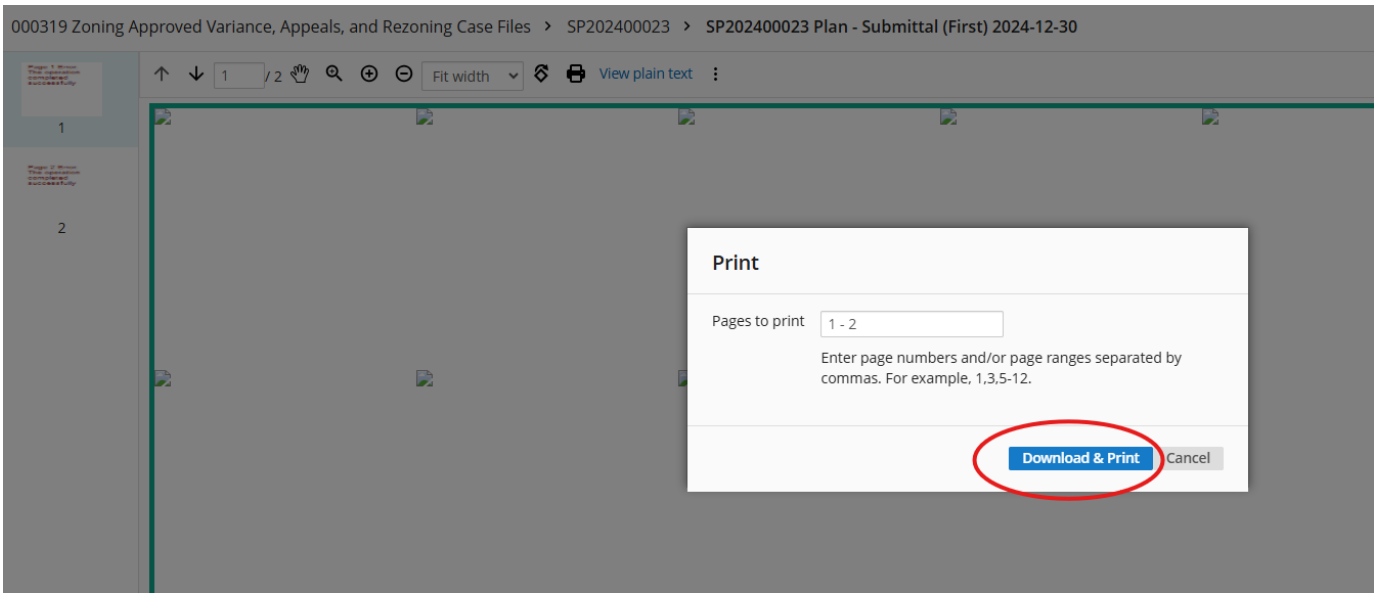
> Good evening,
>
> It has been brought to my attention that there is an issue with viewing the documents through the link. I am sorry for the confusion. The County is in the middle of a transition for our application services software and this appears to be an error from that. There is a solution which I've outline below:
>
> 1. Click on the file you want to view.



> 2. A new window will open up which will look similar to this. **Find and click on the printer icon** in the top right which is next to the text that states "view plain text."



3. Click “Download & Print.” This will open a PDF version of the file in a separate tab that you can view.



4. Below is a screenshot of the PDF that was opened.



Please let me know if you have any questions. I am sorry for the inconvenience again and appreciate everyone's patience.

Thank you,

Syd Shoaf

Senior Planner

Community Development Department

Albemarle County

sshoaf@albemarle.org

434-296-5832 ext. 3902

401 McIntire Road, Charlottesville, VA 22902

From: Syd Shoaf
Sent: Wednesday, January 8, 2025 3:26 PM
To: Syd Shoaf <sshoaf@albemarle.org>
Subject: RE: SP202400023 Congregation Beth Israel (CBI) Forest School - Dudley - Project Update

Good afternoon,

You are receiving this email because you have provided public comments, attended a community meeting, or signed up for the interested parties email list for special use permit application, SP202400023 Congregation Beth Israel (CBI) Forest School – Dudley.

The applicant for SP202400023 has submitted revised application materials for review which have been transmitted to various reviewers for another round of reviews. The revised application materials can be accessed through the link below and are dated with 2024-12-30.

LINK to SP202400023 materials.

Comments/approvals will be updated as reviewers complete their reviews which will all be available after **Thursday, February 20, 2025**. In the interim, additional public comments may be provided directly to me at sshoaf@albemarle.org.

Please let me know if you have any questions.

Thank you,

Syd Shoaf

Senior Planner

Community Development Department

Albemarle County

sshoaf@albemarle.org

434-296-5832 ext. 3902

401 McIntire Road, Charlottesville, VA 22902

From: Syd Shoaf
Sent: Friday, December 6, 2024 5:24 PM
To: Syd Shoaf <sshoaf@albemarle.org>
Cc: Syd Shoaf <sshoaf@albemarle.org>
Subject: SP202400023 Congregation Beth Israel (CBI) Forest School - Dudley - Project Update

Good afternoon,

You are receiving this email because you have provided public comments, attended a community meeting, or signed up for the interested parties email list for special use permit application, SP202400023 Congregation Beth Israel (CBI) Forest School – Dudley.

A first review comment letter was sent to the applicant on November 26, 2024, which outlined comments from staff as well as the public comments received via email. On November 29, 2024, the applicant requested for a six-month deferral to make revisions to their application. The applicant has until **Thursday, May 29, 2025**, to submit a revised application or it will be deemed as withdrawn.

If the applicant submits a revised application, the interested parties list will be notified.

You may access the application materials through the link below. The first review comment letter is titled “SP202400023 Review Comment Letter 2024-11-26.”

https://lfweb.albemarle.org/weblink/search.aspx?dbid=0&searchcommand=%7b%5bCDD-Planning%5d:%5bApplicationNumber%5d=%22SP202400023%22%7d

Please reach out to me directly at sshoaf@albemarle.org if you have any questions.

Thank you,

Syd Shoaf

Senior Planner

Community Development Department

Albemarle County

sshoaf@albemarle.org

434-296-5832 ext. 3902

401 McIntire Road, Charlottesville, VA 22902

Syd Shoaf

From: Melanie Evans <kmbbevans@gmail.com>
Sent: Wednesday, February 19, 2025 7:16 PM
To: Syd Shoaf; Board of Supervisors members; Planning Commission; Jim Andrews; Karen Firehock
Subject: Re: Opposition to CBI School - Dudley Mountain Road
Attachments: RingVideo_20250211_165624.MOV; Supplemental Information_ Photos of Road Conditions on Dudley Mountain Road (3).pdf

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Good evening,

Please find attached a pdf with supplemental information to include with my prior letter. These photos provide additional evidence related to the road conditions.

Also attached is a video of the accident which was captured on a resident's home camera for reference.

Thank you,
Melanie

On Sun, Feb 16, 2025 at 9:29 AM Melanie Evans <kmbbevans@gmail.com> wrote:

> Good morning,
>
> Please see the attached letter regarding the special use application related to the CBI School on Dudley Mountain Road.
>
> Thank you,
> Kevin & Melanie Evans
>
> ---------- Forwarded message ---------
> From: **Melanie Evans** <kmbbevans@gmail.com>
> Date: Thu, Nov 14, 2024 at 4:58 PM
> Subject: Opposition to CBI School - Dudley Mountain Road
> To: <sshoaf@albemarle.org>
> Cc: <kevans@albemarleelectric.com>
>
> Mr. Shoaf,

I am writing to express our strong opposition to the proposed Special Use Permit for the CBI School on Dudley Mountain Road. As a landowner for over 25 years and a current resident of the adjacent property, we am deeply concerned about the potential negative impacts this project could have on our land. These concerns include the **infringement on private rights**, **a significant decrease in property value**, and the **loss of hunting and other recreational activities**.

This area is characterized by low population density due to the larger parcels of land and offers abundant natural resources and stunning views for the community to enjoy. Permitting this development would encroach upon an otherwise rural area and disrupt the tranquil, rural environment that currently exists.

Additionally, we have some concerns regarding the following:

Traffic Congestion: The proposed development will significantly increase traffic on Dudley Mountain Road. This road is narrow, curvy, and in poor condition, which creates safety hazards for both residents and bicyclists. I am also concerned about the safety of children and their families who travel to and from the school daily. Furthermore, the application provides a poor estimate of the number of vehicular trips per day. I am uncertain how the calculation of 140 students and 28 staff results in only 109 trips. Even if this is the current estimate, those trips are likely to change from year to year and could increase if the school expands. A more accurate estimate would be closer to 400 trips, not including larger vehicles for trash collection, cleaning, supplies, and other deliveries.

In addition, traffic on roads leading to Dudley Mountain Road also are strained and in poor condition. A good example would be an event held last year at Forest Lodge on Old Lynchburg Road which created a 1 mile back up and traffic was at a standstill for over 45 minutes.

Environmental Concerns: The proposal indicates that EMS plans to use the creek as a water supply. As a long-time resident, I firmly believe that this creek does not provide a sufficient water source for emergency services. We are aware of the limited water supply in our area, often experiencing days without water. The Line & Grade report further supports this, noting that the water output for four parcels around the proposed development is poor. Approving this large development would place additional strain on the water supply. If the water supply were to dry up for neighbors, who would be held responsible — the County or CBI?

Furthermore, as a rural residential community, this development would introduce light and noise pollution from the school. In addition to regular school activities, the facility would be approved to host events for up to 200 people at any time, further increasing the light and noise neighbors would have to experience.

Community Disruption: The construction process is expected to create significant noise and disruption in our daily lives for an extended period, which would negatively affect the quality of life for residents in the area. Additionally, we are concerned about runoff from the construction impacting our property.

I strongly urge the Planning Commission to carefully review the potential negative impacts of this project and find a more appropriate home for the CBI school. I believe that approving this proposal would not be in the best interest of the Dudley Mountain Road community.

Sincerely,

Kevin & Melanie Evans
1658 Dudley Mountain Road

Syd Shoaf

From: BGP VA <kona71@gmail.com>
Sent: Wednesday, February 19, 2025 2:14 PM
To: Syd Shoaf
Subject: CBI Forest School

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Hello Syd,

I am writing to express concerns of mine and my family regarding the proposal (SP202400023) for the CBI Forest School and the associated developments on Dudley Mountain Road. As a homeowner and resident of this community on Dudley mountain Road, I believe that this proposal poses several significant issues that need to be addressed before any further consideration.

Firstly, apart from a slight uptick during the morning and afternoon commute, Dudley Mountain Road is a chamingl and relatively quiet rural route. The CBI Forest School would generate several hundred additional traffic trips on Dudley Mountain Road, resulting in an exponential increase in traffic. This surge in traffic would lead to unmanageable peak times during the morning and afternoon commutes, causing severe congestion and delays for all road users, not even including the unscheduled mid-day rushes to the school.

Secondly, the increased traffic would create substantial safety risks on this already hazardous and deteriorating roadway. The ditches have not been maintained or serviced by VDOT in years, and are already overwhelmed with the runoff from heavy precipitation. The safety of drivers, pedestrians, and the many bicyclists who use Dudley Mountain Road on a regular basis would be compromised, leading to a higher likelihood of accidents and injuries.

Moreover, the proposed school campus and the large future assembly building would be the first non-agricultural or residential use on Dudley Mountain Road. This development would invite unwanted future growth and alter the natural, rural character of this scenic roadway, which is cherished by the community.

Additionally, CBI has failed to complete the necessary groundwater tests to ensure the protection of their neighbors' water supply. They have also not secured or adequately pursued the conservation easement they claim will protect the unused portion of this property. This lack of due diligence raises concerns about the environmental impact of the proposed development.

Lastly, the application calls for regular events of up to 200 people and future gatherings without providing adequate parking, transportation infrastructure, or emergency services. This oversight would lead to significant logistical challenges and strain on local resources.

In light of these issues, I urge you to reconsider the approval of this proposal. It is essential to prioritize the safety, environmental integrity, and character of this community. I respectfully request that you address these concerns and ensure that any development on Dudley Mountain Road is thoroughly evaluated and planned with the community's best interests in mind.

Thank you for your attention to this matter, and please let me know of any questions or additional clarification. Have a great week.

Sincerely,

Robert Glenn Putrino

Resident, homeowner, father, UVA employee, and president of Poplar Ridge Owners Association.

Syd Shoaf

From: Carolyn Shaffer
Sent: Wednesday, February 19, 2025 11:12 AM
To: Syd Shoaf
Subject: Fw: Objection to Congregation Beth Israel (CBI) Forest School

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Jeanne Pfaff <pfaffbox1@gmail.com>
Sent: Wednesday, February 19, 2025 10:08 AM
To: Planning Commission <PlanningCommission@albemarle.org>
Subject: Objection to Congregation Beth Israel (CBI) Forest School

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

I am writing to you to voice my objection to the Congregation Beth Israel (CBI) Forest School, special use permit SP202400023 which proposes to build a 144 person school in a rural area. Not only would this school change the character of this rural area but the large increase in traffic will endanger the residents and families of CBI due to the inadequate road conditions.

Specifically, the issues with the CBI proposal are:

- CBI Forest School would generate over 573 additional traffic trips on Dudley Mountain Road – a 400% increase of traffic with unmanageable peak times during the morning and afternoon commutes

- Increased traffic would create substantial safety risks on this hazardous and deteriorating roadway - endangering drivers, pedestrians, and the many bicyclists who use Dudley Mountain Road

- This school campus, and the large proposed future religious assembly building, would be the first non-agricultural or residential use on all of Dudley Mountain Road. The school would invite unwanted future development and change the natural, rural character of this scenic roadway

- CBI has failed, and will not, complete the necessary groundwater tests to ensure/protect their neighbor's water supply. They have also not secured or adequately pursued the conservation easement

they claim will protect the unused portion of this property

- The application calls for regular events of up to 200 people and future religious gatherings without providing adequate parking, transportation infrastructure, or emergency services.

- Insufficient screening from the road and neighbors.

This proposal should be rejected based on the safety concerns and the irreversible change to this rural area.

Sincerely,

Jim Neilson

2024 Dudley Mountain Road, North Garden

Syd Shoaf

From: Adam Southall <asouthall@k12albemarle.org>
Sent: Wednesday, February 19, 2025 9:27 AM
To: Syd Shoaf
Subject: Opposition to SP202400023 Proposal to Rezone on Dudley Mountain Road

My name is Adam Southall and I live on Masseys Woods Road off of Dudley Mountain Road. I am writing to express my deep concern and opposition to the private school being proposed on Dudley Mountain Road. I am opposed to the current request to rezone for the school as it creates a safety and ecological problem.

This school will bring an increase in traffic to Dudley Mountain Road. The road itself is narrow, curvy, not lined, and is already crumbling in areas. The current proposal would see a tremendous increase in expected traffic further leading to the degradation of the road and a higher risk of traffic accident or property damage. As it is, Albemarle County School Busses and large trucks have to pull to the side to allow passenger cars to pass at certain points in the road. Regular sized passenger vehicles have to occasionally pull to the side to allow other vehicles to pass safely as parts of the road narrow and some edges are crumbling. Additionally, the intersection at Dudley Mountain Road and Old Lynchburg is not equipped for the massive increase in traffic that will be turning both onto and off of Dudley Mountain Road. Adding the proposed increase in traffic will lead to a dangerous traffic pattern in a small rural community for which the closest EMS services are back in the city. Dudley Mountain Road will immediately become one of the most dangerous rural roads in the county as a result of the volume increase in traffic and inadequate planning to support that traffic.

My other concern for the proposed school is the demand on water in our neighborhood. Every home in our neighborhood relies on a well for water resources. The current proposal calls for several thousand gallons of water to be pulled from the ground for the school on a weekly basis. The neighboring homes already see periods of dry wells and low water pressure as a result of falling water table levels. The increase in demand placed on water reserves by the school will make neighboring wells untenable. Additionally, the natural ecosystem of our mountain community relies on a water reserve to maintain our plants and animals. The depletion of water to fulfill the water needs of the school will result in severe damage to the local ecosystem. Adjacent to the property are two creek beds that routinely run dry during dry spells. Pulling further water from the ground to fulfill the needs of the school will result in both water sources being left depleted and environmental damage.

I am opposed to rezoning our community to support this plan, and I ask that you oppose this request on ecological and safety grounds.

Adam Southall

Adam R. Southall Ed.D.
School Counselor
Monticello High School
1400 Independence Way
Charlottesville, Virginia
Office Phone (434) 244-3110
Fax (434) 244-3109

asouthall@k12albemarle.org

If this is a mental health emergency, call 988 or 911

_____

Our Vision: Our learners are engaged in authentic, challenging, and relevant learning experiences, becoming lifelong contributors and leaders in our dynamic and diverse society.

Our Mission: Working together as a team, we will end the predictive value of race, class, gender, and special capacities for our children's success through high-quality teaching and learning for all. We seek to build relationships with families and communities to ensure that every student succeeds. We will know every student.

Our Values: ? Equity: We will provide every student with the level of support necessary to thrive. ? Excellence: We will mitigate barriers and provide opportunities for every student to be academically successful. ? Family and Community: We will engage with and share the responsibility for student success with families and community partners. ? Wellness: We will support the physical and emotional health of our students and staff.

Syd Shoaf

From: tjsmc1@aol.com
Sent: Tuesday, February 18, 2025 4:03 PM
To: Board of Supervisors members; Planning Commission; Syd Shoaf
Subject: No school on Dudley Mountain Road

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

To: Board of Supervisors, Planning Commission, Syd Shoaf

I am writing to **strongly oppose** the approval of the Special User Permit filed by Congregation Beth Israel Forest School. I do not live on Dudley Mountain Road, but have traveled it numerous times in the 30+ years I have lived in North Garden, VA. It is a difficult road, at best, on the nicest of days to travel. As you know it is a narrow, curvy road that is deteriorating. Adding over 500 trips a day to that road is simply negligent and dangerous. Allowing this school to be built on Dudley Mountain Road is most definitely not in the best interest of that community.

Please vote NO on this Special User Permit.

Thank you,
Tammi McCauley

Syd Shoaf

From: Ted Thomas <tsthomas51@gmail.com>
Sent: Tuesday, February 18, 2025 2:53 PM
To: Syd Shoaf
Cc: Tim Wooster; Michelin Hall; Micah Kemp
Subject: SP202400023 Congregation Beth Israel (CBI) Forest School

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Hello Mr Shouf,

As stated in a previous email I sent to you some weeks ago, I remain opposed to issuance of a special use permit for this project for all the reasons stated there. I would like to add an additional concern. The large religious gathering building will be a considerable source of weekend traffic, disturbance, and resource utilization beyond what will be required by the school on weekdays. The utilization of the building might be large and significant judging from the size of the parking lots in the prosed plan. Weekend (and evening) utilization could go well beyond religious gatherings AND include rental arrangements (weddings, conferences, etc) that will be an even larger stressor on infrastructure and rural character of the Dudley Mountain Rd community than the school alone.

Thank you,
Theodore S Thomas
2449 Dudley Mountain Rd

Sent from my iPhone

Syd Shoaf

From: Carolyn Shaffer
Sent: Monday, February 17, 2025 6:34 AM
To: Syd Shoaf
Subject: Fw: CBI Forest School

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Latifa Kropf <latifafital@gmail.com>
Sent: Thursday, February 13, 2025 5:45 PM
To: BOS@albemarle.com <BOS@albemarle.com>; Planning Commission <PlanningCommission@albemarle.org>
Subject: CBI Forest School

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Members of the board of supervisors,

My name is Latifa Kropf and I live in the Woodbrook neighborhood. I am writing in support of Congregation Beth Israel receiving a Special Use Permit to build a permanent home for its Forest School at 1648 Dudley Mountain Road (SP202400023).

I have been an early childhood teacher and an elementary school teacher in Albemarle county and I deeply, deeply care about our Earth. I know that the connections the children will make to trees, animals, bodies of water and the environment in general will make them better guardians of the planet both as young people and adults.

I also understand that CBI has already enrolled in the Department of Forestry Hardwood Initiative, with the first phase of activity focused on removing invasive species along the stream bisecting the property. CBI has also enrolled in the James River Buffer Program to remove invasive species and plant hardwoods in the riparian areas along either side of Dudley Mountain Road.

Also, the CBI Forest School is deeply committed to the protection of the natural environment. Through a conservation easement as a part of its acquisition of the Dudley Mountain Road property, CBIFS will maintain the wilderness of this area of Albemarle County in perpetuity.

I urge you to carefully review and allow the proposed Jewish Forest School development plans and because of the positive impacts on our community, children and families who care about and will care for our planet and an environmentally friendly development for this beautiful part of Albemarle county.

Sincerely,

Latifa B. Kropf

Syd Shoaf

From: Carolyn Shaffer
Sent: Monday, February 17, 2025 6:34 AM
To: Syd Shoaf
Subject: Fw: Support for SP 202400023

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Ed Brownfield <ed.brownfield@gmail.com>
Sent: Thursday, February 13, 2025 6:35 PM
To: Board of Supervisors members <bos@albemarle.org>; Planning Commission <PlanningCommission@albemarle.org>; Jim Andrews <jandrews2@albemarle.org>
Subject: Support for SP 202400023

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Representative Andrews, Board Of Supervisors, and Planning Commission Members,
My name is Ed Brownfield and I live in the Samuel Miller District of Albemarle County. My representative on the Board Of Supervisors is Jim Andrews. I am writing to support Congregation Beth Israel in its request for a Special Use Permit to build a permanent home for its Forest School at 1648 Dudley Mountain Road (SP202400023).
Educating our children is the best investment that we can make in our children and in our country's future. The Jewish Forest School is an investment in our children and the world. The Jewish Forest School (JFS)believes in conservation and the beauty of nature. During COVID did not close, it remained open at Camp Holiday Trails. Yes, it is a school however the school teaches, believes in and embraces nature our natural environment.
I urge the County Planners and Supervisors to carefully review the proposed Forest School development plans. As you review the application please consider the positive impact that the JFS school has on our most valuable asset; our children. The Jewish Forest School is an investment in our children and our country.
Sincerely,
Ed Brownfield
Ed Brownfield
1126 Dryden Lane

Charlottesville, VA 22903
Cell Phone 434-981-0045
Ed.Brownfield@gmail.com

Syd Shoaf

From: john grigas <jdaniel.grigas@gmail.com>
Sent: Sunday, February 16, 2025 1:02 PM
To: Syd Shoaf
Subject: Dudley mountain forest school

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Good morning Syd,
I have continued to follow this process and believe that the resubmitted application does not address the concerns that I outlined in my original email. The marked increase traffic burden on an inadequate rural road, inadequate investigation into the impact on water and waste of this large development, danger to the students of inadequate water to fight fires which as we have recently seen can be catastrophic in a forest environment. This is a BAD idea that should not be allowed to proceed. Anyone supporting this needs to drive on Dudley Mountain Rd and come to their senses. Thanks for your time and please advise as to anything I can do to make my case heard Sent from my iPhone

Syd Shoaf

From: Dabney Wellford <dabneywellford@gmail.com>
Sent: Sunday, February 16, 2025 12:54 PM
To: Syd Shoaf
Subject: Fwd: School on Dudley Mountain Road

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---------- Forwarded message ---------
From: **Dabney Wellford** <dabneywellford@gmail.com>
Date: Sun, Feb 16, 2025 at 12:53 PM
Subject: School on Dudley Mountain Road
To: <dmckeel@albemarle.org>, <jandrews2@albemarle.org>

Supervisors,

I implore you to stop this potential development, as Dudley Mountain Road is not equipped to handle this development. If the county will provide water and VDOT will repair the road, including the roadbed, I will gladly support it. I like the idea of the school. It is just in the wrong place.

I lived across from the Memphis Hebrew Academy in Memphis in the late 80's and 90's, and they were great neighbors.

Here are my issues:

- CBI Forest School would generate over 573 additional traffic trips on Dudley Mountain Road – a 400% increase of traffic with unmanageable peak times during the morning and afternoon commutes
- Increased traffic would create substantial safety risks on this hazardous and deteriorating roadway - endangering drivers, pedestrians, and the many bicyclists who use Dudley Mountain Road
- This school campus, and the large proposed future religious assembly building, would be the first non-agricultural or residential use on all of Dudley Mountain Road.
- CBI has failed, and will not, complete the necessary groundwater tests to ensure/protect their neighbor's water supply and the supply for the area neighbors. They have also not secured or adequately pursued the conservation easement they claim will protect the unused portion of this property
- The application calls for regular events of up to 200 people and future religious gatherings without providing adequate parking, transportation infrastructure, or emergency services. While the applicants say that the use will be limited, we all know that will not be true in the long term.

Thank you,

Dabney Wellford
2476 Poplar Drive
Charlottesville, VA 22903
(901) 833-7354

Syd Shoaf

From: Melanie Evans <kmbbevans@gmail.com>
Sent: Sunday, February 16, 2025 9:30 AM
To: Syd Shoaf; Board of Supervisors members; Planning Commission; Jim Andrews; Karen Firehock
Cc: kevans@albemarleelectric.com kevans@albemarleelectric.com
Subject: Fwd: Opposition to CBI School - Dudley Mountain Road
Attachments: 021625 Opposition Letter CBI School.docx

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Good morning,

Please see the attached letter regarding the special use application related to the CBI School on Dudley Mountain Road.

Thank you,
Kevin & Melanie Evans

---------- Forwarded message ---------
From: **Melanie Evans** <kmbbevans@gmail.com>
Date: Thu, Nov 14, 2024 at 4:58 PM
Subject: Opposition to CBI School - Dudley Mountain Road
To: <sshoaf@albemarle.org>
Cc: <kevans@albemarleelectric.com>

Mr. Shoaf,

I am writing to express our strong opposition to the proposed Special Use Permit for the CBI School on Dudley Mountain Road. As a landowner for over 25 years and a current resident of the adjacent property, we am deeply concerned about the potential negative impacts this project could have on our land. These concerns include the **infringement on private rights**, **a significant decrease in property value**, and the **loss of hunting and other recreational activities**.

This area is characterized by low population density due to the larger parcels of land and offers abundant natural resources and stunning views for the community to enjoy. Permitting this development would encroach upon an otherwise rural area and disrupt the tranquil, rural environment that currently exists.

Additionally, we have some concerns regarding the following:

Traffic Congestion: The proposed development will significantly increase traffic on Dudley Mountain Road. This road is narrow, curvy, and in poor condition, which creates safety hazards for both residents and bicyclists. I am also concerned about the safety of children and their families who travel to and from the school daily. Furthermore, the application provides a poor estimate of the number of vehicular trips per day. I am uncertain how the calculation of 140 students and 28 staff results in only 109 trips. Even if this is the current estimate, those trips are likely to change from year to year and could increase if the school expands. A more accurate estimate would be closer to 400 trips, not including larger vehicles for trash collection, cleaning, supplies, and other deliveries.

In addition, traffic on roads leading to Dudley Mountain Road also are strained and in poor condition. A good example would be an event held last year at Forest Lodge on Old Lynchburg Road which created a 1 mile back up and traffic was at a standstill for over 45 minutes.

Environmental Concerns: The proposal indicates that EMS plans to use the creek as a water supply. As a long-time resident, I firmly believe that this creek does not provide a sufficient water source for emergency services. We are aware of the limited water supply in our area, often experiencing days without water. The Line & Grade report further supports this, noting that the water output for four parcels around the proposed development is poor. Approving this large development would place additional strain on the water supply. If the water supply were to dry up for neighbors, who would be held responsible — the County or CBI?

Furthermore, as a rural residential community, this development would introduce light and noise pollution from the school. In addition to regular school activities, the facility would be approved to host events for up to 200 people at any time, further increasing the light and noise neighbors would have to experience.

Community Disruption: The construction process is expected to create significant noise and disruption in our daily lives for an extended period, which would negatively affect the quality of life for residents in the area. Additionally, we are concerned about runoff from the construction impacting our property.

I strongly urge the Planning Commission to carefully review the potential negative impacts of this project and find a more appropriate home for the CBI school. I believe that approving this proposal would not be in the best interest of the Dudley Mountain Road community.

Sincerely,

Kevin & Melanie Evans
1658 Dudley Mountain Road

Syd Shoaf

From: Carolyn Shaffer
Sent: Monday, February 10, 2025 2:32 PM
To: Syd Shoaf
Subject: Fw: Letter in support of Forest School on Dudley Mountain Road

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Rapp, Meghan (mr2vy) <mr2vy@virginia.edu>
Sent: Monday, February 10, 2025 1:04 PM
To: Board of Supervisors members <bos@albemarle.org>; Planning Commission <PlanningCommission@albemarle.org>
Cc: Rapp, Meghan (mr2vy) <mr2vy@virginia.edu>
Subject: Letter in support of Forest School on Dudley Mountain Road

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Good afternoon,

My name is Meg and I live in Albemarle County, White Hall district, in Crozet. I have two young children, one in preschool and one in elementary school. I work in Charlottesville.

I am absolutely thrilled that Congregation Beth Isreal (CBI) is seeking a special use permit for a Forest School at 1648 Dudley Mountain Road (SP202400023). It has been so challenging finding a caring, safe, reliable, and fun childcare and school setting near to my work and home. CBI Forest School has been a dream – not only is this school positive for children, but it is actually affordable, and it is teaching my children so many incredible things about our natural environment. My son, in particular, has thrived in a smaller, nature-based environment.

Affordable childcare is a huge issue, as I'm sure you all are aware! Thank you for your role in moving this project forward, and securing a permanent home for this incredible school community.

Very best regards,
Meg

Meg Rapp
She/ hers
Assistant Vice President for Clery Compliance and Youth Protection
Office of Clery Compliance and Youth Protection

E mr2vy@virginia.edu
M 434.906.1160

University of Virginia
Department of Safety and Security
2420 Old Ivy Road
Charlottesville, VA 22903

safetyandsecurity.virginia.edu
cleryact.virginia.edu
youthprotection.virginia.edu

Download the University's New Safety App: UVA Ready

Let's connect! Click this link to schedule a time on my calendar.

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Syd Shoaf

From: Carolyn Shaffer
Sent: Tuesday, February 4, 2025 7:36 AM
To: Syd Shoaf
Subject: Fw: CBI Forest School Special Use Permit

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Schiff, David *HS <DS4JD@uvahealth.org>
Sent: Sunday, February 2, 2025 5:07 PM
To: Board of Supervisors members <bos@albemarle.org>; Planning Commission <PlanningCommission@albemarle.org>
Cc: Jill Abbey-Clark <director@cbiforestschool.com>
Subject: CBI Forest School Special Use Permit

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Re: SP202400023 Congregation Beth Israel (CBI) Forest School Special Use Permit for CBI Forest School at 1648 Dudley Mountain Road

Dear Board of Supervisors

My name is David Schiff, and my wife Tanya Nezzer Worthy, MD and I live on Turner Mountain Road in Ivy. I am writing in support of Congregation Beth Israel receiving a Special Use Permit to build a permanent home for its Forest School at 1648 Dudley Mountain Road (SP202400023).

My wife and I are parents of 6 and 5 year old girls. One of us is a non-practicing Jew, and our interest in CBI is based upon its existence as a forest school as well as the ethical emphasis. We were saddened that the Owensville Road option did not materialize. However, our community deserves and can sustain a Jewish forest school. We met with Jill Clark last spring and ultimately held off enrolling our girls in CBI because of the uncertainty regarding its location and future. We understand the concerns of local residents but feel strongly these can be mitigated and that the benefits to the entire community outweigh any minor traffic inconvenience for the Dudley Mountain Road neighborhood.

Thanking you in advance for your consideration in this matter.

Sincerely,

David Schiff, MD
1040 Turner Mountain Road
Charlottesville, VA 22903
(434) 981-8529

Syd Shoaf

From: Carolyn Shaffer
Sent: Thursday, January 30, 2025 6:58 AM
To: Syd Shoaf
Subject: Fw: In Support of Special Use Permit: 202400023
Attachments: SUP to Karen Firehock.pdf

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Stacy Derby <skaeser@hotmail.com>
Sent: Wednesday, January 29, 2025 7:30 PM
To: Karen Firehock <kfirehock@albemarle.org>; Planning Commission <PlanningCommission@albemarle.org>
Subject: In Support of Special Use Permit: 202400023

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Caution: The sender name (Stacy Derby) is different from their email address (skaeser@hotmail.com), which may indicate an impersonation attempt. Verify the email's authenticity with the sender using your organization's trusted contact list before replying or taking further action.

Secured by Check Point

Ms. Firehock,
Cc'd Planning Commission -

Kindly see attached letter,
SD

—

Stacy Derby, Family Biographer
Bind These Words, LLC
312.593.3424
www.bindthesewords.com

Syd Shoaf

From: Kevin McDermott
Sent: Wednesday, January 29, 2025 10:14 AM
To: Syd Shoaf
Subject: Fw: Special Use Permit-Congregation Beth Israel

FYI

Get Outlook for iOS

From: Melissa Cohen <melisari21@gmail.com>
Sent: Tuesday, January 28, 2025 8:23:04 PM
To: Planning Commission <PlanningCommission@albemarle.org>
Subject: Special Use Permit-Congregation Beth Israel

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Dear Board of Supervisors,

My name is Melissa Cohen and I live in the Scottsville district of Albemarle County. I am writing in support of Congregation Beth Israel receiving a Special Use Permit to build a permanent home for its Forest School at 1648 Dudley Mountain Road (SP202400023).

I am a current parent of a CBI Forest School student, member of CBI as well as the incoming President. I am completely in support of adding early childhood to our community, especially in our district. By operating out of Dudley Mountain, CBI Forest School would become only the *third* local early childhood education facility located south of Interstate 64 and Scottsville. This school embodies family values and the importance of learning and we feel very fortunate to be a part of this community.

I hope you can carefully review the proposed Jewish Forest School development plans and consider the positive impacts on our community. I believe that this decision will have great long term benefits to our county.

Thank you for your time.

Melissa Cohen
melisari21@gmail.com

Syd Shoaf

From: Carolyn Shaffer
Sent: Tuesday, January 21, 2025 6:48 AM
To: Syd Shoaf
Subject: Fw: Support for CBI Forest School on Dudley Mountain Road

please see email below

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Erin Brown <ehallissy@gmail.com>
Sent: Monday, January 20, 2025 9:10 PM
To: Board of Supervisors members <bos@albemarle.org>; Planning Commission <PlanningCommission@albemarle.org>
Subject: Support for CBI Forest School on Dudley Mountain Road

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Caution: The sender name (Erin Brown) is different from their email address (ehallissy@gmail.com), which may indicate an impersonation attempt. Verify the email's authenticity with the sender using your organization's trusted contact list before replying or taking further action.

Secured by Check Point

Hi!

My name is Erin Brown and I live in the Samuel Miller district of Albemarle County. I am writing in FULL support of Congregation Beth Israel receiving a Special Use Permit to build a permanent home for its Forest School at 1648 Dudley Mountain Road (SP202400023). As a current teacher at CBI Forest School, a parent of former students, and a resident in the same district of Albemarle where the school will be built, I have numerous connections to this project and hope to see it happen!

It would be difficult to overstate the impact that an outdoor, early childhood experience can have on children's development. I have taught at the Forest school since it opened in 2020, and have seen multiple groups of "graduates" enter the world/public school with more adaptability, resilience, and

commitment to taking care of each other and the environment than I thought possible in such small humans.

Honestly, I'm a bit perplexed by the resistance of Dudley Mountain residents to the idea, as our Forest School community is 100% committed to keeping the space as wild as possible! Not only will the huge majority of the acreage be preserved in its natural state in perpetuity, but the eager young environmentalists (students) will keep the space free of trash, and as free of invasive species as we can make it!

Looking at this from another angle, I also have several neighbors with young children who are having a terrible time finding accessible childcare. Having a large preschool on Dudley Mountain Road will alleviate that, providing a more local childcare option for families in our district of the county.

If there are questions I could help answer about this project, do not hesitate to contact me. I have been an educator since 2008, and have never been part of a school as amazing as CBI Forest School. My teaching experience there, coupled with my residence in the district and parent experience (having sent my own children to this preschool), might provide insight if you are unable to find answers elsewhere!

I strongly urge the County to carefully review the proposed CBI Forest School development plans and consider the (amazingly, unbelievably) positive impacts on our community. :)

Sincerely,
Erin Brown :)
757-810-1818

Syd Shoaf

From: Rob Mueller <muellerob@gmail.com>
Sent: Wednesday, January 15, 2025 11:58 AM
To: Syd Shoaf
Subject: CBI Forest School

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Good morning Mr. Shoaf. Please add me to your distribution list for information regarding the CBI Forest School Dudley mountain proposal.
You may also add my name to the list of those who strongly oppose putting that school in our backyard.

— ROB --

Syd Shoaf

From: Vincent Porcello <vince_por@yahoo.com>
Sent: Tuesday, January 14, 2025 2:28 PM
To: Syd Shoaf
Subject: Fw: SP202400023 Congregation Beth Israel (CBI) Forest School - Dudley - Project Update
Attachments: County review of Jan 6 CBI revisions VAP response.odt

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Hi Syd,

Kindly refer to the attached letter with my comments on CBI's revised application materials. Thanks.

Vincent Porcello

On Wednesday, January 8, 2025 at 03:26:31 PM EST, Syd Shoaf <sshoaf@albemarle.org> wrote:

Good afternoon,

You are receiving this email because you have provided public comments, attended a community meeting, or signed up for the interested parties email list for special use permit application, SP202400023 Congregation Beth Israel (CBI) Forest School – Dudley.

The applicant for SP202400023 has submitted revised application materials for review which have been transmitted to various reviewers for another round of reviews. The revised application materials can be accessed through the link below and are dated with 2024-12-30.

LINK to SP202400023 materials.

Comments/approvals will be updated as reviewers complete their reviews which will all be available after **Thursday, February 20, 2025**. In the interim, additional public comments may be provided directly to me at sshoaf@albemarle.org.

Please let me know if you have any questions.

Thank you,

Syd Shoaf

Senior Planner

Community Development Department

Albemarle County

sshoaf@albemarle.org

434-296-5832 ext. 3902

401 McIntire Road, Charlottesville, VA 22902

From: Syd Shoaf
Sent: Friday, December 6, 2024 5:24 PM
To: Syd Shoaf <sshoaf@albemarle.org>
Cc: Syd Shoaf <sshoaf@albemarle.org>
Subject: SP202400023 Congregation Beth Israel (CBI) Forest School - Dudley - Project Update

Good afternoon,

You are receiving this email because you have provided public comments, attended a community meeting, or signed up for the interested parties email list for special use permit application, SP202400023 Congregation Beth Israel (CBI) Forest School – Dudley.

A first review comment letter was sent to the applicant on November 26, 2024, which outlined comments from staff as well as the public comments received via email. On November 29, 2024, the applicant requested for a six-month deferral to make revisions to their application. The applicant has until **Thursday, May 29, 2025**, to submit a revised application or it will be deemed as withdrawn.

If the applicant submits a revised application, the interested parties list will be notified.

You may access the application materials through the link below. The first review comment letter is titled “SP202400023 Review Comment Letter 2024-11-26.”

https://lfweb.albemarle.org/weblink/search.aspx?dbid=0&searchcommand=%7b%5bCDD-Planning%5d:%5bApplicationNumber%5d=%22SP202400023%22%7d

Please reach out to me directly at sshoaf@albemarle.org if you have any questions.

Thank you,

Syd Shoaf

Senior Planner

Community Development Department

Albemarle County

sshoaf@albemarle.org

434-296-5832 ext. 3902

401 McIntire Road, Charlottesville, VA 22902

Syd Shoaf

From: Peter Schleck <eschleck@comcast.net>
Sent: Saturday, January 11, 2025 10:50 AM
To: Syd Shoaf
Subject: RE: SP202400023 Congregation Beth Israel (CBI) Forest School - Dudley - Project Update

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Thank you so much for sharing this information.

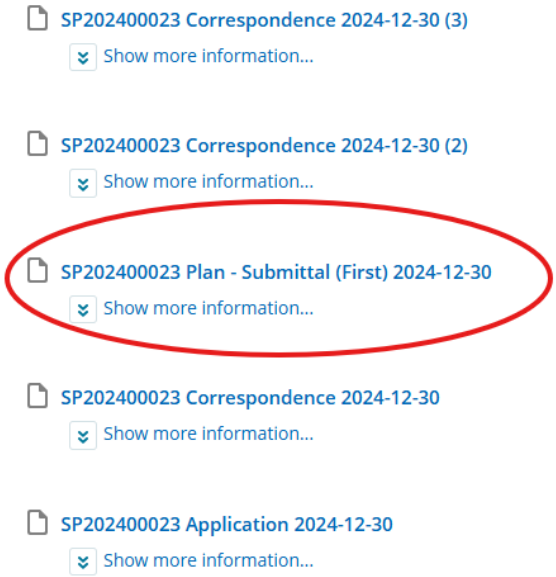
I am relieved to know that the County is interested in protecting the road and the environment, and enforcing ADA requirements. I feel the County is doing its due diligence on this.

589 trips seems overwhelming, particularly as it might affect DMR residents going to a from work. The road would need improvements. The entrance and exits onto either old Lynchburg and Red Hill may be problematic due to the volume of cars attempting to use these routes.

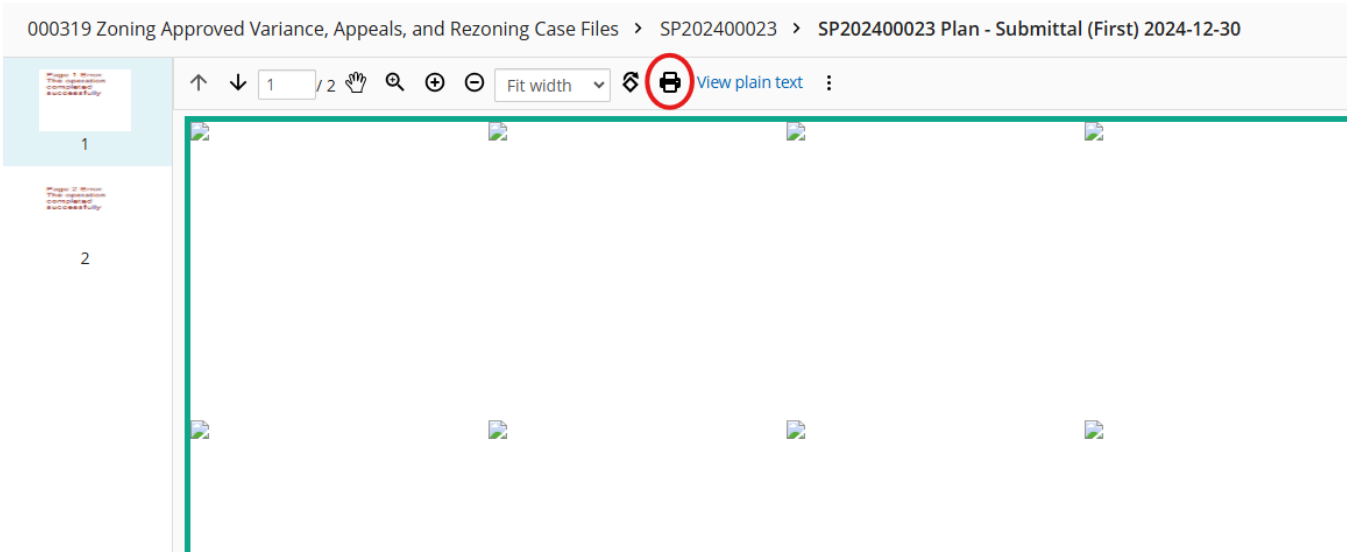
Again, thank you for safeguarding what you can. Still not sure this is a suitable spot, but I can understand the point of view of the Forest School advocates.

Elizabeth Schleck

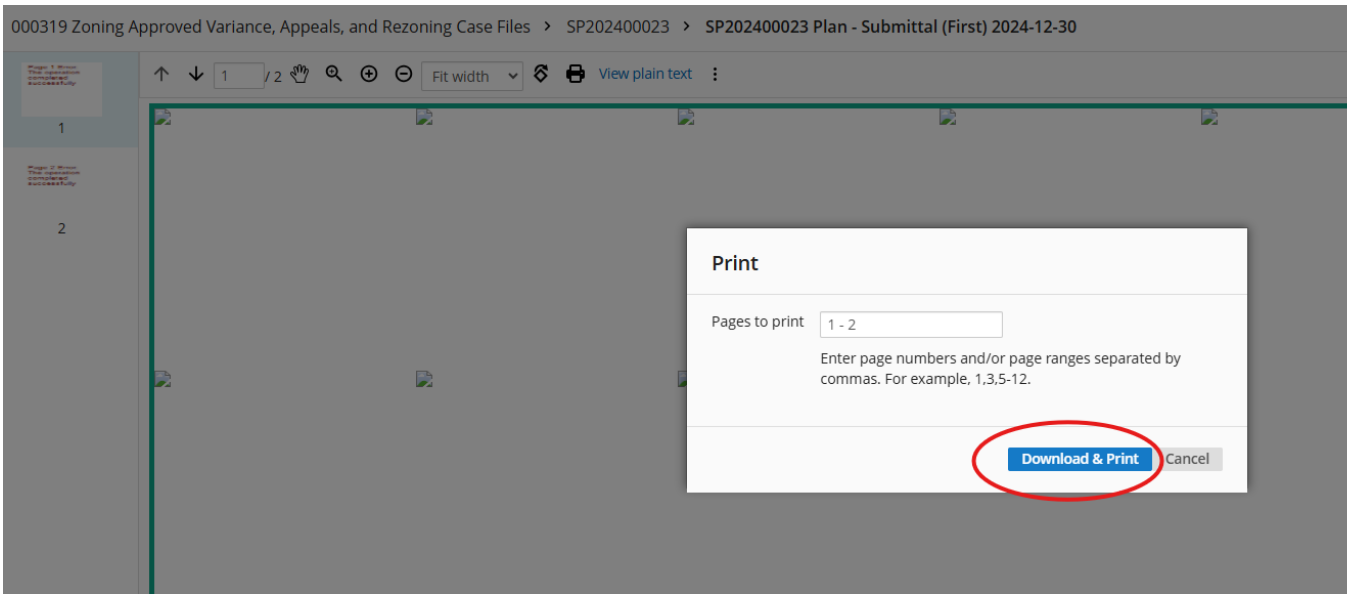
> On 01/08/2025 6:12 PM EST Syd Shoaf <sshoaf@albemarle.org> wrote:
>
> Good evening,
>
> It has been brought to my attention that there is an issue with viewing the documents through the link. I am sorry for the confusion. The County is in the middle of a transition for our application services software and this appears to be an error from that. There is a solution which I've outline below:
>
> 1. Click on the file you want to view.



2. A new window will open up which will look similar to this. **Find and click on the printer icon** in the top right which is next to the text that states "view plain text."



3. Click "Download & Print." This will open a PDF version of the file in a separate tab that you can view.



4. Below is a screenshot of the PDF that was opened.



Please let me know if you have any questions. I am sorry for the inconvenience again and appreciate everyone's patience.

Thank you,

Syd Shoaf

Senior Planner

Community Development Department

Albemarle County

sshoaf@albemarle.org

434-296-5832 ext. 3902

401 McIntire Road, Charlottesville, VA 22902

From: Syd Shoaf
Sent: Wednesday, January 8, 2025 3:26 PM
To: Syd Shoaf <sshoaf@albemarle.org>
Subject: RE: SP202400023 Congregation Beth Israel (CBI) Forest School - Dudley - Project Update

Good afternoon,

You are receiving this email because you have provided public comments, attended a community meeting, or signed up for the interested parties email list for special use permit application, SP202400023 Congregation Beth Israel (CBI) Forest School – Dudley.

The applicant for SP202400023 has submitted revised application materials for review which have been transmitted to various reviewers for another round of reviews. The revised application materials can be accessed through the link below and are dated with 2024-12-30.

LINK to SP202400023 materials.

Comments/approvals will be updated as reviewers complete their reviews which will all be available after **Thursday, February 20, 2025**. In the interim, additional public comments may be provided directly to me at sshoaf@albemarle.org.

Please let me know if you have any questions.

Thank you,

Syd Shoaf

Senior Planner

Community Development Department

Albemarle County

sshoaf@albemarle.org

434-296-5832 ext. 3902

401 McIntire Road, Charlottesville, VA 22902

From: Syd Shoaf
Sent: Friday, December 6, 2024 5:24 PM
To: Syd Shoaf <sshoaf@albemarle.org>
Cc: Syd Shoaf <sshoaf@albemarle.org>
Subject: SP202400023 Congregation Beth Israel (CBI) Forest School - Dudley - Project Update

Good afternoon,

You are receiving this email because you have provided public comments, attended a community meeting, or signed up for the interested parties email list for special use permit application, SP202400023 Congregation Beth Israel (CBI) Forest School – Dudley.

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If the applicant submits a revised application, the interested parties list will be notified.

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https://lfweb.albemarle.org/weblink/search.aspx?dbid=0&searchcommand=%7b%5bCDD-Planning%5d:%5bApplicationNumber%5d=%22SP202400023%22%7d

Please reach out to me directly at sshoaf@albemarle.org if you have any questions.

Thank you,

Syd Shoaf

Senior Planner

Community Development Department

Albemarle County

sshoaf@albemarle.org

434-296-5832 ext. 3902

401 McIntire Road, Charlottesville, VA 22902

Syd Shoaf

From: Carolyn Shaffer
Sent: Monday, December 9, 2024 7:31 AM
To: Syd Shoaf
Subject: Fw: NO SCHOOL

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Rob Mueller <muellerob@gmail.com>
Sent: Saturday, December 7, 2024 1:25 PM
To: Planning Commission <PlanningCommission@albemarle.org>
Subject: NO SCHOOL

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

To add to the growing list of neighbors opposed too the school on Dudley mt road:

The proposed school benefits only the school. The residents of Dudley mountain gain no direct benefit from its presence. What we do get is disruption of our life style and a toe in the door for additional commercial intrusions in an area zoned residential and agricultural.
Please don't let this happen.

— ROB --

To: Syd Shoaf, Senior Planner
Community Development Dept.

From: Vincent Porcello
Resident, Dudley Mtn. Rd. (#1765)

Re: SP202400023 – Proposed CBI School

Hi Syd,

Thanks for keeping the DMR residents up to speed on CBI's submission status and details. It appears the Community Development Dept. did a thorough job reviewing and commenting on CBI's original proposal and addressing residents' thoughts and concerns as well as County requirements. I have every confidence the County will be doing an equally excellent review of CBI's recent [Jan. 6, 2025] response/revisions.

Though I'm aware, of course, that my input is not a vital part of the County's review, I thought I'd comment on CBI's recent response. This may help in some small way by providing a resident's perspective. Would you kindly forward this to the appropriate reviewers. I certainly appreciate the County offering the opportunity for the public to contribute comments.

The following comments refer to headings and item numbers as appear in Line and Grade's January 6 letter:

Planning Comments on the Special Use Permit – Narrative and Use

5. CBI proposing to spread out the morning drop-off window to one hour will certainly not assure mitigation of peak traffic, and traffic volume still remains the same. There is also still potential for congestion. Nor does spreading out or staggering the afternoon pickup reduce overall traffic volume or potential for congestion. Also, saying that a shuttle will be offered hardly assures it will be utilized to any significant or effective degree, and the offer can easily be canceled if there is not sufficient participation.

This topic of traffic volume increase that would be created by the project is one of the greatest negatives to the area. At this point, as a [retired] civil engineer, I see no solution offered, nor likely to be, that would attenuate the significant increase in traffic that could fulfill the County requirement that a Special Use Permit compliance requires there be little discernible effect on existing traffic. Even having <u>mandatory</u> shuttle service for students, (which is highly unlikely), and prohibiting all vehicles during “events” on the

site, (also highly unlikely and impractical), there would still be increased traffic for buses, school staff, and facility support personnel. Having a school would, one way or another, equates to many more vehicles.

7. CBI dedicating a few feet of right-of-way for a few hundred lineal feet of DMR, especially with no improvement intended for that portion of the road, has very little value or significance to the 4-mile road. It is quite unlikely that widening, or any other significant improvements to this road, will be made in the foreseeable future due to many factors.

18. (It would be far preferable, regarding water consumption, traffic, etc., to have the property developed into 4 lots, [or even 12!], than to have the negative impact this school would create).

19. Does CBI's response to the question of Building Type indicate that they could choose a type <u>after</u> project approval? (It would seem that gives CBI a free hand on building types in the future).

20. The response is evasive in that every use of the space may not currently be planned, but could be anything once the project were approved.

Planning Comments on the Special Use Permit – Conceptual Plan

5. Special Exception Requests for a project that already requires a Special Use Permit should be looked at with an especially critical eye.

6. I might assume the County had requested internal travelway dimensions specifically to examine their lengths to check for adequacy. That has not been addressed by CBI.

15. An undiscovered running toilet alone [as recently experienced by my neighbor] could be a danger to a well. A facility such as a school **enhances** chances for water overuse. I implore the County to consider well water usage for this project as paramount, as a well would have a significant ongoing overall draw-down and definitely put the underground structure at risk! Disapproving this project would eliminate this real risk!

Planning Comments on how the proposal relates to the Comprehensive Plan

1. It is a contentious matter, highly arguable, that certain natural site elements

mentioned are **essential** to CBI's educational program. Though this site may offer a good educational environment, many other schools in a less rural area do quite well in utilizing alternatives such as outdoor classes in certain subjects, field trips, and other available resources that don't require having on-site waterways, flora, and fauna. This site may be desirable to CBI, but not to nearby residents who would be exposed daily to negative factors – some of high potentiality, some quite actual.

7. (Please refer again to my comment 15. above).

8. It would be highly advisable to take a close look at storm water management needs for the site. “Permeable pavers”, “vegetated swales”, “bio-filters”, and the like are iffy when it comes to heavier runoff volumes.

Fire Rescue – Howard Lagomarsino

1. I find it very unnerving, indeed, that a very significant amount, “up to 13,000 gallons”, to fill on-site cistern(s) for fire water needs (if rainwater or off-site supplier is not utilized), might be drawn from an aquifer shared by several nearby homes, including mine. (This, of course is in addition to a high daily usage). I never even use my well water to irrigate my garden. This needs a close look!

Albemarle Transportation Planning – Alberic Karina-Plun

1. Obviously, altering “drop-off windows” does not reduce the doubling of total traffic volume.

2. If CBI were to “try” a shuttle system, (which you can see their heart is not in), I believe there is little chance it would prove viable to the extent overall traffic would be significantly reduced.

Albemarle County Conservation Program – Scott Clark

1. The County is quite accurate in stating that school use in this rural area is not directly supportive of the rural area goals! CBI's disagreement is, of course, wholly prejudiced toward their own endeavors, and should, indeed, be grounds in itself for permit disapproval.

Community Meeting Comments / Emails from neighbors

1. **Maintenance** of DMR is not the cure for the increased traffic due to the proposed school. The road is a bituminous surface treated roadway of minimal width. VDOT is already providing periodic maintenance by way of renewed surface treatment and occasional patching and cross-drain work. It would not be viable to improve the road by widening, straightening, or constructing a more durable bituminous concrete surface due to the prohibitive expense, current residential usage, extensive existing drainage ditches, and minimal right-of-way. “Request increased road maintenance” is a ridiculous cure for doubling traffic on the road!

2. Neither CBI's acknowledged “concern”, nor the possibility of a shuttle, nor enlarging the drop-off window combined, will alter the increased vehicle burden.

4. Nothing mentioned in CBI's response to this item will have any effect on the safety of bicyclists or pedestrians, nor on speeding.

8. Saying that the school use would not produce high noise volumes is neither credible nor convincing. (I'd rather put up with a short bout of gun shooting on occasion than screaming kids at various times of the day).

13. (Bullets are not real good about respecting property boundary lines).

15. CBI's response does not change the fact that “the proposed development does not benefit the immediate community”.

16. A low volume “housing development” [4 houses on 4 development rights] would be greatly preferred to a school.

17. Of course the development of this school “is not seen [by the developer] to encourage future development along this road”. The development **is simply not** compatible with the character of the area!

My humble suggestion is for the County, after this next review, to disapprove this permit request at the soonest to minimize further expense and effort by CBI, and to enable them to continue to look for an alternate site for their school.

Many thanks for all your good work!

Vincent Porcello

Stacy Derby
1705 Owensfield Drive
Charlottesville, VA 22902
skaeser@hotmail.com
312 593 3424

January 29, 2025

Albemarle County Planning Commission
Karen Firehock – Samuel Miller District
kfirehock@albemarle.org

Dear Ms. Firehock,

As a constituent in the Samuel Miller District and an active member of our local community and neighborhood, **I want to express my support for the approval of the Special Use Permit to build a permanent home for the Forest School at 1648 Dudley Mountain Road (SP202400023.)**

I serve as a volunteer member of the Board of Directors at Congregation Beth Israel. Our goal is to continue to lead our Jewish community in Charlottesville toward healthy growth, additive community and county engagement, and to serve as responsible stewards for our next generations of Charlottesville families.

The success of the Forest School works directly toward those goals:

Strength of Education: The CBI Forest School offers the opportunity for families to engage in an innovative approach to education, celebrating the symbiosis between humans and nature. The data we have collected over the past four years highlights the benefits to students of building critical thinking and problem-solving skills while engaging in our natural environment. Additionally, research shows that learning in an environment rooted in the outdoors builds an acute awareness of natural cycles, including resilience, regrowth, and change, qualities we celebrate in our environment *and* in our young learners.

Health Benefits: The Forest School grew out of the need during Covid lockdown for more space and fresh air for healthful interaction. The wooded, expansive property on Dudley Mountain offers a vast learning ground for our students to engage in physical activity while learning. With a more clear vision of the many benefits of the Forest School model, there is growing interest in enrollment where students' cognitive and mental health skills are thriving.

Environmental Focus: As Albemarle continues to grow and expand geographically, the Forest School supports the protection of the sensitive environment around Dudley Mountain, including minimizing the built environment on the property. The school is home to environmentally-conscious families and students who are deeply committed to the preservation of local flora and

fauna, water conservation and protection behaviors, and others as they focus on their personal role in the minimal disruption of the land.

Security Benefits: As a community, we would be naïve to ignore the security challenges that have become more acute since the 2017 Unite the Right Rally during which Jews in Charlottesville were targeted for violence. With recent deadly attacks against Jews in synagogues and schools across the U.S., the privacy and discretion of the Dudley Mountain property offers much upside to the safety of our students and staff.

Despite my enthusiasm for this project, I understand the concerns by the immediate neighbors on Dudley Mountain. Any changes to a previously uninhabited property will draw natural disappointment. **However, I want to reassure you, *and them,* that our long term interests are aligned, as evidenced by both our mission-driven goals of environmental responsibility, discreet gatherings, and engaged, civic-minded students who will comprise the next generation of Albemarle leaders.** We hope to work closely and amicably with neighbors, in the near term and throughout the coming years, toward mutually beneficial goals in protecting the sanctity of our green spaces.

Thank you for your commitment to our district and county. I urge you and your peers to approve the Special Use Permit. It represents a small piece of the culture and the people that make Albemarle such an attractive community for young families.

Sincerely,
Stacy Derby

Dear Mr. Shoaf, Albemarle Planning Commission, and Albemarle Board of Supervisors:

I am writing to express my strong opposition to the proposed Special Use Permit for the CBI School (the "Forest School") on Dudley Mountain Road. I believe that neither the original submission nor the resubmitted version adequately addresses the concerns of the County and neighboring residents.

As a landowner in Albemarle County for over 25 years and a current resident of the adjacent property, I am deeply concerned about the negative impacts this development will have on our land.

Our concerns include **infringement on private rights**, a **significant decrease in property value**, the **loss of hunting and other recreational activities**, and **potential environmental and water issues.**

I have attached the letter submitted to Mr. Shoaf on November 14, 2024, shared below, which also summarizes our concerns about this application.

Although CBI attempted to address the concerns raised in their revised application, their responses are significantly biased in favor of the project and fail to adequately tackle the issues we identified. Their answers tend to be generic, relying heavily on data and statistics rather than a practical, common-sense approach. Based on the information provided, it appears they do not have a comprehensive plan for this project, and many unknowns remain. For instance, they proposed an optional shuttle service for students to help alleviate traffic concerns; however, if the shuttle is optional, it raises the question of why it is considered a viable solution at all. Additionally, they quickly rebranded the multi-purpose building as a religious assembly building since it qualified as a by-right use, without providing any specific plans for its functionality.

According to Section 33.8 of the County Code, the Planning Commission and Board of Supervisors must consider four factors when reviewing and acting on an application for a special use permit. Below, I will outline each of these factors and how this project affects them:

1. No Substantial Detriment: *This criterion assesses whether the proposed special use will substantially detriment adjacent parcels.*

- **Downzoning Effect**: The proposed use may decrease the value and usability of adjacent properties, impacting landowners without their direct consent.
- **Disruption of School Activities**: School events and activities could interfere with hunting and recreational uses of land owned by neighboring property owners. State laws may protect these activities near schools.
- **Noise and Light Pollution**: Increased traffic and noise, along with light pollution during nighttime hours will disrupt the quiet enjoyment of the area.
- **Neighborhood Disruption**: Their presence will create distractions within the neighborhood.
- **Water Demand Issues**: According to the Line & Grade report, four adjacent parcels have low water output. Although our parcel was not included in the report, we, as immediate direct neighbors, will still be significantly affected. Currently, there are days when we experience water shortages and have to find an alternative for baths, cooking, and laundry.
    - A cistern does not address the water issues. The suggestion that it may be drawn from a nearby source shared by neighbors <u>does not</u> address the issues articulated. It also doesn't articulate the water impact due to daily usage. This is a **<u>HUGE</u>** concern.

    - The report mentions the parcels owned by Leo and Angelica Zhigilei, Rich Palmero, Nathan and Jennifer Charlton, and Alexander and Kathy Kurland.
    - Of those, two parcels are not close to the 15-acre parcel in question but are adjacent to the upper portion that the landowner may consider for a conservation easement.
- **Environmental Concerns**: There are issues related to septic runoff and discharge that need to be addressed.
    - How have stormwater needs been addressed? The application seems void in addressing heavier run-off volumes.

2. The character of the surrounding area remains unchanged. *The proposed special use might alter the characteristics of both adjacent parcels and the nearby area.*

- There are significant deficiencies regarding road access.
- The Virginia Department of Transportation's (VDOT) finding of "generally acceptable," as shared in the Line & Grade Report, has been misrepresented.
    - While the pavement width may not pose an issue, other factors do, including the condition of the roadway surface, which will worsen with increased traffic, and the fact that most of the road lacks a shoulder.
        - There has been a rise in mirror swipes and accidents as more traffic uses these roads as shortcuts to Route 29.
        - A bicyclist was involved in a hit-and-run incident that resulted in the loss of a finger.
    - VDOT has shared there are no plans to widen or make significant improvements to this road.
    - Simply spreading out the drop-off and pick-up windows does not address these concerns. There are no options that would void the increase in traffic that would meet the County's requirement that this has a "discernable impact on existing traffic.".
    - The proposed drop-off loop is impractical for parents of young children. Other schools exemplify this issue, as many require significant staff and traffic patrols to ensure safety and maintain a smooth flow of traffic.
    - The assumption that most individuals will adhere to the posted speed limit (35 MPH) for safety is unrealistic.
    - The number of anticipated vehicular trips is grossly underestimated, suggesting extensive carpooling is impractical.
        - Traffic volume will likely vary year-over-year depending on enrollment, so it is important to consider maximum trips instead of minimum trips (173 x 2 = 346 and 346 x 2 = 692)
        - The current footprint does not account for parking for 200 people; where would they park?
        - Is there an opportunity to expand the footprint? Could they host events that accommodate more than 200 people using the available outdoor space?
    - The additional screenings are not feasible, given the land's topography. The parcel is located in a valley between two adjacent properties, meaning both properties will overlook the development.

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 applicable provisions of Section 5, and with the public health, safety, and general welfare (including equity)*

- Currently, large tracts of land are zoned for agricultural and forestry use, with no development allowed.

4. Consistent with the Comprehensive Plan. *Whether the proposed special use will be consistent with the Comprehensive Plan.*

- The site is located 1.5 miles outside of the designated development area.
- If exceptions to the rules continue to be made, the rules will lose their significance, undermining regulations.
- This zoning strategy was implemented because the County of Albemarle has a plan for maintaining rural areas.
- Allowing this special use could lead to the deterioration of the rural character of the area and promote urban development.

Additionally, the Comprehensive Plan, titled "Achieving the Vision," recommends that land is rezoned for development only within designated Development Areas. Consistently following this policy in legislative actions sends a strong message to potential applicants that any requests outside of this policy will not be approved.

Moreover, the Albemarle County Land Use Law Handbook (Kamptner/March 2022) outlines five valid reasons for denying a special use permit:

Five Reasonable Grounds to Deny a Special Use
The landowner fails to meet all the requirements for the granting of the permit; even if all the requirements satisfied, the decision-maker retains authority to deny the permit if sound zoning principles justify the decision.
The proposed use is inconsistent with the comprehensive plan.
The proposed use would have adverse impacts on the character of the neighborhood.
The proposed use would have adverse impacts on roads or create a hazardous traffic situation.
The proposed use would have an adverse impact on the abutting property.

Given the reasonable grounds for denying the special use permit concerning the CBI application, I believe that all concerns can be addressed affirmatively, and therefore, this project should be denied.

While the remainder of my letter does not specify particular reasons for denying the project, I believe they are essential to consider. CBI has not been very forthcoming with information about its school, including whether it is accredited, how it recruits students, and the diversity of the student population it serves.

In their application, they claim that the school is open to all students; however, their website indicates that the majority of students (75%) are Jewish. How do they recruit students? Is it solely through word-of-mouth or only within their congregation?

They also assert that operating this school will help alleviate overcrowding in public schools, presumably in Albemarle, where they are requesting to build. However, by enrolling elementary students in a private school, public schools receive less funding per student. These students will eventually return to public middle schools, leading to an increase in enrollment for which the county has neither received funding nor planned.

Additionally, the tuition rates, ranging from $14,000 to $16,000 (not including after-school care), are unaffordable for most county residents considering the median income.

I also have questions regarding the school's accreditation and classification. Will the school be required to pay taxes to the county, or will it be exempt?

I understand that the County Attorney has addressed concerns with the landowner, confirming that there are no legal issues regarding his service on a County board in relation to this project. However, the landowner has networked with members of other boards, including Jim Andrews, the representative for the Samuel Miller district, while discussing the preliminary plans for this project. Mr. Andrews conveyed this to me during a phone call, in which I was trying to express our concerns.

While there may not be a legal issue, there are moral and ethical implications associated with serving on a County board. For these reasons, I believe that anyone with information regarding this project should recuse themselves from the review and approval process.

I urge the County to consider these concerns and recommend that the outcome of the next review of this special-use application be a denial of CBI’s request.

Thank you,

Kevin & Melanie Evans

1658 Dudley Mountain Road

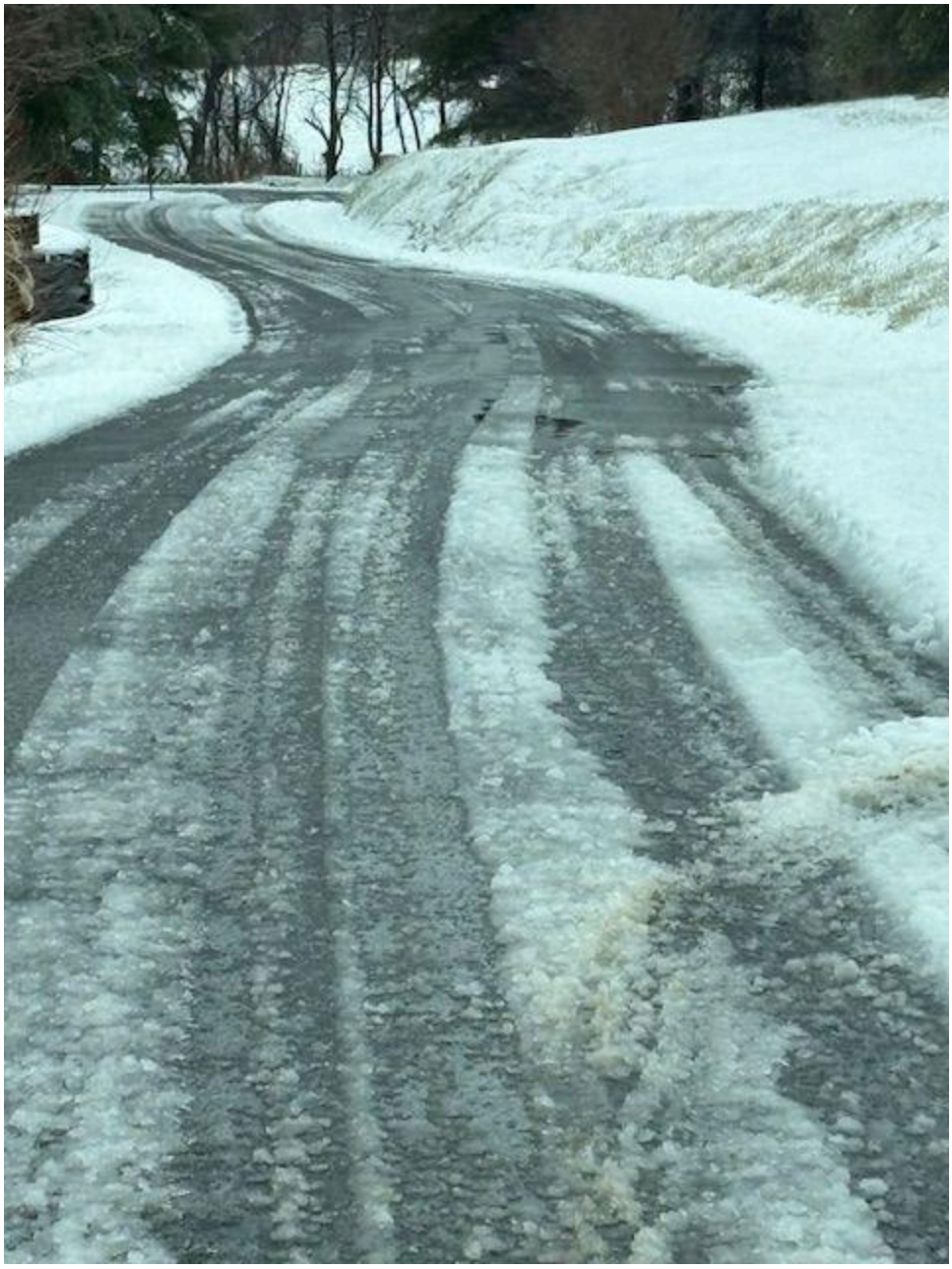
Supplemental Information: Photos of Road Conditions on Dudley Mountain Road

January 6, 2025



1/6/25, ~3 p.m.

This was after the roads had been plowed. Given the road infrastructure, and the weight of the trees, a resident had to exit the road when meeting another car to avoid an accident.



1/6/25 ~3 p.m.

It’s also worth noting that given the tree coverage, these roads will not immediately clear with a change in weather and are often iced over for a while following a weather event.



1/6/25 ~3 p.m.



2/11//25 Mid-Morning

No evidence of plows yet. As a secondary road, we are often last on the list.



2/11/25

Resident trying to get home in the evening. Roads not plowed; accident occurred. See video attached to email.



2/16/25 ~9 a.m.

This is not an usual occurrence on our road given there is not a shoulder and trees often are close to or abutting the road. Most often, the neighbors take care of cutting up the tree and moving it out of the road given the dangers of the road and a slower response time given priority or increase in calls due to weather events.



2/16/25

Near proposed school site. Given the topography of the area, after weather events, we routinely have water issues given the roads have no shoulders.



2/16/25

Syd Shoaf

From: Sean Greer <seanlgreer@gmail.com>
Sent: Monday, November 25, 2024 11:45 PM
To: Syd Shoaf; Board of Supervisors members; Planning Commission
Cc: Greer Kelly
Subject: Letter Against Proposed CBI Forest School

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Albemarle County Board of Supervisors and Planning Commission,

My name is Sean Greer and I live in the Whittington neighborhood at 1636 Kendra Street with my wife, Kelly, and four children (ages 10, 8, 5, and 3), just down the road from the proposed CBI Forest School on Dudley Mountain Road. Kelly and I are jointly writing this email in strong opposition of this proposed development.

My family has lived in Whittington since May 2021, and over the past three years, we have witnessed an alarming amount of near-collisions between motorists and cyclists, in light of the windy turns on Old Lynchburg Road and Dudley Mountain Road. Motorists often travel entirely too fast once passing the new Southwood community, believing they've escaped the reach of local law enforcement on a one-lane highway, and we strongly feel it is only a matter of time before someone dies on the stretch of Old Lynchburg Road between Southwood and Dudley Mountain Road. In fact, when we first heard of this proposed development, we actually thought it was a joke, given how unconscionable it would be to place additional strain on these dangerous backroads, and so close to a shooting range.

Unless Albemarle County is willing to make significant improvements to widen Old Lynchburg Road and Dudley Mountain Road, and install a bike lane from Southwood to Walnut Creek Park, Albemarle County cannot proceed in good conscience with allowing 200+ extra trips per day down these roads. This is especially true, mindful that Biscuit Run Park is certain to bring even more motorists and cyclists down Old Lynchburg Road in the years to come, directly across from the Whittington entrance.

All it will take is one motorist texting-and-driving, or one parent rushing to drop-off or pick-up at the CBI Forest School, to take the life of someone enjoying a scenic bike ride, and sadly, the blood from that tragedy will be on the hands of Albemarle County's Planning Commission and Board of Supervisors if CBI's Forest School is not denied. If you allow the proposed

development without requiring significant investment to keep our community safe, you're guaranteeing troubles for yourselves down the line, when emails like this come to light underscoring you were properly warned by the families most familiar with these roads.

Please do not put the safety of my family, with children who will reach driving age in five years, at risk in order to accommodate a school that has plenty of other options in Albemarle County to bring their vision to fruition. The proposed school is clearly outside Albemarle County's designated growth area, and the precedent you set by approving this special-use permit would be interpreted as a invitation for future developers to continue eroding the beautiful rural nature of this area.

Our family is grateful for your service to our community, and we hope you all make the right decision to deny CBI Forest School's special-use permit request and ultimately maintain the integrity of Albemarle County's development plan and commitment to the safety of its citizens.

Best,

Sean and Kelly Greer
1636 Kendra Street
Charlottesville, VA 22903

Syd Shoaf

From: Ted Thomas <tsthomas51@gmail.com>
Sent: Monday, November 25, 2024 10:50 PM
To: Syd Shoaf
Subject: resident opposed to special use permit

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Dear Mr Shouf,

I am a resident of Dudley Mountain Road in North Garden writing to oppose the special use permit as requested by Congregation Beth Israel of Charlottesville for the construction of a school on the road. I have two primary reasons for my opposition.

One. Dudley Mountain Road is rural and its rural designation in the county plan would be violated by any commercial enterprise including the school. Residents chose to live on this road because of its rural character and the school would adversely affect that. If the special use permit is granted, it could set a precedent for further encroachment by commercial interests which would be highly objectionable to me and the other residents who want the rural character to remain unspoiled.

Two. In my experience DMR is curvy, undersized, and in poor condition without the school and the considerable additional traffic volume from the school would be a safety hazard. The road is already under duress by a growing residential component and growth of commercial traffic headed for Crozet and Southern Albemarle. I believe the proposed school should be at an alternate location on a straight stretch of better road where the anticipated load of traffic can be handled more safely. This would also be in the best interests of both DMR residents and student families supporting such a school.

I attended the meeting you facilitated at Walton Middle School on Nov. 19, 2024 and appreciate your desire for input from the residents who would potentially be affected. I hope you were able to gauge the overwhelming opposition present in the sizeable group in attendance. On my way home this evening I counted 50+ driveway signs advocating for no school on Dudley Mountain Road. That is a lot of signage in 3 miles of road. I feel certain there are many more residents like myself who oppose the issuance of the special use permit but are not the type to post a driveway sign. I understand that a circulating petition recommending against issuance of the permit will further demonstrate the depth of the local opposition.

I'll close by saying I appreciate that the envisioned school could be a worthy addition to the system of education in Albemarle County and the city of Charlottesville. However, I urge you to recommend that the county would be best served if the applicants find an alternate location that

does not degrade the rural character of DMR or exacerbate existing safety concerns on a narrow, winding road in poor condition.

Sincerely,
Theodore S. Thomas
2449 Dudley Mountain Rd
North Garden, VA 22959

Syd Shoaf

From: Peter Greenberg <pgreenberg63@gmail.com>
Sent: Monday, November 25, 2024 10:32 PM
To: Syd Shoaf; Board of Supervisors members; Planning Commission
Subject: Opposition to Planned School on Dudley Mountain Road

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All,

Thank you for taking a moment to read my comments.

I am Peter Greenberg

I live at 2615 Wind River Road in Charlottesville, we also owe a small farm at 4151 Millington Road in free Union.

I am a member of the AG and forestal committee.

I am a commercial real estate developer of hotels, and an investor in hotels, apartment buildings, senior care facilities, and self-storage facilities. I have commercial real estate investments in at least 15 States

I have owned and operated real estate for 30 years.

I am opposed to this project in the strongest terms.

In the past, the community came together, and based upon a set of principles, everybody agreed upon a zoning plan.

This development is antithetical to the principles. This is absolutely not a zone for commercial development. If the community had wanted this sort of property in this area when they constructed the zoning ordinances this would have been permitted, but it wasn't - either we have principles and we stand by them or you don't.

I am also opposed to this because it removes this piece of land from the tax base at a time when the community can woefully afford that.

Everybody in and around Albemarle County Government is aware of the balancing act between rural land and budget / tax consequences. This would be very bad tax policy.

I chose to live here because of the rural nature, and if I wanted a more urban experience I could do that too. I don't want this happening near me in Western Albemarle. I don't want it happening in the county on rural zoned land. There are appropriate zones for this, and Dudley Mountain Road is not one of them.

Please take your responsibility seriously. Stand by the principles that the people of the county, in our collective wisdom, used when they created the zoning ordinances.

Thanks,

Peter
pgreenberg63@gmail.com
434-218-2109

Syd Shoaf

From: Jill Putrino <jcputrino@gmail.com>
Sent: Monday, November 25, 2024 10:12 PM
To: Syd Shoaf; Board of Supervisors members; Planning Commission
Subject: Opposition of CGI Forest School

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To Whom It May Concern,

I am writing in opposition of the CBI Forest Hill School. As a homeowner in the Dudley Mountain area I am pretty aware of the level of traffic that Dudley Mountain can handle and a school is far beyond its capabilities. I'm not just referring to the day to day traffic from parents, teachers, faculty, and staff but also traffic from supply and service trucks that would be needed by the schools.

That level of traffic concerns me as a mom of two young children who love to play outside in our yard, which is off of Dudley Mountain.

Not to mention public safety…what effect does this have on police, fire, and EMT response times, resources, etc?

How about wear and tear of the roads? These roads already aren't great shape and clearly not much of a priority regarding paving, maintenance and up keep and that's NOT accounting for a school level of traffic being added to the equation.

I think anyone who spends more than one day on Dudley Mountain would easily come to the conclusion that this area is just not meant to support that level of traffic…it is not meant to be "commercialized" in anyway even for something like a school.

Thank you for your time.

Jill Putrino

Syd Shoaf

From: Varvara Z <vzhigilei@gmail.com>
Sent: Monday, November 25, 2024 10:08 PM
To: Syd Shoaf
Cc: Planning Commission
Subject: Special Use Permit for CBI Forest School: Community Meeting

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Caution: The sender name (Varvara Z) is different from their email address (vzhigilei@gmail.com), which may indicate an impersonation attempt. Verify the email's authenticity with the sender using your organization's trusted contact list before replying or taking further action.

Secured by Check Point

Dear Mr Shoaf,

I wished to send this separate email to express my concern about something that was presented during the community meeting on Tuesday, November 19 by the firm working on the Special Use Permit request for the CBI Forest School.

During the presentation, the speaker deliberately gave the impression that the alternative to the Forest School is to risk large-scale development -- and that the Forest School and its easement is the least disruptive option for our community when compared to a large development or a brewery that "could move in at any time."

These comparisons are not apples to apples. A by right brewery (without special permission or a special use permit) would still have a much lower limit of vehicles per day than the proposed school, for example, making the comparison misleading. More egregious, however, was the presenter's use of a screenshot/map of a 13-lot plan and her statement that this was what could happen to the parcel in question if the natural easement or school isn't approved.

The land under consideration for the Special Use Permit can only be divided into 4 or 5 lots. Moreover, the majority of the property cannot be built on because of its steep slope or proximity to the creek, whether the natural easement is approved or not, making the argument that there will be more acres preserved under the CBI Forest School than, say, with a 4-lot residential split not as clear cut.

It's only because I had spoken with the previous owner about a proposed but never approved (as far as I know), 13-lot parcel plan a few years ago that I was able to spot that potential misrepresentation at the public meeting. Its inclusion by Line and Grade Civil Engineering on an official slide and as part of the narrative feels misleading. To me, it raises concerns about the accuracy of the firm's other representations.

The CBI Forest School project should be evaluated for its merits, rather than framed as our community's only way to avoid the kinds of large scale development that we've been seeing further into town--the kind

of development that cannot happen here yet without some significant changes to current rules. Which is, in a sense, what the Special Use Permit is trying to do here.

As this email touches on the issue of the process and not just the project itself, I am copying the general email for the Planning Commission here for visibility.

I appreciate your consideration.

Best regards,

Varvara Zhigilei
1657 Dudley Mountain Road, Charlottesville, VA
202-768-5750

From: **Varvara Z** <vzhigilei@gmail.com>
Date: Mon, Nov 25, 2024, 8:00 AM
Subject: Comment on Dudley Mountain Road Special Use Permit for CBI Forest School
To: <sshoaf@albemarle.org>

Dear Mr Shoaf,

I am writing in response to the Special Use Permit application by the CBI Forest School to allow development and gatherings on Parcell 89-64 (1647 Dudley Mountain Road). My home is on the parcel 89-63A that abuts the proposed location for the school.

Previously, I was a director at an environmental education center located on a 300-acre scenic easement in rural Maryland. Our core programming focused on providing school programs as well as day and overnight camps for children. We also regularly hosted workshops, fundraising events, seasonal festivals, corporate retreats, volunteer events, and community concerts--all to benefit our program and educate the community about the environment.

Attendance for these events ran from 20-person workshops to 150-people corporate days of service to seasonal festivals attended by 600+ people. Just as proposed in the CBI Forest School plan, there was a limit on formal parking spaces...which was easily overcome by using our fields for overflow parking.

While both the drafted plan presented by Line and Grade Civil Engineering at last week's Community Meeting clearly stated there would be an enrollment cap at 144 children and mentioned a possible 200 people attending for congregation, there was no information provided on how *many* religious or community events the school might host. I further know these events are a possibility, because the CBI Forest School's website states that they provide programming "for alumni, families, and community partners to return to the forest." With additional space and the proposed educational campus on Parcell 89-64, they would be able to expand these offerings.

If I understand the Special Use Permit rules correctly, it generally removes the caps on public attendance and the limits on events per year. In order to fairly evaluate the project, I believe it's critical for the impacted community to understand whether there are any caps in this Special Use Permit for CBI Forest School or affiliated entities regarding workshops, community partner activities, and other events and how many of those events can happen per year? How often will the proposed 200-people religious services occur?

I have concerns regarding the parcel's suitability for the proposed project, such as the narrow road and associated traffic challenges, potential strain on the local water supply, and the likelihood of disrupting the area's rural character. These will be an even bigger issue if the special permit allows (or does not prohibit) additional alumni, families, and "community partner" events.

Right now, the possibility of non-school activities do not appear to be included in any of the impact evaluations happening for this project.

I appreciate the opportunity to share my comments with you and the committee reviewing the Special Use Permit request.

Best regards,

Varvara Zhigilei
1657 Dudley Mountain Road, Charlottesville, VA
202-768-5750

On Nov 22, 2024, at 9:56 AM, Jason Kelts <jason.kelts@gmail.com> wrote:

Dear Syd Shoaf,

The community surrounding Dudley Mountain Road has significant concerns regarding the proposed development of a forest school for 144 students and a multi-use event center in this designated rural area. This proposal conflicts with Albemarle County's land use laws, Comprehensive Plan, and zoning principles. Additionally, it raises serious questions about safety, environmental impacts, and the long-term integrity of the rural character of the area.

Key Concerns and Conflicts

1. **Contradiction with Comprehensive Plan Objectives**
   The Comprehensive Plan prioritizes low-impact development in rural areas to preserve natural resources, agricultural lands, and forested areas. This proposal introduces high-impact uses that conflict with these goals by increasing traffic, noise, and environmental disruption *Virginia Code § 15.2-2200, § 15.2-2283*.
2. **Failure to Serve the Local Community**
   Most students and event attendees for the proposed development are expected to travel from the City of Charlottesville rather than the surrounding rural area. This development fails to provide tangible benefits to local residents while placing the burdens of increased traffic, noise, and safety risks on the rural community where the planned development will occur.

3. **Traffic Safety Risks for Cyclists and Pedestrians**
   Old Lynchburg Road and Dudley Mountain Road are popular, if not the most traveled, southbound routes for cyclists and pedestrians traveling from Charlottesville to access rural county roads. Increased vehicular traffic from the school and event center raises the likelihood of collisions, particularly given the narrow and winding nature of these roads.
   Virginia Code § 46.2-839 requires vehicles to provide at least three feet of clearance when passing cyclists. Increased traffic will make compliance with this law nearly impossible on these roads which at times are barely a car and a half width apart, significantly heightening the risk of accidents.
   A recent hit-and-run incident on Old Lynchburg Road in April 2020 highlights the existing dangers for cyclists and pedestrians in this area (29 News, April 19, 2020).
4. **Inadequate Emergency Response Capabilities**
   The nearest volunteer fire department and emergency response teams are not adequately equipped to handle a large-scale facility like a multi-use event center and school. Delayed response times in this rural area could pose significant risks in the event of an emergency, such as a fire, medical crisis, or other incidents requiring immediate attention. The county would certainly need to assess the capacities of local responders as part of this analysis.
5. **Environmental and Land Preservation Concerns**
   The project risks destroying natural landscapes and disrupting ecosystems, in violation of zoning principles intended to protect agricultural and forest lands. Increased human activity and infrastructure demands will further strain the area's delicate environmental balance. Although proposed as minimally invasive, and the inclusion of a conservation easement is a benefit to the environment, any and all development and increased human footprint introduces a negative consequence to the surrounding environment due to the introduction of impervious areas, pollution sources, vehicle traffic, noise, dust control, stormwater impacts, and stream health. In and of itself, this conflicts with the goal of preserving rural lands.
6. **Unregulated Multi-Use Event Center**
   The proposed event center lacks clear restrictions on size, frequency, and purpose of use. This introduces risks of noise pollution, traffic congestion, and overuse of rural infrastructure, fundamentally altering the rural character and quality of life for local residents. The exclusion of the event center in the focal point of the proposal is misleading the community and County Officials that this is simply an outdoor, minimally invasive forest school, and nothing else. This is fundamentally misleading as a multi-use center can be used for any and all events of any size at any time or day of the week that the owner would like to employ.

Threats to the Existing Rural Character

1. **Proximity to the Rivanna Rifle Club**
   The Rivanna Rifle Club, an active shooting range near the intersection of Old Lynchburg Road, is within earshot of the proposed site. The sounds of gunfire during active range use is already and would certainly be audible at the school and event center location, raising concerns about noise levels and the suitability of this site for a school environment. The surrounding rural properties are also utilized by owners for hunting and sport shooting year round. This is something I do not believe

the developer or current land owner is taking into account and conflicts with their mission to provide children with a serene connection to the natural environment.

2. **Proximity to the Martin Marietta Quarry**
   The Martin Marietta Quarry, located at the southern end of Dudley Mountain Road and Red Hill Road intersection, conducts daily operations involving rock blasting, drilling, and crushing. These activities, along with heavy dump truck traffic on Dudley Mountain Road, already disrupt the area's tranquility and rural landscape. Adding a school and event center would exacerbate these impacts to a community that is already subjected to the environmental impacts of an industrial operation on its southern borders.

<u>Procedural Concerns</u>

1. **Developer Tactics and Misleading Claims**
   Developers have used misleading tactics to solicit support from residents, including suggesting that alternative uses such as a brewery or a 12-household development would be "worse" for the area. These claims are unfounded and do not align with the strict regulations governing farm breweries or wineries or historical precedents for residential development on this land. At a community meeting on November 19, 2024, developers employed intimidation tactics to sway opinions, undermining transparency and trust in the public consultation process by focusing on what they believe to be worse outcomes for surrounding residents rather than focusing any attention on what benefits their development would introduce to the community. These types of justifications should not be included in the decision-making process for an exemption request as any other proposed land use would need to follow suit with a similar special use permitted exemption process.
2. **Violation of Zoning Requirements**
   Rural zoning ordinances require that developments align with the existing character and provide substantial public benefit. This proposal fails to meet these criteria, prioritizing urban populations over local residents and introducing high-impact uses incompatible with rural zoning *(Virginia Code § 15.2-2284)*.
3. **Precedent for High-Impact Development**
   Approving this project risks setting a dangerous precedent, encouraging further commercial or non-rural developments in rural areas and jeopardizing Albemarle County's commitment to preserving its rural character.

<u>Community Requests</u>

Given these concerns, the community respectfully urges the Planning Commission to:

1. **Deny the Proposal**
   Simply put, this development is incompatible with Albemarle County's land use laws, Comprehensive Plan, and zoning principles, and adequate justifications that align with exemptions to laws, plans and zoning have not been introduced to the public or County at this time.
2. **Demand Comprehensive Impact Studies**
   Require detailed studies on traffic, road impacts and suitability, environmental to

include stormwater, long term well-water availability, pollution, and noise impacts, as well as an assessment of emergency response capabilities for both the school and event center.

3. **Establish Transparent and Community-Centered Processes**
   Developers must engage in transparent communication and demonstrate how their proposal benefits the local community. Additional public hearings should be convened to ensure that resident voices are fully considered.

In summary, no community member of this road or surrounding roads is opposed to the ideologies, missions or intent of this or any school. We are a diverse group of parents, grandparents, children and families, educators, doctors, laborers, business owners, rural community members, land stewards, farmers, and more. We are simply highlighting the facts surrounding the unacceptable risks to the safety, environment, and quality of life of the surrounding rural community that is often one of the first southern entrances into the beautiful rural landscape that is the county lands surrounding the city of Charlottesville. The proposed development disregards the rural character and fails to align with and rejects the values and priorities enshrined in Albemarle County's Comprehensive Plan and zoning ordinances. The community urges the Planning Commission to uphold these principles by rejecting this proposal.

Thank you for your attention to the Albemarle County rural community concerns.

Sincerely,
Jason Kelts, Resident of Dudley Mountain Road

--
Jason Kelts
jason.kelts@gmail.com

Syd Shoaf

From: Peter Schleck <eschleck@comcast.net>
Sent: Tuesday, November 26, 2024 9:41 AM
To: Syd Shoaf
Subject: Dudley Mountain Road school proposal

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Mr. Shoaf,

We received a lot of good information about the school proposal at the community meeting on 11/19. Thank you and the County BOS for organizing that and giving the residents some of the details about the school.

I have two primary concerns about the project:

1. Traffic. I know that has been voiced. Dudley Mountain Road is narrow - two cars can pass each other relatively easily (as long as they hug the shoulder), but *passing a bus or truck takes some faith in the other driver and sucking in of one's breath. The *twisty-ness of either end of Dudley Mountain is another issue, making it harder for oncoming traffic to pass each other on the blind curves. *Fog and fallen trees are not unusual. *The amount of cars either turning left across Route 29 onto Red Hill Road (and left again on DMR), or coming on or off Old Lynchburg Road is going to be a problem. *People are trying to get to work. *There already are trash trucks and school buses trying to navigate the road and other drivers. *DMR is a favorite ride for many bicyclists (that's probably one of your least concerns, but my husband and I ride both DMR and Old Lynchburg, and there do seem to be a lot of other cyclists doing the same).
2. Water. 3500 gallons a day is the applicant's estimate. Could the County or an outside vendor do an independent estimate? The residents of DMR are well-dependent. I personally is experiencing well dependence for the first time in my life, and I do worry about water supply. If the residential wells suffer due to the enormous draw of the school, what will happen to the residents?

I love the area - that's why we built out here. And I do love the idea of a Forest School, but I am not sure if this is the right spot. Even if the land was donated.

Thank you for listening. If you have plans that would ease my concerns, I would love to hear them.

Elizabeth Schleck
4085 Lofton Lane
North Garden

Syd Shoaf

From: Larry Harlow <harlowlarry70@gmail.com>
Sent: Monday, November 25, 2024 8:43 PM
To: Syd Shoaf
Subject: NO SCHOOL on Dudley Mtn Rd

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Mr. Shoaf,

My family has lived on Old Lynchburg Rd for over 150 years and we have farmed our land for generations. We don't want no school 'round here and we don't need it. It does not benefit our community at all. It detracts and destroys our land, our water sources, and the peace of our rural area.

Our area is NOT zoned for a school for a reason. The area is RURAL. It is your job to PROTECT our rural land as zoned.

The traffic on Old Lynchburg Rd. has increased significantly over the past 5 -10 years. There are current safety issues on this winding road with cyclists, the mail truck and dump trucks/landscaping trailers. As a farmer on Old Lynchburg Rd, I often need to drive tractors and heavy equipment on the main road to access different fields. Impatient drivers often try to pass me. The current road system is inadequate and unsafe for additional traffic.

UNSAFE
UNWANTED
GO SOMEWHERE ELSE
SAVE OUR FARMLAND
WE THE PEOPLE HAVE SPOKEN!

Larry W. Harlow

Syd Shoaf

From: Anastasia Camperlengo <atcamperlengo@gmail.com>
Sent: Monday, November 25, 2024 8:36 PM
To: Syd Shoaf
Subject: NO to CBI on Dudley Mtn Rd

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Mr. Shoaf,

My name is Anastasia Camperlengo. I was born and raised in Charlottesville. I grew up off Old Lynchburg Rd in the countryside of Albemarle County. I earned a bachelors and masters degree at UVA and own a home in Charlottesville. I am writing to express my strong opposition to the proposed construction of a CBI school on Dudley Mountain Rd. This is an agricultural/rural area and not an area for such a large commercial/business venture. It will significantly disrupt the environment on multiple levels to include traffic pollution, noise pollution, water pollution, loss of habitat for our animal friends, and create a busy, chaotic atmosphere disrupting our homes, our lives, and our peace. While I fully support investments in education, this particular location is highly unsuitable for such a development for several pertinent reasons..

First, this narrow country road lacks capacity to handle the significant increase in traffic that a school would generate. Daily commutes involving parents' vehicles, staff cars, and school vehicles would create serious congestion, safety hazards, and a negative impact on the quality of life for local residents. Rural roads are often ill-equipped to accommodate such volumes, particularly during peak hours.

Second, the rural character of this area is incompatible with a large institutional facility like a school. The quiet, serene environment that many residents sought when moving to this location would be disrupted by noise, increased activity, and potential environmental consequences such as the loss of green space and wildlife habitats.

Third, emergency response times could be negatively impacted. Narrow, rural roads may not allow adequate access for emergency vehicles during high-traffic periods, posing a potential risk to students, staff, and local residents alike.

Lastly, I urge the planning commission to consider alternative locations that are better suited to meet the needs of both the community and the CBI school. There are likely more accessible areas with established infrastructure that could provide a safer, more efficient, and less disruptive environment for a school.

I strongly encourage you to consider the wide ranging, negative implications of this current proposal for a CBI school on Dudley Mountain Rd and prioritize the preservation and safety of our rural community. Thank you for your attention on this matter.

Sincerely,

Anastasia (Tasia) Camperlengo, PMHNP-BC
Psychiatric-Mental Health Nurse Practitioner-Board Certified
+1-434-825-8256
atcamperlengo@gmail.com

Syd Shoaf

From: Tara Reardon <taramreardon@gmail.com>
Sent: Monday, November 25, 2024 8:29 PM
To: Planning Commission; Syd Shoaf; Board of Supervisors members
Subject: Opposition to the development of CBI Forest School on Dudley Mountain Road

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Dear Mr. Shoaf,

I am writing to express my opposition to the development of CBI Forest School on Dudley Mountain Road. As a resident and homeowner, I believe the increased amount of traffic is going to make our road more dangerous for our children, wildlife, and pets. Please do not let this school be built and instead, preserve the beautiful scenic and historic area from development.

Thank you for your time and consideration.

Sincerely,

Tara Reardon

--
Tara Reardon
taramreardon@gmail.com

Syd Shoaf

From: DeAnna Roach <deannaroach2@gmail.com>
Sent: Monday, November 25, 2024 8:17 PM
To: Syd Shoaf; Board of Supervisors members; Planning Commission
Subject: Dudley Mountain Road: CBI School

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To Whom It May Concern,

I would like to take the time to express my opinion on the CBI school that could possibly be put on Dudley Mountain Road. I appreciate you taking the time to read this email and I hope I can provide you with a different outlook on the matter.

I am a twenty-three year old stay at home mother to a beautiful one year old daughter. I just recently became a resident on Dudley Mountain Road a little over two years ago. When I first started living on Dudley Mountain Rd. I was a full time 911 Dispatcher in Greene County, Va. My shift started at 5:45 a.m. and did not end until 5:45 p.m. That being said, I experienced no traffic on Dudley Mountain Rd at 4:30 in the morning. Unfortunately, coming home in the afternoon was not the same story. I would meet cars, trucks of all sizes, bikers, pedestrians, and pet walkers. Every day I traveled home from work I was always the most nervous to drive on DMR more than any other road because of this issue.

Before I was a dispatcher I was a teacher. So I can certainly appreciate a new school being built. I am for the school all the way, but not in the location it is wanting to be in.

DMR is deteriorating every day. The road conditions would not be suitable for the amount of added vehicles this school would bring. VDOT has not done their job in keeping our road safe for the vehicles that are already traveling the road daily. If the school would be approved to be on DMR they would need to repave the entire stretch.

I feel as if the danger of the school being built is not JUST focused towards drivers on DMR. From what I understood from one of the lead voices of the CBI school, the parcel across from the school will be a playground area for the children to use at recess time. That would definitely be a danger to the students and drivers on DMR.

In conclusion, CBI School does not belong on Dudley Mountain Road. I have seen and heard a lot of tragedy by answering 911 calls for 2 years of my life. I can only imagine what added traffic would do to people that love to walk, bike, and ride on our road. If this school would be approved I would not want to be a dispatcher at the Albemarle Emergency Communications Center and have to dispatch emergency responses every other day to incidents that would occur. We already have enough of those roads in Albemarle County, let's not add another.

Thank you,

DeAnna Roach

Syd Shoaf

From: Lisa Shifflett <lisa.shifflett@outlook.com>
Sent: Monday, November 25, 2024 7:47 PM
To: Syd Shoaf
Subject: Dudley Mountain Road School

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Good evening, Our family is opposed to the school on Dudley Mountain Road due to the following:

1. There are 3 school buses already on the road 5 days per week
2. Trash trucks on the road one day per week
3. Two trash tracks every other week
4. Dump trucks and construction trucks to and from the rock quarry as a cut through
5. Two weeks ago VDOT had to shut down the road due to a culvert pipe was sinking and had to be replaced
6. This is a narrow windy dangerous road, a back road without dotted lines, any road work closes the road
7. Residents walk dogs daily, and jog on the road daily
8. It is a main bicycle route for area races and casual bikers
9. Due to the road being tree covered in many areas, when it snows or there is ice, we have ice accumulation or black ice and dangerous road conditions for days or weeks at a time. This is of particular concern for the many hills, dips and curves.

Thank you,
Cliff Shifflett
Lisa Shifflett
Josh Shifflett

2054 Dudley Mountain Road
North Garden VA 22959

Syd Shoaf

From: Ruth Ellen Outlaw <reoutlawdesign@gmail.com>
Sent: Monday, November 25, 2024 6:13 PM
To: Syd Shoaf
Subject: CBI Forest School

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Hello,

I live at 1186 Old Lynchburg Road, about a quarter mile north of the Dudley Mountain Road intersection I oppose the CBI Forest School development.

Having a school located there will increased traffic in concentrated time periods on a road that's already not configured for its current traffic load. Large construction vehicles speed and cross the center lane regularly. The road is popular with cyclists who often don't ride single file. There are blind spots where oncoming traffic is unable to see residents pulling out of their driveways - one is at our driveway, another is at Fiddlestick Lane, and there are more of these locations on both Dudley Mountain and Old Lynchburg Road. The sight lines for cars turning left from Dudley Mountain Road onto Old Lynchburg Road and for cars turning right from Dudley Mountain onto Red Hill Road are both limited.

Current traffic regularly speeds on all three of the roads leading to the proposed school site. Arterial roads (I-64 and 29 N) aren't close. Adding dozens of cars to these windy country roads will adversely impact the residents of a large area.

Ruth Ellen

Ruth Ellen Outlaw, AIA
Outlaw Design Company
home office 434-971-9914
cell 434-996-7849
outlawdesigncompany.com

Syd Shoaf

From: candie loya <cloya6265@gmail.com>
Sent: Monday, November 25, 2024 4:58 PM
To: Syd Shoaf
Subject: No school on Dudley Mountain Rd.

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Hi Syd,

I am a resident of The Dudley Mountain community. We reside at 2169 Dudley Mnt Rd. I am a working mother of 3 young children. We've lived in North Garden for the last, almost 10 years. We love our little small community, and strive to keep it that way. Furthermore, this is a rural neighborhood. Dudley Mountain is located off of secondary, small back roads. A road mind you, that already has high traffic volume due to it being used as a "cut through roadway" for the dump trucks and other people passing through North garden. This also doesn't include the amount of cyclists that use Old Lynchburg and Dudley Mountain for bike riding. Aside from traffic, this planned project will displace a lot of wild life within the area. I also think, you and I both know, that projects like these usually lead to more growth, which is not what we the people of Dudley Mountain wish to see.

Furthermore, nothing about this projected school will be affordable and accommodating to the locals of Dudley Mountain. I had my daughter in a Reggio based school when she was a toddler, and nothing about it was affordable. This does not actually benefit anyone in the immediate community.

I hope that you take all of these concerns into consideration, when making your decision. I think we have valid concerns and I hope you hear them.

Sincerely,

Candie Loya
Sent from my iPhone

Syd Shoaf

From: Rob Mueller <muellerob@gmail.com>
Sent: Monday, November 25, 2024 4:48 PM
To: Syd Shoaf
Subject: NO SCHOOL

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

My wife and I are Dudley Mt. Residents. Please add our voices to the many others standing in opposition to the proposed school on Dudley Mt road.

Syd Shoaf

From: Lisa Grove <grovelisa1@gmail.com>
Sent: Monday, November 25, 2024 4:27 PM
To: Syd Shoaf
Subject: Proposed school on DMR

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Good afternoon Syd,
I have waited until the last day to submit my thoughts about the school in order to learn as much as possible before writing. I attended the information session last Tuesday evening at Walton Middle School and have read the proposal. I am a 32-year resident of Dudley Mountain Rd, at 1497 (or Rural Route 1, Box 60).
To me, the largest concern is traffic impacts. As a 29-year teacher in schools both public and private, I know the nature of school starts and dismissal. I heard a comment that the CBI school has operated successfully out of Camp Holiday Trails at the end of Reservoir Road, which is also narrow and winding. While this may be so, the Reservoir Road comparison is flawed. To get to and from Camp Holiday trails, there is a 1.7 mile drive on a winding road that merges onto Rte 29 at a dead end. This 1.7 mile stretch is not densely residential, and the outlet puts one immediately onto an arterial road (route 29). In comparison, the drive to the proposed site on Dudley Mtn Rd is 4 miles from the Rte 64 interchange (the nearest arterial road), along a heavily residential roadway. There is a T junction where Old Lynchburg Rd (OLR) meets Dudley Mountain Road (DMR) with residential traffic and cyclists coming from both sides. The line of sight from the DMR-OLR junction is not long (there are blind curves in both directions). Additionally, the heavy cyclist traffic often creates a line of traffic even now, as it is very difficult to pass a cyclist on DMR or OLR.
I hope that these concerns will be considered and that the application will be denied.
Thank you for the opportunity to share my concerns.
Yours,
Lisa Grove

Syd Shoaf

From: Michelin Hall <papa@theatremama.com>
Sent: Monday, November 25, 2024 3:40 PM
To: Syd Shoaf
Cc: Scott Clark; Michael Barnes; Karen Firehock; Kevin McDermott; jjhballering@albemarle.org; Timothy Wooster
Subject: Recommendation to Deny SP202400023 - CBI Forest School on Dudley Mountain Rd.
Attachments: Concerns and Objections to Proposed Forest School_Event Center (1).pdf

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Syd,
Thank you for your efforts to ensure our community's voice is heard. I am certain you are receiving a high volume of feedback.

On behalf of my family residing on Dudley Mountain Road (DMR), I would like to express our strong opposition to the proposed Forest School and Event Center. Roads like DMR, characterized by their natural beauty and tranquility, are increasingly rare. The preservation of this environment is the primary reason we chose to live here. Below are a list of questions and concerns that point out why this application should be denied.

-
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- **The Multi-Use Building**
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    - I'm not sure whether the term "Wolf in Sheep's Clothing," or "Trojan Horse," works best to describe this project.
    - If CBI wanted to build a wedding venue, bar mitzvah and bat mitzvah venue, and event space why is that not the lead here?
    -
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    - We simply cannot have an 11,000 sq ft building with no rules other than, "no more than 200 people." What hours would
    - these events be? What would be the impact on noise and light ordinances? Where in the world will 200 cars park (and yes, of course, most families are multi-car families…so 200 is not a realistic number for parking).
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    - The proposal is very misleading. Let us not be mistaken. This is not a "minimally invasive forest school."
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    - This application should be denied for this alone.
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-
- **Traffic**
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    -

- This proposal does not fit the requirement that it would result in "little discernible difference in traffic patterns."
- The number of trips listed in the proposal is very underestimated. To have even their grossly underestimated number of cars come and go four times on this little road would completely overwhelm the families who live here and destroy the rural nature of the road itself. This would set up a scenario where residents would need to time their schedules so as not to run into the third of a mile long cavalcade during drop off and pick up times. (The average length of a vehicle in the US is 14.7 feet. 110 Cars x 14.7 feet = 1617 feet or roughly 1/3 of a mile!!!)
- The amount of time given for drop off and pick up is way too short. Children under the age of 7 simply cannot hop out of the car and run into the school. Many will need to be carried. This will require parking.
- At what time will the teachers and administrators arrive? At what time will they depart? This disruption is not included in the proposal at all.
- How will the children be fed? Will there be a daily staff of cafeteria workers? Will there be massive delivery trucks from US Food or Aramark making regular deliveries?
- When will the cleaning crews access the site? Daily? How many will be needed to take care of these massive structures?
- How will supplies be delivered and how often? Toilet paper, pens, pencils, crafting supplies, copy paper, are all necessary for a school.
- When will the landscaping, lawn mowing, and outdoor crews be allowed on property?
- Do we anticipate having a police officer at the intersection of DMR and Old Lynchburg Rd to direct traffic? Do we anticipate a stop light?

- **Disruption of Neighbors, Nature, and everyone who travels this road**

- Traffic - this disturbance is undeniable

- Light Pollution - Will the site have lighting? Currently, this corner of DMR at nighttime is so wonderfully dark.
- With this square footage, I assume outdoor lighting would be necessary for security purposes if nothing else. Will there be lighted paths? All of this will disturb the neighborhood and nature as well.
- Sound Pollution - Recently I was spending time with a friend and her two children were capable of making an incredible
- amount of noise. What can we be expected to hear with 140 kids on site? Of course, there will be other noises too -- bells ringing, announcements, fire drills, parties, dances, etc. This is not the place for all that noise.
- Trash Pollution - An increase of this many people, regardless of their age, will increase the amount of trash along
- the roadside, on the property, and throughout the adjacent nature and personal properties of others.
- Pollution Pollution
  - Automobile pollution.
  - Heating and Cooling pollution. How will the school buildings be heated and cooled? Gas/Oil boiler? Giant HVAC units?
  - Gas Generator Pollution. Will there be a gas generator on site, since we are without power on average 3-4 times per
  - year?
  - Campfires. Smoke
  - Sewage
- Pets - This increased activity will endanger our dogs and cats in a much larger way than we've ever seen before. Currently
- a majority of the residents of DMR have pets. Most of these pets roam freely and they will not get the memo when this barrage of cars descends on their quiet country road. Who will be responsible for the death of our pets?
- Rights

-
- Hunting - All of the neighbors of the proposed site currently hunt their land and adjacent land for much of the year.
- Many of them use this as food for their families. This would seem to represent an extreme danger, unless we are suggesting taking away those family's rights to hunt on their own property? Do we intend on taking away those family's rights?
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- Shooting - When they are not hunting, many neighbors regularly shoot their guns as a pastime/hobby. Do we intend
- on taking these rights away?
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- **Danger**
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    - Rush - Imagine you are running late to drop off your kids at school because little Rebecca decided to rub peanut butter
    - into her brother's hair right before you were supposed to leave. If you don't hurry, you'll miss the drop off window and also be late for work. You might take it a bit slower while the kids are in the car for their sake, but once you drop them off, you're
    - going to put your foot in the carburetor and rip down this curvy road that is not meant for that kind of driving. This is going to be a headache at the very least, and fatal at the very worst. Who will be responsible for these accidents?
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    - Fire / Rescue Squads
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        -
        - What would happen if a fire were to start at the school? We have an already taxed
        - volunteer
        - fire department. Would the school fund its own fire safety brigade?
        -
        -
        -
        - What would happen if there is a fire/rescue emergency on the road during the drop off and pick up periods? How would
        - emergency vehicles be able to get past the line of cars? There is no shoulder on Dudley Mountain Rd.
        -
    -
    -
    - Hospital - Have we properly thought through what happens when the nearest hospital is far away and 10 of the kids
    - happen into a yellowjacket's nest...some of whom will most certainly be allergic? What about a copperhead's nest?
    -
    -
    -
    - Shoulders - There are no shoulders on DMR. There are so many stories of oil trucks, quarry dump trucks, tractors,
    - and other large vehicles that have to ride in the middle of the road because they do not want to turn over. Ask anyone who has lived here and they will no doubt have a story about a vehicle that has run them into the ditch, or a vehicle that has flipped over

- because they were too top heavy and went too far over the edge of the road.
- Hunting/Shooting - Please see above. All it takes is for one kid to make a stupid mistake and wander into an area he's not supposed to be in.

- **Not necessary for this site**

- Though the forest school is designed to let kids experience nature while learning, there is nothing particularly special about this site that could not be found in other rural areas, or even a non-rural area that abuts a park or natural preserve.
- There are plenty of areas within the county's "development areas" that do not require a special use permit that could be a great home for a school and wedding/event venue of this nature. These locations feature better roads, better access to fire and emergency services, and are closer to CBI itself.

- **Requirements**

- This project does not "relate directly to this rural area." This is one of the criteria for a special use permit in the rural area if I'm understanding correctly. To my knowledge none of the members of CBI live or even frequent this road/rural area at all. In fact, CBI doesn't even include any information on how it is related to this rural area, or any benefits of their proposed development to any neighbors who are directly related to this area.

- **Not Wanted**

- Petition
  - At the time I am writing this, there have been 334 people who have signed a petition to prevent the issuance of the special use permit for this development. Here is the link to this proposal. Please let me know if you'd like me to print the list of people who have signed it for your records as well.
  - https://www.change.org/p/prevent-a-25-000-sq-ft-development-over-15-acres-along-dudley-mountain-road

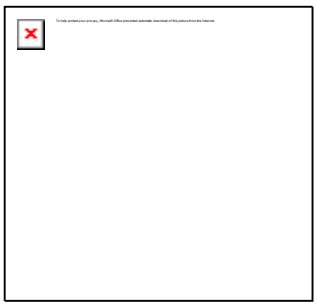
-
-
- Of the 120 land owners on DMR, 56 of them have signed the petition so far. That's
- 47% of every home on the road.
-

I appreciate your consideration of these comments. I am available to discuss any or all of these concerns in further detail.

All my best,

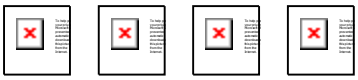
Michelin Hall & Timothy Wooster
Residents and LandOwners on Dudley Mountain Rd.

--



Michelin Bradley Hall
Founding Partner, theatreMAMA
www.theatreMAMA.com

PAPA@theatreMAMA.com
+1 646-724-0463





Syd Shoaf

From: cegrigas@aol.com
Sent: Monday, November 25, 2024 8:04 AM
To: Syd Shoaf
Subject: School project on DMR

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Syd,
I reside at 1680 Dudley Mountain Road and want to join my neighbors in protest about a proposed school project that will greatly affect our little road.
My son is an engineer with Stantech and worked for more than a decade with the Vermont DOT and is very familiar with Dudley Mountain Road. He said in no way would the road be able to support the added cars.
Anecdotally, we neighbors refer to it as "Deadly Mountain Road." With bicyclists, deer, gravel trucks taking a shortcut to Red Hill Road and impaired drivers in pick up trucks (our twice yearly road trash pick up is mostly beer cans found along the road, ironically, where the proposed school property is) it is a hard road to navigate under the best of circumstances. Add to that rain, snow, ice and downed trees that we experience during any weather event. I very often breathe a sigh of relief when I get home safely.
As my neighbors have said, there are a vast number of unknowns about this project and how it can affect our quality of life, including our water supply.
Another thing I'd like to point out—my neighbors have every right to hunt and shoot guns on their property. At times when I am out working in my garden during the day, I feel like I'm in the middle of target practice. I truly wonder how this rural environment could even be comfortable for kids.
Thank you for your time.
Sincerely,
Catherine M. Enns
1680 Dudley Mountain Road
Charlottesville, VA 22903

Sent from the all new AOL app for iOS

Syd Shoaf

From: Bruce Hlavin <bhlavin@hotmail.com>
Sent: Sunday, November 24, 2024 10:12 PM
To: Syd Shoaf
Subject: Opposition to proposed Forest School on Dudley Mountain Road

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Dear Mr. Shoaf,

As a tax-paying land owner of 42 acres on Dudley Mountain Road, I have an invested interest in improving the safety and quality of living in this particular area of Albemarle County.

After studying the Special Use Permit Application authored by Line and Grade Civil Engineers and attending the community meeting on November 19th, it is abundantly clear that the applicant fails in a number of ways to meet the burden of proof that the proposed project is consistent with the comprehensive plan.

Most notably, the proposal IS NOT even remotely "suitable for existing rural roads and result in little discernible differences in traffic patterns." At the community meeting the representative for Line and Grade twice casually mentioned additional traffic was estimated "around 500 vehicles." The study clearly states 573 vehicles - a significant 15% difference (and this does not even take into account the additional students which Line And Grade has publicly stated they plan to increase on an amended proposal). Even if the total number of vehicles on Dudley Mountain Road and Old Lynchburg Road were increased by only 15%, it would be a discernible difference and would change the character of the area. Does the county have a current daily traffic count for the south end of Dudley Mountain Road? My guess is that 573 (+) additional vehicles would more than double the traffic on this narrow, curvy road. Any reasonable person would be hard pressed to consider a 100% traffic increase to fall under the description "little discernible difference in traffic patterns." The applicant's claim is outrageous and would be an increase in danger to all current residents of the area.

On the applicant's original application for Special Use permit dated Sept 4 2024, the applicant claims the special use will be "in harmony with …the purpose and intent of the Zoning Ordinance." In fact, the reason for the Zoning Ordinance and Comprehensive Plan in the first place is to prevent projects like this school from developing in a rural residential and agricultural area!

It would be a travesty to allow this project to move forward and to irreparably harm the culture and character of this wonderful small road in Albemarle.

Respectfully,
Bruce Hlavin

Syd Shoaf

From: Brian Radlick II <bradlick@gmail.com>
Sent: Sunday, November 24, 2024 7:13 PM
To: Syd Shoaf
Cc: Stephanie Radlick
Subject: Re: Concerns about CBI Forest School on Dudley Mtn Rd

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I echo Stephanie's concerns. The road's current condition is already a safety hazard. It's narrow, winding, unmarked, lacking shoulder space, and has inadequate water management which causes gravel, dirt and debris to wash onto and across the road during heavy rains.

Adding more traffic, especially with young children, is a recipe for disaster.

Thank you for your careful consideration.

Brian

On Sun, Nov 24, 2024, 7:01 PM Stephanie Radlick <stephanie.olvey@gmail.com> wrote:

> Syd,
>
> I am a homeowner on 2065 Dudley Mtn Rd, and I'm writing to express my serious concerns about the proposed forest school on our street.
>
> 1. The Road: When we moved to Dudley Mtn Rd three years ago with our two small kids, I almost didn't purchase the property exclusively because of the road. It's so narrow and dangerous to navigate if there is ANY oncoming traffic. In most cases there is no shoulder to provide buffer to an already narrow road. I was once driven off the road into a ditch where my truck fell onto its side because an oncoming car failed to make room for my truck. Very simply the road cannot handle ANY additional cars. As is, it is a massive hazard that needs to be addressed. There have also been at least a dozen times where I've been stuck because of a downed tree - my husband has had to pull multiple people out of ditches off the side of the road during inclement weather.
>
> Any additional traffic on the road will create a dangerous and untenable driving environment for residents and students alike.
>
> 2. Shooting: Many residents use their properties on Dudley Mtn Rd for hunting. My next door neighbor regularly shoots deer, coyotes, and turkey that roam our properties. We were advised not to let the kids play in the woods on our own property for fear of a stray bullet coming from hunting neighbors. As a parent, I would be terrified of having my child at a school that neighbors forest land residents use for hunting.
>
> 3. Precedent: The reason we chose to buy property on Dudley Mtn Rd is because it's a quiet, rural street and it seemed there were local laws in effect to preserve that. In fact, we were told that we couldn't ever

develop our own property and could only have two houses on it (we have 60 acres). Why should this be different for the school? Theres no contribution from the school to the street - all it would do is severely detract from our daily lives and establish a precedent that you can use loopholes in the system to develop where development was never meant to happen.

My hope is that the school realizes that the sheer safety issue this school creates for its students and our residents is enough of a reason to find another location. Absent this, we need you to help prevent an accident that is inevitable should this school be approved.

I'm happy to discuss my concerns further.

Stephanie Olvey Radlick
stephanie.olvey@gmail.com
(407) 619-9864
LinkedIn

Syd Shoaf

From: Stephanie Radlick <stephanie.olvey@gmail.com>
Sent: Sunday, November 24, 2024 7:01 PM
To: Syd Shoaf
Cc: Brian Radlick II
Subject: Concerns about CBI Forest School on Dudley Mtn Rd

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Syd,

I am a homeowner on 2065 Dudley Mtn Rd, and I'm writing to express my serious concerns about the proposed forest school on our street.

1. The Road: When we moved to Dudley Mtn Rd three years ago with our two small kids, I almost didn't purchase the property exclusively because of the road. It's so narrow and dangerous to navigate if there is ANY oncoming traffic. In most cases there is no shoulder to provide buffer to an already narrow road. I was once driven off the road into a ditch where my truck fell onto its side because an oncoming car failed to make room for my truck. Very simply the road cannot handle ANY additional cars. As is, it is a massive hazard that needs to be addressed. There have also been at least a dozen times where I've been stuck because of a downed tree - my husband has had to pull multiple people out of ditches off the side of the road during inclement weather.

Any additional traffic on the road will create a dangerous and untenable driving environment for residents and students alike.

2. Shooting: Many residents use their properties on Dudley Mtn Rd for hunting. My next door neighbor regularly shoots deer, coyotes, and turkey that roam our properties. We were advised not to let the kids play in the woods on our own property for fear of a stray bullet coming from hunting neighbors. As a parent, I would be terrified of having my child at a school that neighbors forest land residents use for hunting.

3. Precedent: The reason we chose to buy property on Dudley Mtn Rd is because it's a quiet, rural street and it seemed there were local laws in effect to preserve that. In fact, we were told that we couldn't ever develop our own property and could only have two houses on it (we have 60 acres). Why should this be different for the school? Theres no contribution from the school to the street - all it would do is severely detract from our daily lives and establish a precedent that you can use loopholes in the system to develop where development was never meant to happen.

My hope is that the school realizes that the sheer safety issue this school creates for its students and our residents is enough of a reason to find another location. Absent this, we need you to help prevent an accident that is inevitable should this school be approved.

I'm happy to discuss my concerns further.

Stephanie Olvey Radlick
stephanie.olvey@gmail.com
(407) 619-9864
LinkedIn

Syd Shoaf

From: Timothy Wooster <mama@theatremama.com>
Sent: Sunday, November 24, 2024 5:25 PM
To: Syd Shoaf
Subject: video - traffic on Dudley Mountain Rd

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Hi Syd,

I recorded this 45 second video on a typical day on Dudley Mountain Rd. I was following a Tiger Fuel Truck which is one of many large vehicles we see daily. Our road is a great connection between 29 and 64 and 5th Street. While we are familiar driving with our narrow road, imagine the Fuel Truck driving during a drop off time. Scary to imagine and presents an unsafe situation. My question is: after making this observation, should there be a terrifying accident with a large vehicle should this special use permit be granted....who will be liable?

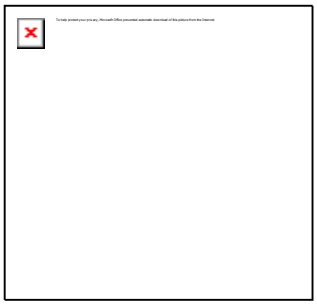
Please follow this link to our vimeo video: https://vimeo.com/1032888499 It was too large of a file to send as an attachment.

Thank you so much for including this on the CBI file.

Take care,

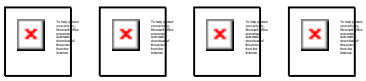
Tim Wooster
1931 Dudley Mountain Rd, Charlottesville, VA 22903

--



Timothy Willet Wooster
Co-Founder, theatreMAMA
www.theatreMAMA.com

MAMA@theatreMAMA.com
+1 646-724-0458





Syd Shoaf

From: Lerdau, Manuel T (mtl5g) <mtl5g@virginia.edu>
Sent: Sunday, November 24, 2024 4:05 PM
To: Syd Shoaf
Cc: jill clark; jeff@planetsubaru.com
Subject: Comments on the Dudley Mntn Rd. religious chool proposal

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Mr. Shoaf,

I attended, but did not get a chance to speak at, the recent community meeting you hosted at Walton Middle School. I would like to share some thoughts for your and the staff's consideration as you review the request for a Special Use Permit by Congregation Beth Israel. First, a little background: I have lived in central Virginia for almost 18 years, having arrived in January of 2007.During my time here I have been a professor of Environmental Sciences and of Biology at the University of Virginia. Before then I spent 12 years as a Professor at SUNY Stony Brook, in New York. Since I began my doctoral studies in 1988, one of my major interests has invasive species and Ecology. I have been supported by The Nature Conservancy, the US EPA, and the National Science Foundation to study disturbance and invasions in mid-Atlantic United States. I also worked with Rod Walker of Albemarle County to help found the Blue Ridge PRISM (Program for Regional Invasive Species Management), a USDA-supported program that helps land-owners with invasive species. Before the Pandemic I served for several years on the Albemarle County Natural Heritage Committee, and I now serve on the Charlottesville Tree Commission. I am also a member of CBI, though I have had no involvement with the Forest School in the past or in any of the planning for the site at Dudley Mountain Rd.

A couple of weeks ago, Jill Abbey-Clark of CBI asked if I would look at what she had submitted in her Special Use Permit Application and convey my thoughts to your office. I agreed but told her that I might not be as supportive as she was hoping. I pointed out that I had done some pro bono consulting during the Ragged Mountain biking controversy, and I had sided far more with the NoBike group, even though I was a mountain biker. She said that she wanted my opinion as a professional Environmental Scientist with 30 years of experience since receiving my PhD and that if I had negative comments she wanted them on the record so that she could respond. Below are my quick thoughts after reviewing the submitted proposal and some of the publicly available data and remote sensing imagery for the site.

From an ecological perspective , the property consists of three almost completely different parcels, roughly 10 acres on the south or east side of Dudley Mountain Rd, 15 acres that sit adjacent to it on the north or west, and the back 140 or so. NOTE that I have not formally measured the areas. These are my rough estimates.

The roughly 10 acres on the south/east side of Dudley Mountain Rd. contains the property's most significant riparian area and should be protected. The middle 15 consists largely of highly disturbed ground, including what appears from imagery to be an old Christmas Tree farm. My guess, based on years of research in the Piedmont, is that this area also has a large number invasives because of its heavy history of human disturbance and lack of current management. The north/west 140 acres of the property is the most interesting part ecologically. This part should be protected. It has great value as a forest in and of itself, and as a place for recreation and Natural History education.

I want now to briefly summarize some ecological/environmental features of the plan that speak directly to questions of impact.

1. *building site locations*. All of the proposed buildings will be placed in the already most heavily impacted areas, Area B, so the marginal ecological effects of these buildings will be small. That is, in my professional opinion the buildings proposed will have minimal impacts on both biodiversity and ecosystem processes.
2. *where development will not occur*. Area A offers 140 of permanent protection (through the Conservation Easement) for the highest value, in terms of biodiversity and ecosystem integrity, part of the property. This permanent protection will be a significant contribution to the maintenance of both biodiversity and ecosystem processes in central Virginia.
3. *where stream protection will occur*. A major challenge facing all of Albemarle County, and central Virginia, is maintaining the health of riparian areas. By placing Zone C under permanent easement and committing to the Riparian Buffer Program, this plan does as much as any land use plan can in terms of stream protection. This is another contribution to biodiversity and ecosystem processes in central Virginia, especially to streamwater quality.
4. *invasive species control*. I would like to see more detail about how CBI plans to reduce invasive species on the property, though I do not see any of their efforts worsening the situation. If the permit is granted, I will strongly suggest they reach out to Blue Ridge PRISM and develop an integrated invasive species management plan.
5. *what I would like see in Area A that is not yet there*. One of the major challenges facing efforts to promote biodiversity and ecosystem processes in central Virginia is forest regeneration. This challenge exists largely because deer populations are high and browsing pressures extreme. I would like to see a formal deer management program, at least for the 140 acre part of the property. Given the 5-day a week nature of the school, I think there may be good opportunities for weekend efforts to control deer population through hunting

At the community meeting two issues were discussed that are related to Ecology, and I will to offer my opinions, though I want to stress that my expertise is in neither traffic management nor groundwater hydrology. With respect to the traffic: it seems to that an extra 80-100 cars packed into a brief period in the morning and slightly extended one in the afternoon is not a lot for any public road. But this is why we pay taxes to have a DoT to conduct traffic studies. With respect to the water issues, I was surprised, given my experience with groundwater in other parts of the County (I am the research Director at Morven and have looked at a lot of groundwater maps of the county). I also question the 15gallons/pupil/day number that was cited at the meeting. That seems very high for small children who are going home for most of their washing and eating. I am sure that water use of elementary school students with and without school kitchens (it looks from the school plans that lunch will not be cooked on site) is a well-studied number. I'm sure the County has this number for its schools. Someone should make the effort to find it.

In short, as a professional Ecologist who has worked in mid-Atlantic forests for the last 30 years, I was largely impressed with the permit application narrative. Putting the property into Conservation Easement with roughly 140 out of the 155 acres slated for no building would be a great step forward for the county, and the riparian protection is also significant. I would like to see more about invasive species and deer management plans, but those seem a tractable challenges.

Finally, let me say that I understand that the evaluation process is complex. If there are ways I can be of assistance as you go forward, please do not hesitate to reach. I have done *pro bono* consulting on development questions in the past and would consider helping if asked in this case.

All the best,
Manuel Lerdau

Ps. I have cc'd Ms. Abbey Clark and Mr. Morrill

--
Manuel Lerdau
Professor of Environmental Sciences and of Biology
University of Virginia
Charlottesville, VA 22903
https://uva.theopenscholar.com/manuel-lerdau
Lerdau Google Scholar Link

Syd Shoaf

From: Sarah Schwartz <schwartzbakes@gmail.com>
Sent: Saturday, November 23, 2024 9:27 PM
To: Syd Shoaf
Subject: Dudley Mt Road development

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Mr. Shoaf,
I am writing to offer full support of Congregation Beth Israel's efforts to locate The Forest School on Dudley Mountain Road.. My family lives south of town, in North Garden, with Dudley Mountain being en route to our jobs in Charlottesville. We are so excited about the prospect of the CBI Forest School moving so close to our home.
As far a developments impacting our neighbors on Dudley Mountain Road, I think the CBI Forest School is a best case scenario. This unique curriculum requires forested space to explore, and is rooted in land stewardship. Teaching our children to care for their environment aligns with minimal building development and would have a low impact on the natural landscape and ensure protection for much of the discussed land.
My family believes deeply in the school's teaching philosophy, and we are impressed by the ways the school stewards resources and engages young minds to ask questions, seek answers, find experts, and draw conclusions. Our geographical location south of Charlottesville is in need of a school – and would indeed be lucky to have one – that fosters creativity, critical thinking, and curiosity in young people who will go on to embrace a philosophy of repairing the world together through outdoor experiential learning.
Thank you for your consideration and for ***noting my family's unequivocal, full, and strong support for The Forest School moving to Dudley Mountain Road.***
Sincerely,
Sarah Schwartz and Phillip Pence

Syd Shoaf

From: Brian & Jennifer Armstrong <armstrongbriank@yahoo.com>
Sent: Friday, November 22, 2024 4:50 PM
To: Syd Shoaf
Subject: CBI Forest School on Dudley Mountain Road

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Hi Mr Shoaf,

Thank you for hosting in information session Tuesday evening. I wanted to add a few reasons for my opposition to the CBI Forest School special use application.

I believe the character of the area will be changed drastically to the worse due to:

1) Bringing a major change to the traffic patterns in an area barely able to handle the existing flow.

2) Making the left out of Fiddlesticks lane on to Old Lynchburg Rd (where folks cannot see oncoming traffic) even more difficult.

3) Special event and school traffic will likely result in a large flow leaving the property in a small-time window that will back up at the stop sign leaving Dudley Mountain Rd turning left onto Old Lynchburg Rd. This intersection has limited line of sight to see oncoming traffic, which will cause each car to have an extended period to clear it safely. This will block the driveway in that area causing a detriment to their properties.

4) The road is narrow with many curves. Approaching any oncoming traffic, particularly in curves is a harrowing experience. Adding to the frequency of that event adversely affect the character of the road.

5) Blue Wheel Bicycles list Dudley Mountain Loop as Low Traffic, Quiet Roads. Seems like this project will severely limit the bike community ability to recreationally cycle in this area of the county.

6) We can still see the milky way on Dudley Mountain Road. I can only imagine the project will need significant outdoor lighting to serve the property. This will adversely impact neighboring property's views of the night sky. This will also impact the immediate areas lighting bug population, and neighboring property owners' ability to enjoy their presence.

7) Drought conditions are not uncommon for our region. Allowing the project will put an unnecessary burden on area ground water levels and existing residents water supply.

Because of these items, I don't believe this application pass the Factors for Consideration and should be denied.

Thank you

Syd Shoaf

From: Jeanne Pfaff <pfaffbox1@gmail.com>
Sent: Friday, November 22, 2024 2:48 PM
To: Syd Shoaf
Subject: RE: SP202400023 – CBI Forest School on Dudley Mountain Road

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Good afternoon Syd - I would like to communicate our opposition to the proposed special use permit for the CBI School on Dudley Mountain Road. While the intent of the school is lovely, the location will pose safety concerns for all travelers on Dudley Mtn Road. This would be the first non-agricultural/residential site on Dudley Mtn road and the roads are not built to accommodate the increased traffic flow. The road is very narrow and it is necessary for a car to pull over to the side with one wheel off the road when a bus or commercial vehicle passes. Ordinarily this would be an inconvenience but some of the culverts present a 2 - 3 drop making driving precarious. Dudley Mtn Road just has not had the investments in widening, water flow, culvert maintenance and road crowning to support the increased traffic from the school and any additional events offered at the facility.

Thank you for your consideration keeping the safety concerns of Albemarle County residents foremost in your mind.

Jim & Jeanne Neilson
2024 Dudley Mountain Rd

Syd Shoaf

From: Lswb2j2 <lswb2j2@yahoo.com>
Sent: Friday, November 22, 2024 12:22 PM
To: Syd Shoaf; boc@albemarle.org; Planning Commission
Subject: Recommendation for Denial of Special Use Permit SP20240023

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Thank you for the information and your time at the community information session this week.

I am submitting this communication to express my strong opposition to the proposed location on Dudley Mountain Road for the special use permit SP202400023.

I had the opportunity to review the request and participated in the

community information meeting on 11/19/2024.

I left the informational meeting with greater concerns than I had prior to arriving.

During the informational community meeting when providing an overview of the proposal, several comments were made regarding what the property owner “by right” could do.

This included subdividing of the property, up to 12 divisions and or developing the property for a brewery or winery. It is unclear to

me why these comments were brought into the overview of the proposal, outside of an attempt to **intimidate** the audience.

Then, upon further discussion, there was backpedaling, after questioning, making it unclear that the information was even accurate regarding subdivisions.
It is my understanding that even with the owners "by-right" an addition of a brewery or such, would require potential zoning clearance or special permit. I also believe those have a caps on vehicles per day and attendees, in rural areas? https://www.albemarle.org/g

overnment/community-development/learn-more-about/agricultural-operations-farm-wineries-breweries-distilleries
These comments were, my opinion, are misleading.

Then, during the meeting, a question regarding the owner's participation on a county board was asked. The property owner, clarified that he does volunteer on an Economic Authority Board. He further explained that he sought legal counsel to determine whether or not there was a conflict of interest and was told that there was none.

In my opinion, the conflict of interest does not sit with the property owner. It sits with the Board of Supervisors and the Planning Commission. If any or all of the members on the Board Of Supervisor's and or Planning Commission have a friendly/social/business relationship with the owner of the property, they should **recuse** themselves from the decision-making process in order to avoid any perception of bias.

Lastly, the final "question" opportunity was given to a supporter of the project who, did not have a questions, but shared a heartfelt story about the importance the

school has for his child. It seems ironic that the last question, wasn't a question and then the session was promptly closed. Was this person planted in the audience?

We also are passionate about where we live and where we are raising our children. We also move here to be closer to nature, watch the hawks, and be outside, hunt, hike, cycle, or walk. We also want to see the stars at night without light pollution. We also want to live in a rural environment with as little traffic as possible.
Did you know there is a flock of wild turkeys that live on the property, that

we enjoy seeing and sharing with our children, which will clearly be displaced by this development.

Why do the desires of the applicant out weigh the desires of those already in the community?

Speaking on behalf of myself and I feel this community, we support the schools initiative and philosophy. Our concerns are solely related to the proposed location on Dudley Mountain Road.

Concerns:

The application which is now being revised to 144 students egregiously underestimates the volume of traffic. It focuses mainly on the incoming and departure of morning and afternoon traffic. There evaluation of traffic also is insufficient when addressing staff, deliveries or their special, multi use building.
Will there ever be times parents arrive to pick up children who are sick and then have to come back and pick up a second child? Will parents, grandparents ever come for lunch? Will they ever have school events such as a talent show during the day or after school?

I attended an event at Red Hill Elementary school, where we had four vehicles to see one child.
The current state of Dudley Mountain Rd. is in poor condition. It cannot sustain such an increase in traffic. This level of traffic is also likely to cause congestion at the intersection of Old Lynchburg and Dudley Mountain Rd. blocking multiple peoples driveways. Even if the congestion is during specific periods of the day, this fails the criteria to have little discernible difference in traffic, and can cause issues for emergency services for those already in the community.

The road is narrow and often unsuitable for the passing of two vehicles at the same time. This often leads to one vehicle moving off road in order for the vehicles to pass. When incidences have happen often, the police do not issue tickets because the road is so narrow and unmarked. They are unable to determine who's at fault. This is a clear safety issue with a discernible traffic increase and increased potential for emergency services.

As I understand, the application must meet criteria and complement the character of the area and be suitable for existing rural roads and result

and little discernible difference in traffic pattern. The substantial increased traffic **will have** a discernible difference in the traffic pattern and this level of traffic is 100% not suitable for the existing rural road. The applicant should not be allowed to minimize this impact and the request should be denied on this alone.

Those who live on Old Lynchburg Road, have to cross the street to collect their mail now will have to contend with well over 500 more cars per day. This also is a safety issue.

The proposed multiuse building: There was little to information regarding how many community events the school might host. Perhaps they are considering workshops, fundraising, seasonal festivals, weddings, retreats, other educational programs, all of which will have a substantial traffic flow.

According to the information at the session, there will be parking for 29 spaces and then gravel overflow which does not seem sufficient to accommodate the school let alone a multi-use building for 200 people.

Where will the remaining people be left to park? There clearly is a problem if the multi-use building is used consecutively while the school/daycare is in session.
The parking seems wholeheartedly understated in the proposal, which will likely lead to people attempting to park off of Dudley Mountain Rd. This is a safety issue.

Water
As commented during the information session, there is concern regarding the proposed water consumption. The 1200 gallons per day as referenced during the information session is insufficient

and low. And comments regarding these concerns were dismissed. According to drought.gov Albemarle County is in a moderate drought with 95,863 people affected or 96.9% of the community. This is a 100% increase over prior month. The majority of the streams are much below, expected stream flow, and this is after the substantial rains with the hurricane earlier this year. The applicant fails to meet the criteria to have negligible impact on natural resources, and again for this alone, the application should be denied.

The Information provided is incomplete, and at times,

inaccurate. The applicant is minimizing the impact to our community and Fails to meet many of the criteria set for a special use permit: suitable for rural roads, results in little discernible difference in traffic patterns, not in conflict with nearby agricultural and forest uses, have negligible impact on the natural and historic resources generate little demand emergency services.

We live in an area of the county, that is not included as part of the 2015 development plan, this proposal is not consistent with other rural policies and many in this community, including myself, do not

want to see this area further developed, outside of the existing residential/agricultural uses.

There are many reasons this permit should be denied, based solely on criteria. I hope in addition, those making the decision, will value the current resident's opinions, desires and represent us. While the mission of the Forest School is wonderful, the end result is: This is commercial development, in a rural area, wrapped in pretty paper.

Please deny the request.

Respectfully,
Jennifer Armstrong

Syd Shoaf

From: Earthlink <richpale@earthlink.net>
Sent: Friday, November 22, 2024 11:14 AM
To: Syd Shoaf
Subject: Re: Dudley Mountain Road School

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Syd, I'm sure it was brought up, but can't remember if the fact of over 100 vehicles, after picking up students, need to turn left onto Old Lynchburg Road from DMR at stop sign. This seems like they'd need a traffic light or traffic cop! No thanks!! Still not in favor of this school on DMR! Thank you, Rich Sent from my iPhone

> On Nov 12, 2024, at 2:04 PM, Earthlink <richpale@earthlink.net> wrote:
>
> Syd , thanks so much for your response! I'll be at that meeting along
> with many neighbors residing on DMR, Rich Sent from my iPhone
>
>> On Nov 12, 2024, at 9:13 AM, Syd Shoaf <sshoaf@albemarle.org> wrote:
>>
>> Good morning, Rich,
>>
>> Thank you for providing public comments for SP202400023 CBI Forest School - Dudley. Your email will be provided as a public comment attachment to the applicant and in my staff report.
>>
>> I encourage you attend the community meeting on Tuesday, November 19, 2024, at 6 pm located at Walton Middle School (4217 Red Hill Road). You can learn more about the County's process for reviewing special use permits, the applicant's proposal, provide public comment, and ask questions directly to County staff and the applicant.
>>
>> Please reach out to me if you have any questions or would like to provide further public comment.
>>
>> Syd Shoaf
>> Senior Planner
>> Community Development Department
>> Albemarle County
>>
>> sshoaf@albemarle.org
>> 434-296-5832 ext. 3902
>> 401 McIntire Road, Charlottesville, VA 22902
>>
>> -----Original Message-----
>> From: Earthlink <richpale@earthlink.net>
>> Sent: Friday, November 8, 2024 5:51 PM
>> To: Syd Shoaf <sshoaf@albemarle.org>
>> Subject: Dudley Mountain Road School
>>
>> CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.
>>

>> Hi Syd, I've been a homeowner at 1671 Dudley Mountain and wanted to
>> voice my concern for this proposed school just a bit north of my
>> property. Sounds like 140 students being dropped and picked up each
>> day. If you're familiar with the road, it's not in the best condition
>> to handle that increased traffic daily. Along with the fact these
>> same students may walk across the road to access the creek on the
>> other side. Thank you for any consideration in this matter , Rich
>> Palermo Sent from my iPhone

Syd Shoaf

From: Catherine Lowe <catlowe1024@gmail.com>
Sent: Thursday, November 21, 2024 3:33 PM
To: Syd Shoaf; Board of Supervisors members; Planning Commission
Subject: Building of CBI Forest School

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Hello!

My name is Catherine Lowe, I am currently a resident on Dudley Mountain Dr and I am against the development of an elementary school, CBI Forest School, being built on Dudley Mountain Road. I ask that you do not approve of the special use permit to build the CBI Forest School on Dudley Mountain Road.

As a mother of two young children, I love the concept of the school- we spend most of our free time outside exploring our own land- finding acorns and jumping in puddles. My issues is not the school itself but rather the location of the school.

My first concern is as a family of 4+ living on a well, there are times we have to limit our water use and/or use bottled water due to the limited resources of mountain water. I am against the development of this school due to the schools planned use of the our mountain water. In the meeting they made it seem like it would not tax our water during high use time period but instead would fill their tanks at high, using our mountain water.

My second concern is the safety/traffic of our road. Dudley Mountain Road is a small 1.5 lane road that is just big enough for the residents who live on it. There are times when two bigger size vehicles (including dump trucks coming from the rock quarry) that one car has to pull over to make room for the other vehicle to pass. As residents, we understand this but individuals who do not live in our road do not understand this. As residents we like to walk, run, and bike on our road and to say an increase of 500+ cars a week day will make our small 1.5 lane road extremely unsafe. Traffic- the school plans on making the pick up/drop off lane long so the traffic does not back up onto Dudley Mountain but what about the traffic back up at both stop signs at the end of the road- both are at a blind curve and extremely unsafe for individuals who do not understand the road. With the back up at the stop signs, what about the families who live by the stop signs who will not be able to easily enter and exit their own driveways?

I ask that you do not approve the building of the CBI Forest School on Dudley Mountain Road because of taxation of the limited mountain water that the current residents depend on AND the safety/traffic of the road itself.

Thank you for your time and I ask again that you do not approve the special use permit for the building of the CBI Forest School on Dudley Mountain Road.

Thanks you,
Catherine Lowe

Syd Shoaf

From: Emily Thomas <emily.eliz.thomas@gmail.com>
Sent: Thursday, November 21, 2024 1:04 PM
To: Syd Shoaf
Subject: Question regarding CBI Forest School Special Use Permit

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Hi Syd -

I have some follow up questions for you. Thank you for your help!

-Would the approval of this special use permit help to facilitate other non-residential uses on the road? I know there are concerns about this setting a precedent for future businesses coming in, but I am not sure if this is actually how it works.

-Does the property have 5 subdivision rights?

-Was the comment about there being worse options possible (I.e. a brewery or winery coming in) actually a valid option?

Thank you for your time on this!

Warmly,

Emily

Sent from my iPhone

Syd Shoaf

From: millknock menagerie <millknock1@gmail.com>
Sent: Thursday, November 21, 2024 12:58 PM
To: Syd Shoaf
Subject: DMR School proposal

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Mr Syd Shoaf,
Albemarle County Planner

On November 19 we attended the community meeting about the proposed school on Dudley Mountain Road. It was a packed meeting and more chairs were required to accommodate everyone. Many, probably most, were residents who have lived on DMR or Old Lynchburg Rd. for decades.

We listened to the presentation by the engineer representing Forest School, we listened to one of the faculty members of the school, we listened to Jeff Morrill who is the property owner. There was not much opportunity for members of the audience to offer opinions but a few questions were asked.

Despite being just over a mile from the nearest development, this property is *not* in the designated growth area. The first phase of this school is only a window into more development. DMR is a rural road, as is OLR, the roads are narrow, winding, with no shoulders or places to pass. People with mailboxes on either road risk life and limb just to get their mail. Despite this the traffic increases yearly with people taking “short cuts” via Route 708 to Routes 29 and 20. Gravel trucks, school busses, and even people riding bicycles add to the problems.

Now we are talking about a totally misrepresented number of cars being added to the mix twice a day for five days plus school events. An event at Forest Lodge this past year backed traffic to a stand still from the event venue over one mile to Southwood. There is no where to pass, or barely even turn around. To avoid this traffic jam one must go all the way back to I64, and 29 South to Route 708 to gain access from the south. One long hill in front of Mosby Mountain is a disaster if there is even a sprinkle of ice or snow, with cars and trucks stuck on the hill. Before Whittington that never happened. Residents told us last night how dangerous the intersection of DMR and OLR can be when trying to make a turn.

Concern about water usage is real. The drought this past summer put a strain on everyone’s wells. A facility with 200 plus people a day will only put more pressure on the water situation on DMR. The proposal to put up water tanks doesn’t solve the problem, as suggested as they still have to drain a well to fill the tanks. That solution was, frankly, lame.

Arguing that this school will provide more space for students to other schools is also misrepresented. An analogy is widening highways with more lanes to resolve congestion when it has been found to only increase more traffic and more congestion. Putting a school on DMR only invites more special use permits for more development.

We are property owners and have lived off of OLR for 32 years, and we observed that many of the folks at

the meeting were also long time residents of DMR and OLR. We hope that everyone who is to make decisions approving this school understand the repercussions of such an action. Albemarle County has always committed to preserving the rural life of the county. While we are not against this school per se, we feel strongly that the current proposed location is not appropriate primarily for reasons of traffic, water resources that it is zoned rural, and should not pass.

Marianne Sullivan
Joseph Rhames
2835 Penny Ln
Charlottesville, VA

Syd Shoaf

From: Rachael Ayers <rachael.e.ayers@gmail.com>
Sent: Thursday, November 21, 2024 9:07 AM
To: Syd Shoaf
Subject: Re: CBI Forrest School Concern

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Hi Syd,

Thank you for hosting the community meeting on Tuesday. You did a nice job keeping the agenda on track and ending on time - not an easy task!

I appreciate the educational model of the CBI school and their efforts to minimize the project's impact on the environment. However they have not alleviated my concerns about the increased traffic on Dudley Mountain. Adding 500+ cars each day is honestly absurd given the width of the road. Just this morning, I had to pull onto the grass to allow another vehicle to pass. The sharp curves on the first mile of Dudley from both Red Hill and Old Lynchburg are especially treacherous. Please consider the safety of residential drivers, cyclists, and pedestrians as you review the special use permit.

Thank you for your time.

Best,
Rachael Ayers
2018 Dudley Mountain Rd
804.426.8411

On Thu, Nov 7, 2024 at 5:50 PM Rachael Ayers <rachael.e.ayers@gmail.com> wrote:

> Good Evening, Syd,
>
> Thank you for your quick and thorough response! I have read over the narrative regarding traffic and I found their analysis lacking as it only acknowledges the need for a turn lane to avoid a back up on Dudley Mountain Rd. They have not addressed the greater issue of traffic flow and safety on a rural road.
>
> I plan to attend the meeting on the 19th. I look forward to hearing more then.
>
> I greatly appreciate your time and service to the county.
>
> Best,
> Rachael Ayers

On Nov 7, 2024, at 2:14 PM, Syd Shoaf <sshoaf@albemarle.org> wrote:

Good afternoon, Rachael,

Thank you for providing public comments for SP202400023 CBI Forest School – Dudley.

A traffic study has not been conducted to assess the feasibility of the plan, however, the applicant has provided a narrative with their application. The narrative includes a section titled, "Impact on public facilities and infrastructure" with a subsection for "Traffic" on page 6. They provide an Institute of Transportation Engineers (ITE) trip generation numbers that can be reviewed in this section. A traffic impact study is not required by the County unless the ITE estimated vehicles per day is more 1,000. Although this study is not warranted, the applicant is expected to assess impacts and provide alternative solutions.

The County's transportation staff (along with all our partners) are reviewing this application and will provide comments which will be available after the community meeting.

You can also access the project's application materials through the link below:

https://lfweb.albemarle.org/weblink/search.aspx?dbid=0&searchcommand=%7b%5bCDD-Planning%5d:%5bApplicationNumber%5d=%22SP202400023%22%7d

I encourage you attend the community meeting on **Tuesday, November 19, 2024, at 6 pm located at Walton Middle School (4217 Red Hill Road)**. You can learn more about the County's process for reviewing special use permits, the applicant's proposal, provide public comment, and ask questions directly to County staff and the applicant.

Please let me know if you have any questions.

Thank you,

Syd Shoaf
Senior Planner
Community Development Department
Albemarle County

sshoaf@albemarle.org
434-296-5832 ext. 3902
401 McIntire Road, Charlottesville, VA 22902

From: Rachael Ayers <rachael.e.ayers@gmail.com>
Sent: Wednesday, November 6, 2024 9:45 AM
To: Syd Shoaf <sshoaf@albemarle.org>
Subject: CBI Forrest School Concern

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Mr. Shoaf,

I hope this message finds you well. I am writing to express my concerns regarding the CBI Forrest School development being proposed on Dudley Mountain Rd. While I fully support the addition of educational facilities to our community, I am greatly concerned about the expected increase of traffic on Dudley Mountain Rd.

Dudley Mountain Rd is a narrow, curvy road with no shoulder. As it is now, two large vehicles must pull off the pavement to pass safely. The first mile of Dudley coming from Old Lynchburg Rd is very curved with limited visibility. Inclement weather (heavy rain, fog, ice, snow) exacerbate the challenges of visibility and passing space.

The CBI Forrest School projects adding an additional 100+ vehicles in the morning and afternoon on Dudley Mountain Rd. There is no way the road can safely handle this increase to traffic flow. Has a traffic study been done to assess the feasibility of this plan?

Thank you for your time and attention to this important issue. I look forward to your response and any steps being taken to mitigate the potential impact of the new school on our community's traffic and safety.

Best,

Rachael Ayers
2018 Dudley Mountain Rd.
8074-426-8411

Syd Shoaf

From: mgypsyr@aol.com
Sent: Wednesday, November 20, 2024 9:44 PM
To: Syd Shoaf
Subject: Congregation Beth Israel Special Use Permit

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

I am a resident/taxpayer who lives at 1694 Dudley Mountain Road in Albemarle County. I am opposed to a school and event center being allowed to build under a Special Use Permit. If you allow this one, how can you say "NO" to others who apply for zoning changes. Please preserve the agricultural land and natural habitat for our wildlife.

Dudley Mountain Road is narrow (no center line to divide lanes), and additional traffic created by the above mentioned complex would make driving even more dangerous. There are hills, curves, and few places with a shoulder along the roadway. When approaching a large truck or school bus I practically come to a stop to make sure there is not a head-on crash. (I was actually run off the road once by a driver who failed to stay far enough over in his lane.) Additionally, there are frequent bicycle riders who enjoy the beauty of this country road.

Furthermore, I don't believe it is wise to have small children outdoors at recess in an area where bears and poisonous snakes are known to exist.

There are other issues presented by my neighborhood, but I won't go into that. I just want to ask that you don't permit a zoning change for 1648 Dudley Mountain Rd.

Thank you for understanding the true concerns of myself and others who live here.

Mary Ann Rodeheaver
phone: (434) 296-7821

Syd Shoaf

From: Micah Kemp <micahkemp12@gmail.com>
Sent: Wednesday, November 20, 2024 6:35 PM
To: Syd Shoaf
Cc: Scott Clark; Michael Barnes; Karen Firehock; Kevin McDermott; jjhballering@albemarle.org
Subject: Recommendation for Denial of SP202400023 – CBI Forest School on Dudley Mountain Road
Attachments: Recommendation for Denial of SP202400023.docx

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Good afternoon Syd –

Thank you for working with our community as we struggle with this proposed school on Dudley Mountain Road. You did an excellent job last night and have been an asset for those reaching out prior to the session (myself included).

Below is a summary analysis of SP202400023 and reasons the application should be denied. I have also attached a far more detailed analysis. I hope the County has similar comments to share with the applicant given.

One item I would like to address, it does not appear VDOT did a thorough review of this project which would increase AADT by over 400% on Dudley Mountain Road (understanding a more detailed review is completed during site plan review). I hope planning staff is able to see this gap and address the lack of VDOT's common sense review in the process.

My objections to this project, all of which align with the specific review criteria for new uses in the rural area, are as follows:

1. The CBI Forest School would likely increase average daily travel on Dudley Mountain Road from 130 AADT to the estimated 573 trips – a 400% increase of traffic for a private use with no guaranteed public benefit to others who reside on this road
2. The increase of traffic would create substantial safety risks on this hazardous and deteriorating roadway, endangering drivers, pedestrians, and the many bicyclists who use Dudley Mountain Road. This is most concerning during their peak '15 minute' drop off window in the morning and afternoon. The stacking plan for drop-offs is absent and what preliminary site plans are provided show a clear backup onto Dudley Mountain Road in even the most conservative scenarios.
3. This would be the first non-residential/agricultural/forestal use on the roadway and would create unwanted (and unsupported by the County's Comp. plan) development pressure specific to this roadway and areas south. The stated alleviating factors of this, including the conservation easement (which is not in recorded nor in progress) and nature of the school, are irrelevant in the review of this private school use.
4. The desired provision for special events can only be tied to the private school use (as this is not a religious assembly SUP - a use allowed by right), and thus any event requests related to the private school use should have to follow existing County policies for event permitting. Additionally, there is nowhere near the parking capacity or site infrastructure to support an event of up to 200 attendees.

5. Understanding emergency service review is likely to occur during site planning, the rural nature and lack of sufficient safety features in the development plan (namely on-site water sources, sprinklers for fire response) is a threat to the highly sensitive age group the school would serve and adjoining forested parcels.
6. Last, the application fails to provide any field analysis proving sufficient groundwater to support daily school use and events up to 200. The cost/intensity of such analysis the applicant stated was an issue during the engagement meeting does not alleviate their responsibility to ensure there is sufficient recharge capacity in the area and they would not impact the 17 other private wells within 2000' of the site.

A more detailed review of the application is attached, please give it a review as I believe it will be informative for your staff's comments. Please let me know if there is anything else I can provide or clarify in these comments.

Thank you for your work in preserving Albemarle and guiding its sustainable growth – your efforts are very much appreciated.

Best,

Micah and Abigail Kemp

Dudley Mountain Road Residents

--
Micah Kemp
(804) 624-7133

Syd Shoaf

From: Vincent Porcello <vince_por@yahoo.com>
Sent: Wednesday, November 20, 2024 4:04 PM
To: Syd Shoaf
Cc: Michelin Hall; Timothy Wooster; Brian & Jennifer Armstrong; Micah Kemp
Subject: CBI Community meeting held Nov. 19

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Hi Syd,

I thought you did quite well hosting this meeting at the Walton School, especially the way you kept the agenda on schedule.

If I may, I'd like to make a couple of strong suggestions for any subsequent meetings that may be held on this subject. Since the audial acuity of most of the attendees at that meeting, [and future meetings], may not be what it used to be in our youth, it is essential that the host of such a meeting provides a microphone for both the presenters and those in the audience who ask questions. At the meeting last night, as you know from some of the comments made, so much of what was said by the presenters and audience was lost due to low volume of the unassisted voices and the wide space of the auditorium. This not only hinders the communications on both sides, but is counterproductive and frustrating as well.

Speaking of the agenda schedule, the presentations and the question period were limited to a half hour each. As was obvious toward the end of the questions period, the half hour provided was wholly inadequate, leaving many questions unanswered. Future meetings on this subject will most likely have even more participants, primarily from the residents of the area.

It would therefore bode well for the County to provide both an adequate Public Addressing sound system and sufficient seating space at the venue.

Thanks.

Vincent Porcello

Syd Shoaf

From: Carolyn Shaffer
Sent: Wednesday, November 20, 2024 3:57 PM
To: Syd Shoaf
Subject: Fw: Proposed CBI Forest School on Dudley Mountain Road

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: gcobham@earthlink.net <gcobham@earthlink.net>
Sent: Wednesday, November 20, 2024 3:51 PM
To: Planning Commission <PlanningCommission@albemarle.org>
Subject: Proposed CBI Forest School on Dudley Mountain Road

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

To: Albemarle County Planning Commission,

I live at 2483 Poplar Drive which intersects with Dudley Mountain Road, and I am writing to express my opposition to the proposed CBI Forest School. Our 21-acre property abuts property that the school owns so we would be impacted by this school more than most residents along the Dudley Mountain Road corridor. . My wife and I built our retirement home here 21 years ago. The rural nature of this area was a key factor in our decision to locate here. We enjoy: our peaceful surroundings, observing the plentiful wildlife and watching our grandchildren children play in the stream at the lower part of our property. The construction of a daycare / elementary school complex just yards from our property line would negatively impact much of the enjoyment we derive from living where we do - not to mention the negative effect on our property value.

Specific reasons for my wife's and my opposition to construction of the CBI school would include: noise pollution, light pollution, introduction of commercial structures to a scenic wooded hillside, increased vehicular traffic on a road that can barely handle the current traffic load, taxing our area's already troubled water supply and establishing a precedent for bringing more commercial operations to a community that has been limited to residential and agricultural use for many years.

Your consideration of the above stated concerns is appreciated.

Sincerely,

Geoffrey R. Cobham
2483 Poplar Drive
Charlottesville, VA 22903

Sent from my iPad

Syd Shoaf

From: Albemarle County <albemarleva@enotify.visioninternet.com>
Sent: Wednesday, November 20, 2024 11:11 AM
To: Syd Shoaf
Subject: Email contact from Albemarle County, VA

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Message submitted from the <Albemarle County, VA> website.

Site Visitor Name: Bruce Spreull Jones
Site Visitor Email: jonesbs@earthlink.net

Hello Mr Syed, I was at the meeting last night and appreciate the information that was presented. I have several concerns. Nothing was mentioned about light pollution. Now at his time of year how much outdoor lighting will there be? For traffic, how many cars will be able to enter and exit at one time. If cars are waiting to pull in, how many cars will be lined up to pull out and backed up on the road? If there is a fire will there be a source of water on property and how easy will fire trucks be able to get there?
Thank you
Bruce

Syd Shoaf

From: Carolyn Shaffer
Sent: Wednesday, November 20, 2024 10:52 AM
To: Syd Shoaf
Subject: Fw: Proposed School on Dudley Mountain Road.

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Dee Post <resolute108@gmail.com>
Sent: Wednesday, November 20, 2024 9:48 AM
To: Planning Commission <PlanningCommission@albemarle.org>
Subject: Re: Proposed School on Dudley Mountain Road.

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

I am writing to voice my opposition to the proposed school on Dudley Mountain Road.

The current status of this road is that heavy gravel trucks use it as a cut through. The narrow road with no center line often has people driving down the middle of the road.
I've had near misses several times. Once I was literally forced off the road at the curve by an oversized logging truck.
I am concerned about the influx of construction vehicles to build the project as well as the remark that people would be going in an out of the facility four times per day.
Realistically, if there are 144 students plus 28 faculty, this might mean around 600 entrances and exits to the property on weekdays. The morning window around 8:00 a.m. is when people are leaving for work and there's school buses traffic.

Then there's the proposed 6,000 sq. Ft. structure to accommodate 200 people for various meetings. There seems to be NO provision for the parking and this portends high traffic even on the weekends with possibly another 400 or more entrances and exits.
In short, this proposal makes stressors on already existing problems pertaining to this road.
Thank you for your attention.
Sincerely,
Dianne Postnieks

2191 Dudley Mountain Road
North Garden, VA 22959

Syd Shoaf

From: Malcolm J Blundell <malcolm.j.blundell@gmail.com>
Sent: Wednesday, November 20, 2024 8:37 AM
To: Syd Shoaf
Subject: Comment on Special Permit Application SP202400023

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Mr. Shoaf,

I am Vice President of the Rivanna Rifle and Pistol Club, and will be President of the club next year. RRPC is a shooting sports club founded in 1950 and located at 1570 Old Lynchburg Road since 1956. Our main property is Short Parcel ID 89-84. Per GIS Web, our ranges are nine tenths of a mile east-southeast of the proposed location of CBI Forest School, on a bearing of roughly 120°. Poplar Ridge lies between the two properties.

I and two other club members attended the 11/19 community meeting regarding SP202400023 CBI Forest School - Dudley TMP 89-64. I had the pleasure of meeting and briefly chatting with Jill Abbey-Clark after the meeting ended.

The club's interest in the approval process is to make it a matter of record that our students at the school will hear the faint sound of gunfire coming from our club, and to confirm that this is accepted by the school. In my conversation with Ms Abbey-Clark, I pointed out that students at the school will hear the faint sound of gunfire coming from RRPC shooting ranges nearly every day. I could heard it on November 18 while standing on Dudley Mountain Road where it crosses the school property. Ms Clark said that she heard it when visiting the school property, and it was not a concern.

RRPC wants to be a good neighbor. We invited the directors of CBI Forest School to tour our club and meet some of our officers and directors at a mutually convenient time.

The best way to reach RRPC is via the contact page on our web site, https://rrpc2.org/ContactUs. Also, feel free to contact me directly anytime.

Regards,

Malcolm Blundell
571-276-8340

Syd Shoaf

From: Frank Phillips <frankpphillips@gmail.com>
Sent: Wednesday, November 20, 2024 6:30 AM
To: Board of Supervisors members; Planningcomission@albemarle.org; Syd Shoaf
Subject: Potential CBI Construction on Dudley Mountain

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

To Whom it May Concern:
I am concerned about the proposal to build the CBI campus.
This is a mostly residential area, the roads are not equipped for the twice daily traffic, and it would create delays for the people who live here.
Please let me know if you'd like any additional information.

Thank you,
Frank Phillips
3030 Old Lynchburg Rd
North Garden, VA 22959

Syd Shoaf

From: Vanessa Camperlengo <vcamperlengo@gmail.com>
Sent: Tuesday, November 19, 2024 10:32 PM
To: Syd Shoaf
Subject: CBI/Dudley Mtn

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Mr. Shoaf:

Thank you for hosting the meeting tonight. We have several grave concerns about this project's requested location and strongly oppose it. It is not clear that this project would benefit this area in any way. However, the adverse effects are clear, and of a serious magnitude.

1. Traffic: Old Lynchburg Road is one of the worst roads in the county and Dudley Mountain Rd you often have to pull over and stop when there is another car approaching because it is basically a one lane road. There are people on bicycles riding these roads frequently. There are log trucks, dump trucks, landscaping trailers and many local residents who work hard for a living who drive oversized vehicles for work. There are also other issues like the mail delivery vehicle that stops the traffic. As well, we often have to drive our tractors and backhoe on Old Lynchburg Rd to get from one tract of our land to the other. Please don't forget that this is still an agricultural area and people still farm and want to farm. One tractor will hold up traffic for quite a delay, or worse, people in a hurry will try to drive around the tractor, or the mail truck, or the people on bicycles. It is a very dangerous road at baseline. Those people coming from south of town would need to cross a one lane bridge on Old Lynchburg Rd which is not well marked and another dangerous spot where accidents occur. Probably most people are thinking of traffic coming from Charlottesville, however, you must consider the increase in traffic coming off of Red Hill Rd to Dudley as well as from the southern part of Old Lynchburg Rd. Of course, there are numerous dump trucks loaded with gravel from the quarry that travel that route. Construction vehicles for the project and then ongoing vendor large trucks are also a concern. Bottom line: the access roads from the north and the south are currently inadequate for any additional traffic. Widening the roads means taking land away from private owners, many, many private owners to achieve that goal. Safety first and these roads are UNSAFE to handle the proposed extra load.

2. This project is non-residential and non-agricultural. It does not belong here. It sets a terrible and ominous precedent for future development. Although the name of the school is "Forest School", there is nothing forest friendly about a 6,500 square foot and an 11,000 square foot building, not to mention the parking lots that accompany a project like this, or the pollution this brings. That is alot of construction, plus digging sewer lines and footings- this all disturbs the flow of the water. Water is a precious resource and many residents on Dudley Mountain Rd already experienced water shortages this past summer with their wells going dry. CBI quoted "17 gallons a minute" which is not much for a well or for the amount of daily water usage they proposed. How are we to water our crops? No water, no farmland. Or is it in the plan to run public water there? That would entail alot of land disturbance and would be it's own land disturbance disaster. What's next? A Starbucks and a gas station across from the school?

3. Negative effect on wildlife and the environment. We already have a problem with bears coming to the house due to habitats being diminished by development. More people, more trash, more bear issues. Not to mention, people still actively hunt out this way...I wouldn't want my kids playing in the woods around here, especially not during hunting season.

4. Crime: why do they want to come to southern Albemarle where there are lots of meth addicts and criminals? It's a rough area, just ask the police. It doesn't bode well for them. The concept of the school is a good one, they should go somewhere they are wanted.

5. How will this affect our tax assessments and property values? There are so many lower income families that have lived here for several generations that are being crushed by increasing real estate taxes as this area slowly gets gentrified. How is it OK for upper class/wealthy people who can afford to send their kids to private school to burden the lives of the area residents, many of whom are lower class hard working people. This area is farmland and salt of the Earth people. Please do not crap on them.

6. It was misleading at the meeting for CBI to state 'they will put the land in a conservation easement' when they haven't even started that lengthy process or found a non-profit entity willing to consider that parcel. It is not even clear if that parcel would be eligible for a conservation easement. If in fact, it was already placed in a conservation easement, with clearly delineated and deeded restrictions, this proposal would be slightly more palatable to consider. As it stands now, the proposal is for a day care and up to 5th grade, however, the "multipurpose 11,000 square foot building" sounds alot like a future middle and high school which would bring additional traffic and water issues. Future development and future requests for additional students and buildings are a concern.

I believe that the presentation was also misleading to state that the school is "fully outdoors" when they are proposing a 6,000 square foot and an 11,000 square foot building (in addition to the five 1200 square foot cabins). It was also misleading to say that the designated parcel 'could have been a 12 parcel subdivision' instead. A community member challenged this and then the statement was modified to state 'that was true for the 200+ acre parcel and this parcel together.' The number of misleading representations this evening did not lay ground for a trusting interaction.

Perhaps an idea would be for Albemarle County to lease/sell part of the 1100 acre Biscuit Run Park (which the county does not have enough money to fully develop) and they could develop and utilize the park. At the meeting there was a question if the community could somehow benefit from the school infrastructure. With the right modifications of the plan, there could be a clearly designated "public access" area and the private school area that benefits all.

Another solution is for them to stay where they are. We do not want them in our neighborhood.

Respectfully,
Vanessa A. Camperlengo

Syd Shoaf

From: Dabney Wellford <dabneywellford@gmail.com>
Sent: Tuesday, November 19, 2024 9:20 PM
To: Syd Shoaf
Subject: Re: School Proposal for Dudley Mountain Road

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Syd,

Without a wider, rebuilt Dudley Mountain Road, this project is a non-starter.

Dabney Wellford
2476 Poplar Drive
Charlottesville, VA 22903
(901) 833-7354

On Tue, Nov 19, 2024 at 4:35 PM Syd Shoaf <sshoaf@albemarle.org> wrote:

> Good afternoon, Dabney,
>
> Thank you for providing public comments for SP202400023 CBI Forest School - Dudley. Your email will be provided as a public comment attachment to the applicant and in my staff report.
>
> I encourage you attend the community meeting **tonight, November 19, 2024, at 6 pm located at Walton Middle School (4217 Red Hill Road)**. You can learn more about the County's process for reviewing special use permits, the applicant's proposal, provide public comment, and ask questions directly to County staff and the applicant.
>
> Below is a link for more information about the community meeting:
>
> https://www.albemarle.org/Home/Components/Calendar/Event/5278/16
>
> Please reach out to me if you have any questions or would like to provide further public comment.

Thank you,

Syd Shoaf

Senior Planner

Community Development Department

Albemarle County

sshoaf@albemarle.org

434-296-5832 ext. 3902

401 McIntire Road, Charlottesville, VA 22902

From: Dabney Wellford <dabneywellford@gmail.com>
Sent: Tuesday, November 19, 2024 8:03 AM
To: Syd Shoaf <sshoaf@albemarle.org>
Subject: School Proposal for Dudley Mountain Road

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Syd,

This is a message sent to Diantha McKeel and Jim Andrews:

Diantha and Jim,

I have no problem in supporting education or having a jewish school in the neighborhood. I live on Poplar Drive which feeds into Dudley Mountain Road, to the east of the proposed school.

The exception that I take is the condition of Dudley Mountain Road. The road is too narrow and in too poor a condition to support that kind of additional traffic. If Albemarle or VDOT wanted to fix the roadbed, expand the width of the road, and maintain a wider road, it may work. Short of that, there is no

way that my neighbors and I, or anyone else on Dudley Mountain Road, can support it. The road would have to actually be fixed/expended BEFORE any proposal like this could be entertained.

Dabney Wellford

(901) 833-7354

2476 Poplar Drive

Charlottesville, VA 22903

Syd Shoaf

From: Dee <amusement108@gmail.com>
Sent: Tuesday, November 19, 2024 8:31 PM
To: Syd Shoaf
Subject: Proposed School on Dudley

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

I am objecting to the school because of traffic concerns.
This road is used as a cut through by huge gravel trucks. It is an ongoing concern because of the narrowness of the road, no center line, and sometimes the gravel trucks are speeding. On one occasion an oversized logging truck literally forced my vehicle off the road at the curve very near the proposed school area.
Part of my concern is for the increase of construction vehicles during the development process.
Next, there was no mention of the parking facilities for the possible 200 attendants at the proposed building for congregants. All aspects regarding this 6,000 sq ft. building were vague as though it might have multiple uses, increasing the traffic much more than what was indicated. Weekend use was indicated.
From the description 11/19/24, it sounds as though people would be coming and going four times per day….I gather this is morning and afternoon sessions. Plus there is a summer camp making this pretty well utilized 12 months per year.
In summary, it's 7 days per week usage all year long….
I feel this is not a good location for this school.
Sincerely,
Dianne Postnieks
2191 Dudley Mountain Road

Syd Shoaf

From: Mark Andrews <adaptive.guide@gmail.com>
Sent: Tuesday, November 19, 2024 8:04 PM
To: Syd Shoaf
Subject: Dudley Mountain Road - Congregation of Beth Israel School - SP202400023 CBI Forest School - Dudley.

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Dear Mr. Shoaf,

We was in attendance at the meeting held at Walton Middle School on November 19, 2024. I don't recall the name of the person who was a volunteer board member who addressed a few questions. The fact that he owns the property that is being donated to the school, he should recuse himself from any and all involvement regarding review, or related work and assessment of decisions on the basis that he would be functioning with a conflict of interest in this project. Should this project be approved, he and his wife could potentially benefit from donation of the property, getting tax benefits.

One suggestion that you could share with Congregation of Beth Israel School is to explore a potential site location at Biscuit Run as that property was never developed for its intended use.

Please include this as part of the official public record.

Respectfully submitted,

Mark & Teresa Andrews

--
Mark A. Andrews, M.Ed.
Founder/Executive Director
Be kinder than necessary — Everyone you meet is fighting some kind of battle.

Therapeutic Adventures, Inc.
P.O. Box 4668
Charlottesville, VA 22905

Ph: 434.981.5834
adaptive.guide@gmail.com
https://www.TAonline.org
"ich diene" *or* ***"I serve"***

Therapeutic Adventures (TA) is a non-profit 501(c)(3) based in Charlottesville, VA. With more than 4 decades of experience, ***TA*** has safely served thousands of persons of ALL ages and abilities who have put their faith, confidence, and trust in us. ***TA*** provides quality adaptive programs, adaptive guide services, adaptive equipment, special camps, therapeutic retreats, and other specialty services.

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Our Programs: 1. *adaptive outdoor adventures* & 2. *recreational and competitive adaptive sports*

TA Serves:

- *Physical & Developmental Disabilities*
- *Disabled Heroes - Wounded Service Members, Warfighters, Veterans, 1st Responders and their Families*
- *Chronic, Terminal Health Conditions and Other Complex Medical Needs*

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REMINDER: Respect patient confidentiality per Health Insurance Portability and Accountability Act

Syd Shoaf

From: Carolyn Shaffer
Sent: Tuesday, November 19, 2024 5:08 PM
To: Syd Shoaf
Subject: Fw: proposed CBI school

Thank you,

Carolyn Shaffer
Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: James Riddle <jimmyriddle58@gmail.com>
Sent: Tuesday, November 19, 2024 4:54 PM
To: Board of Supervisors members <bos@albemarle.org>
Cc: Planning Commission <PlanningCommission@albemarle.org>
Subject: proposed CBI school

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Board of Supervisors and Planning Commission,

I strongly oppose the development of a proposed CBI school on Dudley Mountain Road. It concerns me that CBI bought the property with the intent of obtaining a special use permit.

Dudley Mountain Road is a residential, rural area. It is not suited for this sort of business development and if the county approves the special use permit it will open up the floodgates for further development. When is enough, enough? Please help stop the urban sprawl. Old Lynchburg Road also has enough traffic with all of the additional housing units currently being built.

The environmental impact will be significant. Perhaps in today's regulatory and political environment this does not concern some folks, but it should.

Please do not approve this permit request. It's just not the right place for such an endeavor.

Thank you.

Jim Riddle
4117 Lofton Lane

North Garden VA 22959

Syd Shoaf

From: James Riddle <jimmyriddle58@gmail.com>
Sent: Tuesday, November 19, 2024 4:50 PM
To: Syd Shoaf
Subject: CBI Forest School

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Mr. Shoaff,

I strongly oppose the development of a proposed CBI school on Dudley Mountain Road. It concerns me that CBI bought the property with the intent of obtaining a special use permit.

Dudley Mountain Road is a residential, rural area. It is not suited for this sort of business development and if the county approves the special use permit it will open up the floodgates for further development. When is enough, enough? Please help stop the urban sprawl. Old Lynchburg Road also has enough traffic with all of the additional housing units currently being built.

The environmental impact will be significant. Perhaps in today's regulatory and political environment this does not concern some folks, but it should.

Please do not approve this permit request. It's just not right.

Thank you.

Jim Riddle
4117 Lofton Lane
North Garden VA 22959

Syd Shoaf

From: Geoffrey Cobham <gcobham@earthlink.net>
Sent: Tuesday, November 19, 2024 10:16 AM
To: Syd Shoaf
Cc: Beth Cobham
Subject: Proposed CBI School

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Dear Mr. Shoaf,

I live at 2483 Poplar Drive which intersects with Dudley Mountain Road and I am writing to express my opposition to the proposed CBI School. My 21 acre property abuts property that the school owns so I would be impacted by this school more than most members of the Dudley Mountain Road residents. My wife and I built our retirement home here 21 years ago. The rural nature of this area was a key factor in our decision to locate here. We enjoy: our peaceful surroundings, observing the plentiful wildlife and watching our grandchildren children play in the stream at the lower part of our property. The construction of a daycare / elementary school just yards from our property line would negatively impact much of the enjoyment we derive from living where we do.

Specific reasons for my wife's and my opposition to construction of the CBI school would include: noise pollution, light pollution, introduction of commercial structures to a scenic wooded hillside, increased vehicular traffic on a road that can barely handle the current traffic load and establishing a precedent for bringing more commercial operations to a community that has been limited to residential and agricultural use for many years.

Sincerely,

Geoffrey R. Cobham
2483 Poplar Drive
Charlottesville, VA 22903

Sent from my iPad

Syd Shoaf

From: Dabney Wellford <dabneywellford@gmail.com>
Sent: Tuesday, November 19, 2024 8:03 AM
To: Syd Shoaf
Subject: School Proposal for Dudley Mountain Road

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Syd,

This is a message sent to Diantha McKeel and Jim Andrews:

Diantha and Jim,

I have no problem in supporting education or having a jewish school in the neighborhood. I live on Poplar Drive which feeds into Dudley Mountain Road, to the east of the proposed school.

The exception that I take is the condition of Dudley Mountain Road. The road is too narrow and in too poor a condition to support that kind of additional traffic. If Albemarle or VDOT wanted to fix the roadbed, expand the width of the road, and maintain a wider road, it may work. Short of that, there is no way that my neighbors and I, or anyone else on Dudley Mountain Road, can support it. The road would have to actually be fixed/expended BEFORE any proposal like this could be entertained.

Dabney Wellford
(901) 833-7354
2476 Poplar Drive
Charlottesville, VA 22903

Syd Shoaf

From: MJB <bradley.jean68@gmail.com>
Sent: Monday, November 18, 2024 7:51 PM
To: Syd Shoaf
Subject: CBI School on Dudley Mtn zrosf

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Caution: The sender name (MJB) is different from their email address (bradley.jean68@gmail.com), which may indicate an impersonation attempt. Verify the email's authenticity with the sender using your organization's trusted contact list before replying or taking further action.

Secured by Check Point

The location for this school on DudleyMtn road is simply wrong. The road is aleady being destroyed by dump trucks cutting through from rock quary on Red Hill road.This road is too narrow, with many curves not suitable to heavy traffic. I am totally against a school planned for the intended location and request they look for a more suitable area safe for the children and a better fit for existing rural residents.
Jean Bradley, resident. Poplar Drive.

Syd Shoaf

From: Bobby Putrino <bobbyglennputrino@gmail.com>
Sent: Monday, November 18, 2024 7:33 PM
To: Syd Shoaf
Subject: Proposed school on Dudley Mountain Road

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Mr. Shoaf,
Hello, I hope this finds you well with the beautiful weather and fall foliage.
I wanted to reach out and voice concerns from me and my family regarding the proposed school on Dudley Mountain Road.
As a homeowner and current president of the Poplar Ridge Owners Association, just about 1/4 mile from the proposed site, this came about rather quickly, as the first notice we received was (I'm assuming due public records about our kids), an advertisement for the school at an undisclosed location, that upon inquiring is just up the road from us.
Then, within days, notices begin to get forwarded to me both as a homeowner on DMRd and from my concerned Association members on Poplar Ridge (Poplar Drive, as per mailing address).
Many of the residents on DMRd have lived there for years, with quite a few property passed on for several generations due to the wonderful proximity to Charlottesville and UVA, but for the quaint and rural surroundings and traffic flow.
The road, as I'm sure you know, is multimodal, apart from local traffic and an occasional cut-through vehicle, many a scenic drive vehicle. On any given day, you will also see pedestrians, walking, running, or pushing a stroller … bicycles, and even occasionally some horses.
Serious concerns arise from the influx of vehicle traffic that would accompany a new school, with no shortage of parents rushing for morning drop-off, afternoon pick-up, and intermittent rushing to get sick kids, missed lunches, etc. throughout the day.
As a parent of school-age kids who regularly walk down end of our road with us, either in anticipation of the school bus, or just to cross and see a neighbor, traffic is quite thin normally on DMRd apart from the morning and afternoon work crowd.
Please include me in any opportunities to learn more, the only one I currently know about is the Tuesday meeting this week, and thank you for receiving me as a concerned Albemarle resident, property/homeowner, bike rider, parent, and home association officer.
Thanks in advance and have a wonderful week.
Bobby Putrino

Syd Shoaf

From: Kateri Thunder <katerithunder@gmail.com>
Sent: Monday, November 18, 2024 4:49 PM
To: Syd Shoaf
Subject: SP202400023 CBI Forest School - Dudley

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Hello Mr Shoaf,

My name is Kateri Thunder and I live at 2120 Masseys Woods Rd.

I'm writing to express my strong opposition to the proposed school at 1648 Dudley Mountain Road.

The proposed school would create a dangerous and potentially deadly amount of traffic on the road.

- Dudley Mountain Road is a rural road without lines. It is winding and has many blind curves. At one end, the speed limit drops to 20mph and the road further narrows. Overall, Dudley Mountain Rd is barely wide enough for two vehicles (if they are sedans) and not wide enough for a car passing a truck, bus or delivery van - we often have to pull over to allow the larger vehicle past. With minimal traffic, this can be typically navigated with safety but with triple or quadruple the amount of traffic (as is proposed by the school), this will quickly become dangerous.
- Dudley Mountain Road has many potholes and the road is wearing away. We recently had a pipe collapse under the road and it needed to be replaced. Increased traffic would accelerate these issues.
- During any windy, rainy, or snowy weather, there are frequently trees down, and in snow, the road is quickly impassible. School traffic would greatly increase the number of vehicles attempting to drive in poor weather to pick up their children. Additional traffic often leads to a domino effect of cars stalled and run off the road, which can go from dangerous driving to deadly scenarios.
- Many neighbors walk, run, and bike on Dudley Mountain Road. This is hazardous. We recently had a cyclist hit and run on our road. With increased traffic, the dangers for everyone on the road will also increase and become potentially deadly.

The proposed school would disproportionately use neighborhood natural resources in ways that are unsustainable and an environmental hazard.

- On Dudley Mountain Road, we rely on well water which means we are all drawing from the same natural water source. The proposed school would disproportionately draw from our common water source. For school sprinklers, educators and students to use water as they propose in the school, the surrounding homes would suffer. This plan is unsustainable.
- On Dudley Mountain Road, we do not have sewage systems. The proposed school plans to deposit their sewage into a drain field which would create exponentially more sewage than neighboring homes. This creates an environmental hazard.

The proposed school would put children and teachers in danger during hunting season.

- Living on Dudley Mountain Road means living in a rural community of hunters. Most of our neighbors are active hunters on their own properties. While they make every effort to stay on their own property, bullets do not know property lines, and nor do hunting dogs. We regularly have hunters mistakenly crossing our property line and we find hunting dogs in our yard and woods. In order to be safe during hunting season, we do not hike in our woods or allow our children to play in the woods. No one on Dudley Mountain Road would want to hurt a neighbor, a child, a student, a teacher, or any person. The reality of a rural neighborhood is that hunters will be on their properties hunting and bullets don't stop simply because the hunter missed their mark or the property boundary was reached. I am extremely concerned for the students, teachers, and families of the proposed school that they will unwittingly be enjoying the forest during hunting season and be in accidental deadly danger.

I request the zoning commission deny the proposal to rezone the property for the school.

I wish the Forest School and CBI the very best in finding another property that is already zoned for school or business use so that their students can flourish while also allowing our neighborhood to remain safe and sustainable for its residents.

Thank you,
Kateri Thunder

Syd Shoaf

From: Andrew Shelton <andrewlshelton@gmail.com>
Sent: Monday, November 18, 2024 4:31 PM
To: Syd Shoaf
Cc: Board of Supervisors members; Planning Commission
Subject: Neighbor in SUPPORT of the CBI school project

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Dear Mr. Shoaf, Supervisors, and Planning Commission,

I am writing to you in full SUPPORT of the CBI school project (1648 Dudley Mountain Road). This email was prompted by a mailer I just received from the Dudley Mountain Road Neighbors urging me to oppose it. Personally I think it's ridiculous that they want to control how someone else can use their property, especially to prevent a *school*. My family has lived on Old Lynchburg for 30 years; I grew up here. Our driveway is directly across from the turn onto Dudley Mountain. I think we'll be just fine with a school there, and I hope one day these "neighbors" can get over themselves.

-Andrew Shelton
1269 Old Lynchburg Road

Syd Shoaf

From: Beth Riddle <bethriddle1@gmail.com>
Sent: Monday, November 18, 2024 12:58 PM
To: Syd Shoaf
Subject: School on Dudley Mountain Rd.

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Mr. Shoaf,
I am a resident of North Garden and live directly off of Dudley Mountain Rd. I am not able to make the meeting Tuesday night concerning the proposed school at 1648 Dudley Mountain Road but I want to voice my concern and views against this proposal. Traffic on Dudley has increased significantly in the past few years and the road has begun to show the result of such traffic. It is narrow and windy which is not conducive to a significant increase in future traffic flow. I would like to keep our community residential only and prevent the potential increase of future commercial development. There is already a problem on Dudley with stormwater run off and building such a big complex will only add extra burden to this problem.

I am opposed to issuing a special use permit for the school.

Beth Riddle
4117 Lofton Lane
North Garden, VA 22959

Syd Shoaf

From: Tate McCracken <celticgolfer13@gmail.com>
Sent: Monday, November 18, 2024 11:52 AM
To: Syd Shoaf
Subject: CBI Forrest School

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Good Morning Mr. Shoaf,
My name is Tate McCracken and My wife and I strongly oppose the building of an elementary school at 1648 Dudley Mountain Rd. Thank you for your time.
Respectfully,
Tate McCracken @ 1685 Dudley Mountain Rd.

Syd Shoaf

From: keggiem <keggiem@aol.com>
Sent: Monday, November 18, 2024 9:13 AM
To: Syd Shoaf
Subject: Forest school

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Mr. Shoaf,
As a resident on Masseys Woods Rd off the Dudley Mountain Road I wish to express my opposition to the Planing Commission's granting of a special use permit to the Forest School to build on property adjacent to Dudley Mountain Rd. This is a rural area that the residents wish having it remain rural. Building a school along this road does not support the Albemarle County Comprehensive Plan to support the rural area. The road itself is degraded which will be made worse by the additional traffic and it is not wide enough to accommodate the traffic anticipated in the construction of the school and the eventual access to the school. The approach coming from Old Lynchburg road is around a blind curve. Leaving the school turning left toward Old Lynchburg Rd would be turning into traffic approaching from behind the blind curve creating a possible hazard and endangerment to both vehicles and their occupants.

While I totally support increased availability of day care and early childhood education, I do not believe that building a new school in an isolated and rural area such as ours is the right answer for Albemarle County.

Respectfully,
Katherine Mallett

Syd Shoaf

From: Helen Gatling-Austin <helendhara@gmail.com>
Sent: Monday, November 18, 2024 8:26 AM
To: Syd Shoaf; Board of Supervisors members; Planning Commission
Subject: In favor of CBI Forest School on Dudley Mountain Road

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Dear Mr. Shoaf, Supervisors and commissioners,

As a neighbor in the vicinity of the proposed CBI Forest School, we are excited that such a school is planned for our area. The plans, placing many acres under conservation easements, and preserving green spaces within the developed portions, provide an appropriate use of the beautiful land of our County. Forest Schools (more common in Europe) have been shown to provide excellent education for children in ways that ordinary schools do not. From what I see of CBI's concept plan, the emphasis is on preserving green areas, not disturbing them. In this age of environmental challenges, I can't think of a better use of this land.

As people living on a nearby country road that was recently disturbed by an irresponsible developer who built large and expensive houses while trying to ignore legal environmental protections, we understand some of our Dudley Mountain neighbors' concerns. However, we are confused why the protesters on Dudley Mountain appear to prefer the kind of residential development we endured here over a responsible project with goals of environmental education and land protection.

We ask that you APPROVE the proposal from Congregation Beth Israel while addressing concerns re road maintenance and adherence to protective codes.

Sincerely,
Helen and Bruce Gatling-Austin
1956 Locust Hollow Road
Charlottesville VA 22903

Syd Shoaf

From: Ashley East <dahcatering.chef@gmail.com>
Sent: Monday, November 18, 2024 7:51 AM
To: Syd Shoaf
Subject: Petition Regarding School on Dudley Mountain Road

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Good Morning,

I'm one of the people who signed the petition against building a school on Dudley Mountain Road. It's long been a riding haven for cyclists and a quiet road in an otherwise growing county. When I saw that someone wanted to build my immediate and ongoing concern is for the environment.
Without gaining further information I did sign the petition, mainly b/c I'm opposed to more development and land clearing. Signing the petition is something I've come to regret, at least without more facts. I actually sent my kids to CBI when it was downtown and then forest school on the camp holiday trails location. I've been in conversation with the director, Jill Clark, who has assured me they're taking all steps to do this in an environmentally safe manner (if there is such a thing really).

I'm not here to say what's right or wrong, but I wanted to put in a word for CBI. It is truly an amazing school and group of people who run it. I think they have every intention of using the land in the best way they can to further education for little people. I adore children and I also adore the environment and untouched land.

I don't envy the job that you have. Albemarle is a beautiful county and we all want it preserved. I live in Crozet and cringe every time I see trees being plowed down for more houses. When I saw that Ruth Stornetta was involved with the petition I jumped on board b/c I would trust her judgment on anything related to the environment and animals. I also know that CBI is trying to do a beautiful thing and I wish them the best of luck. I hope the right decision is made for CBI but also for the people of Albemarle county and this really applies to all development decisions.

Thank you,

Ashley East

Syd Shoaf

From: Mark Andrews <adaptive.guide@gmail.com>
Sent: Sunday, November 17, 2024 12:07 PM
To: Syd Shoaf
Subject: Congregation Beth Israel Proposed Dudley Mountain Road Project
Attachments: scan_Proposed Dudley Mt Rd Development.pdf

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Dear Mr. Shoaf,

It has been brought to our attention that a meeting has been scheduled for Tuesday, Nov 19 to discuss the Congregation Beth Israel Proposed Dudley Mountain Road Project.

Enclosed please find our letter outlining concerns about this project. We submit this letter to be included in the official record documents.

Respectfully submitted,

Mark and Teresa Andrews

--
Mark A. Andrews, M.Ed.
Founder/Executive Director
Be kinder than necessary — Everyone you meet is fighting some kind of battle.

Therapeutic Adventures, Inc.
P.O. Box 4668
Charlottesville, VA 22905

Ph: 434.981.5834
adaptive.guide@gmail.com
https://www.TAonline.org
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and adaptive outdoor adventures provide greater accessibility while emboldening those we serve with the courage to improve their functional independence, fitness and overall quality of life.

Our Programs: 1. *adaptive outdoor adventures* & 2. *recreational and competitive adaptive sports*

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- *Disabled Heroes - Wounded Service Members, Warfighters, Veterans, 1st Responders and their Families*
- *Chronic, Terminal Health Conditions and Other Complex Medical Needs*

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REMINDER: Respect patient confidentiality per Health Insurance Portability and Accountability Act

Syd Shoaf

From: Zhigilei, Leonid V (lz2n) <lz2n@virginia.edu>
Sent: Saturday, November 16, 2024 10:18 PM
To: Syd Shoaf
Cc: angelica zhigilei (azhigilei@yahoo.com)
Subject: comments on the Special Use Permit application by the CBI Forest School

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Dear Mr. Syd Shoaf,

I am writing this e-mail in response to the Special Use Permit application by the CBI Forest School to allow development for a private school and multipurpose building for CBI community gatherings on Parcell 89-64 (1647 Dudley Mountain Road). We reside in a house located on a parcel 89-63A, which is directly adjacent to the proposed location of the CBI development. I carefully reviewed the report prepared by the Line and Grade Civil Engineering company, and I find that it reads as a promotional booklet and not as an impartial assessment of the impact of the proposed project on the surrounding properties and on the neighborhood as a whole. Below I briefly outline some of my major concerns related to this project.

Traffic: It is difficult to see how the Line and Grade Civil Engineering company arrived to the conclusion that the proposed development "has low demand on existing rural roads." Dudley Mountain Road is a narrow (about 16-feet-wide) winding road with no shoulders and no center line. It is so narrow that two regular-size cars have to slow down and sometimes pull off the pavement to pass safely. Moreover, part of the road between Old Lynchburg Road and the proposed site of the school has several particularly dangerous turns with limited visibility. The proposal suggests that more than a hundred cars can bring children to the school and leave the site within just 15 minutes. From my experience of driving on this road for the last 20 years, it is difficult to see how this can be done in a safe manner.

Moreover, inclement weather makes the road particularly dangerous. From my personal experience, one winter I was once slowly (less than 10 mph) driving on a slippery road and faced another car that lost control and was (slowly) moving toward me. To avoid collision, I had to turn to the ditch and stop by hitting a tree. I would not be surprised to see a significant increase in accidents if many people, particularly those unfamiliar with the road, would start using it during rush hours.

The report notes that Dudley Mountain Road "is a very low volume road currently." This is a correct observation. Increasing the volume would make the road dangerous. Moreover, the road is one of just a few rural roads in the vicinity of Charlottesville that are relatively safe for bicycle riders. Over the weekends, in particular, many cyclist are using the road, some people are walking their dogs and walking for exercise. Adding 200 people coming and going to the CBI-organized weekend events would be a recipe for disaster.

Groundwater use and quality: The yield of the 160-feet-deep well that supplies water to our house is rather low (nominally 7 GMP, but we experience inadequate water supply after long dry periods). The report states that the proposed new wells will be located within the same hydrogeological unit as our well, but makes a general assessment that adding new wells serving 200 people in the close vicinity of our well would not result in "long-term degradation of groundwater resources." This assessment is done using some average quantities (e.g., the average yield of wells in the vicinity of the proposed site of 17 GPM), and we have concerns about the actual impact of the extensive water use (significantly above the levels used by normal residence houses) on the yield of our well, as well as the wells of other neighbors.

Water contamination is another concern we have. I am not a hydrologist, but the statement in the report that the anticipated groundwater use at the proposed site would "actually benefits the local groundwater supply" sounds very surprising to me. It is explained in the report that these benefits will result from the fact that "the majority of the water used on site will be put back into the ground and filtered through the soil." I do not understand why adding large quantities of human waste and filtering it through the soil benefits the groundwater?

The rural character of the area: While the report states that the rural character of the area will be preserved, the activities of the school (28 staff members and up to 140 students on weekdays and up to 200 attendees of the CBI events on weekends) will definitely have a major impact on the current community. Dudley Mountain Road is a quiet rural community, where all residents value the rural character of the neighborhood, respect each other, and appreciate the tranquility of the place. When one of the neighbors had a wedding for his daughter, he informed all neighbors about the event with live music two weeks in advance and apologized for the inconvenience. Nobody plays music outside or hosts crowded events. The proposed school will drastically change the environment and is likely to trigger further changes in the neighborhood.

When making the case of the minimal impact on the rural nature of the proposed development, the report emphasizes the large overall size of the parcel compared to the size of the proposed developed area. While conservation easement is proposed for area A (140 acres) and area C (10 acres), these are the areas where the development would either be very difficult or impossible due to critical slopes and potential floods around the streams. The proposed development area of 15 acres is the area directly adjacent to Dudley Mountain Road and is the part of the parcel where the development is possible. The development of this part of the parcel will have the largest impact on the adjacent properties.

While the participation of the CBI in James River Buffer Program is listed as an argument illustrating the positive impact of the proposed School, I would like to note that we also applied for participation in this program. Moreover, most of the neighbors are taking good care of their land, including the efforts on removal of invasive species and maintaining the forested areas. We "adopted" the road, and collect garbage together several times a year.

Personal note: The rural nature of the place was by far the most important reason we decided to build our first home in America on Dudley Mountain Road more than 20 years ago. We are a family of first-generation immigrants, and we thought we will permanently stay in this place, gradually improve the land, and pass it to our children. It came as a very unpleasant surprise to us when we learned that the adjacent property was bought with the intention of building a school and a multipurpose building for large weekend gatherings. If this project is approved and moves forward, more likely than not, we will have to look for another place to move to. We realize that private schools and places for social/community activities are important and needed. We hope, however, that the county will take into consideration the major negative impact of inserting a new private school and a community building into an existing well-established rural residential neighborhood that does not have adequate infrastructure to absorb it. Such unexpected insertion will cause major problems for current long-term residents and is likely to result in major irreversible shifts in the nature of local community.

Thank you for considering my concerns.

Best regards,

Leonid Zhigilei
Resident of 1657 Dudley Mountain Road

Syd Shoaf

From: Lena Malcolm <malcolmlena@gmail.com>
Sent: Saturday, November 16, 2024 7:20 AM
To: Syd Shoaf
Subject: Dudley Mountain Road Forest School

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

As a resident of Albemarle County, I am writing in support of the application to have CBI Forest School in the Dudley Mountain location. We are in dire need of early childhood education facilities in Albemarle County. Programs have waiting lists and parents are struggling. Yet when programs try to find suitable space, "not in my backyard" voices often win and it's the children who suffer. As a teacher at Greer Elementary and a former CBI parent and teacher, I can vouch for the quality of the program. The teachers are incredible and the children are gaining so much for an experiential outdoor education. Please consider approving this project.

-Lena Malcolm

Syd Shoaf

From: Petra Monaco <contact@petramonaco.com>
Sent: Friday, November 15, 2024 4:43 PM
To: Syd Shoaf
Subject: Preserve Dudley Mountain Road

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

I am writing to express my strong opposition to the application for a Special Use Permit for the proposed CBI Forest School and Daycare complex at 1648 Dudley Mountain Road. While I respect the mission of the school, I believe this development would have significant and irreversible impacts on our community and environment.

1. Incompatible Land Use
The proposed project would introduce the first non-residential/agricultural development along this scenic roadway, altering the character of the area. Allowing this precedent-setting use could encourage further development, eroding the rural and residential nature of the community we value.

2. Traffic and Safety Concerns
Dudley Mountain Road is a narrow, winding road not designed to accommodate the anticipated surge in traffic from this project. Hundreds of additional vehicle trips daily—many during peak commuting hours—would increase wear and tear on an already deteriorated roadway, raising maintenance costs and jeopardizing safety for current residents, cyclists, and pedestrians.

3. Environmental Impact
This large-scale development poses significant threats to our natural resources, including potential contamination or depletion of well water, increased stormwater runoff leading to erosion and flooding, and disruption of local wildlife habitats. Such environmental degradation is inconsistent with the county's commitment to sustainable growth and conservation.

I urge the Albemarle County Planning Commission to deny this application and to prioritize preserving the safety, character, and environmental health of Dudley Mountain Road and the surrounding community.

Petra Monaco, M.S.C./B.Acc.Sci.

I help you bridge the gap between your ideas and turn them into tangible things through the process of my Creative Freedom Method ™

Artist at Smoky Wood Studios

Join the Wild Hearted Creative

Syd Shoaf

From: David Houchens <bryceinst@yahoo.com>
Sent: Friday, November 15, 2024 4:28 PM
To: Syd Shoaf
Subject: Nov 19 Walton middle school meeting

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Caution: The sender name (David Houchens) is different from their email address (bryceinst@yahoo.com), which may indicate an impersonation attempt. Verify the email's authenticity with the sender using your organization's trusted contact list before replying or taking further action.

Secured by Check Point

My concerns about this project.

All the extra traffic on already bad road.
Extremely low water now. 130 kids plus facility washing hands and flushing toilets every day.

With this open up a rural/agriculture zoning to future over development.
Thank you David Houchens

Syd Shoaf

From: Melanie Evans <kmbbevans@gmail.com>
Sent: Thursday, November 14, 2024 4:58 PM
To: Syd Shoaf
Cc: kevans@albemarleelectric.com
Subject: Opposition to CBI School - Dudley Mountain Road

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Mr. Shoaf,

I am writing to express our strong opposition to the proposed Special Use Permit for the CBI School on Dudley Mountain Road. As a landowner for over 25 years and a current resident of the adjacent property, we am deeply concerned about the potential negative impacts this project could have on our land. These concerns include the **infringement on private rights**, **a significant decrease in property value**, and the **loss of hunting and other recreational activities**.

This area is characterized by low population density due to the larger parcels of land and offers abundant natural resources and stunning views for the community to enjoy. Permitting this development would encroach upon an otherwise rural area and disrupt the tranquil, rural environment that currently exists.

Additionally, we have some concerns regarding the following:

Traffic Congestion: The proposed development will significantly increase traffic on Dudley Mountain Road. This road is narrow, curvy, and in poor condition, which creates safety hazards for both residents and bicyclists. I am also concerned about the safety of children and their families who travel to and from the school daily. Furthermore, the application provides a poor estimate of the number of vehicular trips per day. I am uncertain how the calculation of 140 students and 28 staff results in only 109 trips. Even if this is the current estimate, those trips are likely to change from year to year and could increase if the school expands. A more accurate estimate would be closer to 400 trips, not including larger vehicles for trash collection, cleaning, supplies, and other deliveries.

In addition, traffic on roads leading to Dudley Mountain Road also are strained and in poor condition. A good example would be an event held last year at Forest Lodge on Old Lynchburg Road which created a 1 mile back up and traffic was at a standstill for over 45 minutes.

Environmental Concerns: The proposal indicates that EMS plans to use the creek as a water supply. As a long-time resident, I firmly believe that this creek does not provide a sufficient water source for emergency services. We are aware of the limited water supply in our area, often experiencing days without water. The Line & Grade report further supports this, noting that the water output for four parcels around the proposed development is poor. Approving this large development would place additional strain on the water supply. If the water supply were to dry up for neighbors, who would be held responsible — the County or CBI?

Furthermore, as a rural residential community, this development would introduce light and noise pollution from the school. In addition to regular school activities, the facility would be approved to host events for up to 200 people at any time, further increasing the light and noise neighbors would have to experience.

Community Disruption: The construction process is expected to create significant noise and disruption in our daily lives for an extended period, which would negatively affect the quality of life for residents in the area. Additionally, we are concerned about runoff from the construction impacting our property.

I strongly urge the Planning Commission to carefully review the potential negative impacts of this project and find a more appropriate home for the CBI school. I believe that approving this proposal would not be in the best interest of the Dudley Mountain Road community.

Sincerely,

Kevin & Melanie Evans
1658 Dudley Mountain Road

Syd Shoaf

From: Vincent Porcello <vince_por@yahoo.com>
Sent: Thursday, November 14, 2024 2:45 PM
To: Syd Shoaf
Subject: Comments on Congregation Beth Israel (CBI) Special Use Request for proposed school on Dudley Mtn. Rd. (DMR)

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Greetings Mr. Shoaf,

As one of the residents of DMR, I'd like to highlight a few critical items that may assist the County in making the best decision to reject CBI's request.

1. The most obvious concern: The untenable traffic increase that such a school would create, (which has been largely played down by CBI's engineering consultant), would be more than sufficient to warrant rejection of this special use request. There are many indisputable factors involved. The significant added daily traffic on this already inadequate road would radically decrease safety to people and property. No one that I know of would want to see daily [police traffic control (which is highly likely) implemented at either the school site or at the intersection of DMR and Old Lynchburg Rd., (reminiscent of that which is now in effect, related to the Covenant School, on Old Lynchburg Rd./5th St. not far from the County office building)! DMR is a relatively narrow, twisting, low quality country road. It quickly becomes obvious what the effect is when two 8-foot wide school buses, traveling in opposite directions on a 16-foot wide road, pass each other; the vehicles slow to a crawl and one holds one's breath. (It's almost comical to note at this juncture that in the last 20 years or so, the 3-board fence along my 1800-foot frontage on DMR has been hit by vehicles 11 times, damaging from 16' to 150' sections each time)!
2. I know of a few residences adjacent to, as well as nearby, the proposed project site that, in drier years, have experienced water well deficiencies - [low water levels with sand and mud] - in their wells that appear to draw from the same subsurface aquifer structure as the project would. This does not bode well to say the least taking into account the considerable water usage expected at a school.
3. I don't even want to think about what the potential worse case outcome could be for sewage effluent from a couple hundred people – students, faculty, support personnel, etc. - [daily] regarding the adjacent small streams, at times running at a trickle or dry.

4. Using this area to establish a school is a far cry from the originally-intended single family/agricultural use wisely established many years ago to help curtail development. If this is approved, it leaves this serene area of natural beauty susceptible to further unnecessary development, some of which could conceivably be enhancements to the school project itself. This goes against the quality of life that so many of the residents of this area sought when moving here.
5. Considering the proposed use of "gravel" driveways, gutters, parking areas, etc. it would be very tricky indeed to prevent soil, sand, silt from this development eroding and washing into local streams during heavy rains.
6. Did I see where fire trucks would have to rely on local streams for water in a fire emergency? These streams do not carry the amounts of water required for that use!
7. While this particular site would be nice for any school or daycare, this location is certainly not essential for the success of such a facility. There are many other suitable sites, with more appropriate support infrastructure, that would better accommodate this project without negatively impacting so many people.
8. This project would be exponentially larger than any construction undertaking on DMR. In no way can its size and scale be construed as being complementary or even compatible with the area, (which I believe is another County requirement).
9. Even if there would be a desire to dismantle such a facility, in the future, it would be difficult, costly, and basically unfeasible to do so considering the proposed 20,000+ SF of buildings planned. I believe County requirements would come into play here.
10. Common sense alone would indicate that the potential need for County services – fire, first aid, police - would increase with the sheer number of people, facilities, and traffic involved. (I believe this also is contrary to County requirements).

Despite all the obvious negatives this proposed project would cause the County and the hundreds of local residents, I know that there may be strong commercial and political entities and organizations applying pressures on the County to approve this special use request. We hope the County will not submit or concede to an unnecessary commercial endeavor that would so affect several hundred people on a daily basis in this near-pristine low-density residential/agricultural environment.

Is it not easy enough to see the over-development in progress in Charlottesville and portions of the County adjacent? Hasn't anyone in County management noticed trends of traffic increases and delays and need for additional services? Rejection of this permit would be the right step in helping curtail the unbridled and wholly unnecessary commercial development of this beautiful County.

Approval would be so wrong on so many fronts.

We thank you for your efforts with this!

Vincent Porcello
(Retired Civil Engineer)
1765 Dudley Mountain Rd.
Charlottesville, VA 22903

434-242-2754

Syd Shoaf

From: Brian & Jennifer Armstrong <armstrongbriank@yahoo.com>
Sent: Wednesday, November 13, 2024 3:21 PM
To: Syd Shoaf
Subject: CBI Forest School

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Hi Syd,

Regarding the CBI Forest School Special Use Permit Application

I am concerned about the traffic study included in the Special Use Permit Application. It has 573 Vehicles per day, but some how that will only be 109 because of car pooling?

Even the 573 seems optimistic, in that 140 students at 4 trips and 28 staff at 2 trips would be over 600. - thats before anyone runs out at lunch.. or how about support services.. e.g. food or supplies being delivered.

I expect this traffic in a tight window leaving Dudley Mountain to make a left across Old Lynchburg to go back into town will really back up. This will block the drive way closest to the intersection and cause a nightmare of a backup.

No where in this application did I see reference to the bicycle traffic, or acknowledge how narrow, without center line and in poor condition Dudley Mountain Road is.

I see Vdot signed off on this as generally acceptable, but I wonder if they really understand the nature of the traffic patterns this enterprise will generate and the poor conditions of this winding narrow country road.

Thank you for listening.
Brian Armstrong
1968 Dudley Mountain Rd
North Garden, VA 22959
434-962-7172

Syd Shoaf

From: Adam Southall <asouthall@k12albemarle.org>
Sent: Tuesday, November 12, 2024 4:36 PM
To: Syd Shoaf
Subject: Concerns for Zoning of new School on Dudley Mountain Road

My name is Adam Southall and I live at 2120 Masseys Woods Road off of Dudley Mountain Road. I am writing to express my concerns for the proposed school at 1648 Dudley Mountain Road.

The proposal put forth would increase traffic to a dangerous and unsustainable level. Dudley Mountain Road is a narrow, curvy, rural road. It is dangerous already given the narrowness of the lanes, the lack of lines, and the size of vehicles that travel it regularly. The increase of drivers required for the forest school will turn a dangerous situation into a deadly situation quickly.

Additionally, our road is already in need of repair. There are potholes forming and parts of the edges are crumbling, further narrowing the roadway. Just last week a bridge over a waterway just south of Poplar Lane had to be replaced as it was crumbling into the water and a severe dip was forming where the asphalt was sinking.

My other concern for this school is in relation to the runoff and water usage of the facility. There is no public water in our neighborhood. We all pull from the same water sources. A building of that size will require an unsustainable amount of water to provide sprinklers and water for people. Pulling from the already limited water supply is a natural resource problem. Homes around the school will suffer.

The sewage runoff from the building will be another problem. There is no sewage system to maintain that amount of human waste. Depositing it into a drain field is an inappropriate action that is currently being proposed by the school. This is an environmental hazard.

I request the zoning commission deny the proposal to rezone the area for the school. Our school should not house a school facility as we are not equipped for that type of resource use and traffic.

Thank you
Adam Southall

Our Vision: Our learners are engaged in authentic, challenging, and relevant learning experiences, becoming lifelong contributors and leaders in our dynamic and diverse society.

Our Mission: Working together as a team, we will end the predictive value of race, class, gender, and special capacities for our children's success through high-quality teaching and learning for all. We seek to build relationships with families and communities to ensure that every student succeeds. We will know every student.

Our Values: ▸ Equity: We will provide every student with the level of support necessary to thrive. ▸ Excellence: We will mitigate barriers and provide opportunities for every student to be academically successful. ▸ Family and Community: We will engage with and share the responsibility for student success with families and community partners. ▸ Wellness: We will support the physical and emotional health of our students and staff.

Syd Shoaf

From: Kim & Jim Mason <jk.energy526@gmail.com>
Sent: Tuesday, November 12, 2024 8:55 AM
To: Syd Shoaf
Cc: Planning Commission; boc@albemarle.org
Subject: Dudley Mountain Road Land Owners

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Syd Shoaf,

My husband , Jim Mason , and I, KImberly Mason, own property right down the road from the proposed Field School site. We have a hard enough time as it currently stands driving on Dudley Mountain Road. The road is very narrow and it takes careful navigation to drive on it. We can not even begin to imagine how this project can be considered on the small country road. It also would be a danger to the potential school students on this narrow road.

This is also one of Charlottesville's main bike paths. We live in a beautiful scenic area and we bought our parcel with the intention of building our home out in the country.

The amount of traffic a school would bring to this rural area is unfathomable to even consider. The land values would decrease for all the home owners who have bought their homes there as well.

We urge you to consider other more viable locations for a project of this size, This is farm land and agricultural land. We strongly oppose the development of over 15 acres along Dudley Mountain Rd.

Have you considered how you would widen the road to make this a viable project? If so we as residents need to hear these plans.

This would be the first non-residential use along this scenic roadway, setting a precedent for future development.

The narrow winding roadway would be subject to huge traffic swings twice daily and sometimes in the evenings.

Construction will bring significant strains on water, stormwater run-off and wildlife in the area.

Schools should not be constructed in an area like this. There are much better places for this type of construction.

Sincerely,
Kimberly Mason
James Mason

--
Kim Mason (716) 269-9893
Jim Mason (716) 269-4765

Syd Shoaf

From: Michael Ginsburg <mikeginsburg10@gmail.com>
Sent: Sunday, November 10, 2024 8:03 AM
To: Syd Shoaf
Subject: CBI Forest School Opposition

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Mr. Shoaf,

My name is Mike Ginsburg and I live at 4160 Lofton Lane off Dudley Mountain Road (DMR) in North Garden. I have been a resident of Albemarle County for the last 24 years.

I am writing to express my opposition to Congregation Beth Israel's Forest School application on DMR.

DMR is a narrow, rural road with dangerous s-turns near the intersections of Old Lynchburg Road and Red Hill Road. I would encourage you to drive the entire 4-mile road to appreciate residents' concerns. In addition, throughout the entire length of DMR, you do have to drop down to very low speeds when you are passing school buses or work trucks, often moving your wheels off the road so that both vehicles can pass. The addition of Forest School to DMR without widening and correcting the road would create a dangerous situation at various school traffic surge times. It would also create a problematic situation at the intersection of DMR and Old Lynchburg since there is a blind corner with vehicles traveling southbound on Old Lynchburg typically traveling 45mph or above. DMR is a dangerous, narrow and rural road not equipped at all to handle this drastic increase in vehicle volume.

DMR is a fairly obscure road that many people are unaware of. Bicyclists love DMR for this reason as it provides a sanctuary from riding on Old Lynchburg and the dangers that it poses. It's a bit of a secret road in the county with large 100+ acre farms mixed in with homes on 1-5 acres. There are no commercial enterprises beyond working farms on DMR. It's very rural with lots of wildlife, and a large private school would be out of character with the community on DMR. We have watched large subdivisions creep down Old Lynchburg over the years. Using 15 acres of land for 25,000 square feet of buildings with 400+ daily vehicle trips and likely more in the future totally changes the community on DMR.

I would ask that you strongly consider the voices and concerns of the DMR community members that actually live on the road and not approve the CBI's Forest School application.
Thank you.

Syd Shoaf

From: Hitchcock, William Ingersoll (wih9u) <wih9u@virginia.edu>
Sent: Saturday, November 9, 2024 7:49 PM
To: Syd Shoaf
Subject: Dudley Mountain Rd

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

I live at 4106 Lofton Ln, North Garden VA 22959, and I'm writing to register strong disapproval of a plan to build a large school and education facility on Dudley Mountain Road. While I understand the intention of the school, I believe the infrastructure is totally inadequate for hundreds of cars coming and going each day. I also have doubts about the impact of the school on the fragile water supply and ecology of the area.

I have read the available information, and the engineering study. It totally understates the traffic impact. Dudley Mountain Rd is very narrow, very winding, and utterly unimproved along the road edges. As it is, two cars have trouble passing in opposite directions because the road is so narrow.

This is a poorly designed project that will put school children in harm's way. Please reconsider the plan.

William I. Hitchcock
James Madison Professor of History
University of Virginia
PO Box 400180
Charlottesville, VA 22904-4180

Syd Shoaf

From: john grigas <jdaniel.grigas@gmail.com>
Sent: Saturday, November 9, 2024 11:52 AM
To: Syd Shoaf
Cc: Board of Supervisors members; PlanningComission@albemarle.org
Subject: CBI Forest School
Attachments: CBI Forest School.pdf

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Syd Shoaf

From: Earthlink <richpale@earthlink.net>
Sent: Friday, November 8, 2024 5:51 PM
To: Syd Shoaf
Subject: Dudley Mountain Road School

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Hi Syd, I've been a homeowner at 1671 Dudley Mountain and wanted to voice my concern for this proposed school just a bit north of my property. Sounds like 140 students being dropped and picked up each day. If you're familiar with the road, it's not in the best condition to handle that increased traffic daily. Along with the fact these same students may walk across the road to access the creek on the other side. Thank you for any consideration in this matter , Rich Palermo
Sent from my iPhone

Syd Shoaf

From: Rachael Ayers <rachael.e.ayers@gmail.com>
Sent: Thursday, November 7, 2024 5:54 PM
To: Syd Shoaf
Subject: Re: CBI Forrest School Concern

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Good Evening, Syd,

Thank you for your quick and thorough response! I have read over the narrative regarding traffic and I found their analysis lacking as it only acknowledges the need for a turn lane to avoid a back up on Dudley Mountain Rd. They have not addressed the greater issue of traffic flow and safety on a rural road.

I plan to attend the meeting on the 19th. I look forward to hearing more then.

I greatly appreciate your time and service to the county.

Best,
Rachael Ayers

> On Nov 7, 2024, at 2:14 PM, Syd Shoaf <sshoaf@albemarle.org> wrote:
>
> Good afternoon, Rachael,
>
> Thank you for providing public comments for SP202400023 CBI Forest School – Dudley.
>
> A traffic study has not been conducted to assess the feasibility of the plan, however, the applicant has provided a narrative with their application. The narrative includes a section titled, “Impact on public facilities and infrastructure” with a subsection for “Traffic” on page 6. They provide an Institute of Transportation Engineers (ITE) trip generation numbers that can be reviewed in this section. A traffic impact study is not required by the County unless the ITE estimated vehicles per day is more 1,000. Although this study is not warranted, the applicant is expected to assess impacts and provide alternative solutions.
>
> The County’s transportation staff (along with all our partners) are reviewing this application and will provide comments which will be available after the community meeting.
>
> You can also access the project’s application materials through the link below:
>
> https://lfweb.albemarle.org/weblink/search.aspx?dbid=0&searchcommand=%7b%5bCDD-Planning%5d:%5bApplicationNumber%5d=%22SP202400023%22%7d

I encourage you attend the community meeting on **Tuesday, November 19, 2024, at 6 pm located at Walton Middle School (4217 Red Hill Road)**. You can learn more about the County's process for reviewing special use permits, the applicant's proposal, provide public comment, and ask questions directly to County staff and the applicant.

Please let me know if you have any questions.

Thank you,

Syd Shoaf
Senior Planner
Community Development Department
Albemarle County

sshoaf@albemarle.org
434-296-5832 ext. 3902
401 McIntire Road, Charlottesville, VA 22902

From: Rachael Ayers <rachael.e.ayers@gmail.com>
Sent: Wednesday, November 6, 2024 9:45 AM
To: Syd Shoaf <sshoaf@albemarle.org>
Subject: CBI Forrest School Concern

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Mr. Shoaf,

I hope this message finds you well. I am writing to express my concerns regarding the CBI Forrest School development being proposed on Dudley Mountain Rd. While I fully support the addition of educational facilities to our community, I am greatly concerned about the expected increase of traffic on Dudley Mountain Rd.

Dudley Mountain Rd is a narrow, curvy road with no shoulder. As it is now, two large vehicles must pull off the pavement to pass safely. The first mile of Dudley coming from Old Lynchburg Rd is very curved with limited visibility. Inclement weather (heavy rain, fog, ice, snow) exacerbate the challenges of visibility and passing space.

The CBI Forrest School projects adding an additional 100+ vehicles in the morning and afternoon on Dudley Mountain Rd. There is no way the road can safely handle this increase to traffic flow. Has a traffic study been done to assess the feasibility of this plan?

Thank you for your time and attention to this important issue. I look forward to your response and any steps being taken to mitigate the potential impact of the new school on our community's traffic and safety.

Best,

Rachael Ayers
2018 Dudley Mountain Rd.
8074-426-8411

Syd Shoaf

From: Judy Ray <judyray2648@gmail.com>
Sent: Wednesday, November 6, 2024 8:34 PM
To: Syd Shoaf
Subject: Dudley Mountain Road

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Hi. I'm a concerned citizen and have lived on Dudley Mountain Road since early 1970's. I just found out that there is a proposal to build a private school on this road. Are you insane? This road can't handle the traffic now for all the sub divisions that are being built around us . Also the bicycle traffic on this road is terrible. There have been many accidents. The roads are too narrow. If you meet a school bus or dump truck on this road you have to stop or hit the ditch. Also a lot of my neighbors have water issues. Also all the wildlife is running out of their habitats. It's just an awful idea. What's next if you build the school, a McDonalds and a Wawa. The school is just the beginning to completely destroy our beautiful neighborhood. Please consider and don't do it. Judy Ray , a long time resident of Dudley Mountain Road Sent from my iPhone

Syd Shoaf

From: Rachael Ayers <rachael.e.ayers@gmail.com>
Sent: Wednesday, November 6, 2024 9:45 AM
To: Syd Shoaf
Subject: CBI Forrest School Concern

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Mr. Shoaf,

I hope this message finds you well. I am writing to express my concerns regarding the CBI Forrest School development being proposed on Dudley Mountain Rd. While I fully support the addition of educational facilities to our community, I am greatly concerned about the expected increase of traffic on Dudley Mountain Rd.

Dudley Mountain Rd is a narrow, curvy road with no shoulder. As it is now, two large vehicles must pull off the pavement to pass safely. The first mile of Dudley coming from Old Lynchburg Rd is very curved with limited visibility. Inclement weather (heavy rain, fog, ice, snow) exacerbate the challenges of visibility and passing space.

The CBI Forrest School projects adding an additional 100+ vehicles in the morning and afternoon on Dudley Mountain Rd. There is no way the road can safely handle this increase to traffic flow. Has a traffic study been done to assess the feasibility of this plan?

Thank you for your time and attention to this important issue. I look forward to your response and any steps being taken to mitigate the potential impact of the new school on our community's traffic and safety.

Best,

Rachael Ayers
2018 Dudley Mountain Rd.
8074-426-8411

I reside at 1680 Dudley Mountain Road and wish to address the Special Use Permit request for the CBI Forest School on Parcel #89-64, 1648 Dudley Mountain Road.

I have reviewed the engineering report prepared by Line & Grade and find the conclusions to be inaccurate and strongly biased in favor of the project. Major deficiencies exist regarding the road access, water use impact, and septic discharge and impact.

The project must "be suitable for existing rural roads and result in little discernable difference in traffic patterns". Anyone turning from Old Lynchburg Road onto Dudley Mountain Road will quickly realize that this rural road is unsuitable for this project. The 140 students and 28 staff can be expected to result in an additional 573 vehicle trips per day, not including up to 200 attendees for weekend use and special occasions. These facts are downplayed by Line & Grade who speculate about extensive car pooling rather than allowing for the probable worst case scenario. My son is a civil engineer who has worked for the Vermont Department of Transportation and knows Dudley Mountain Road well and feels that this road is inadequate for this project.

The water output from a well can only be known after a well is drilled. The 4 closest wells on either side of the project have very poor output in data provide by Line & Grade which does not support their conclusion about adequate supply for 168 people without effect on nearby long standing residents. [89-63A 7 GPM @ 160 ft, 89-63B1 1 GPM @ 405 ft, 89-73F 4 GPM @ 405 ft, 89-73F1 3 GPM @ 505 ft].

Line & Grade provide no details regarding the septic system and its impact other than to say that the drainfield benefits local groundwater and will be filtered through the soil. Perhaps Albemarle County should import large quantities of human waste and distribute throughout the county to benefit the groundwater.

Construction has begun prior to obtaining the Special Use Permit suggesting confidence in its approval. The property owner, Jeffrey Morrill, as vice chair of the Albemarle Economic Development Authority undoubtedly has influence within county government. Any county employee involved in this process with prior or potential future involvement with Mr Morrill should recuse themselves. If needed for impartiality, a suitable individual from outside Albemarle county should be utilized.

Thank you for your consideration.

John Daniel Grigas MD

November 16, 2024

RE: Proposed development on Dudley Mountain Rd.

To whom it may concern,

This letter is being submitted for the record. We are Mark and Teresa Andrews, and we have been residents on Dudley Mountain Rd. for forty years. As one of the original families on Dudley Mountain Rd., the rural scenic beauty was something that attracted us to purchase and develop our home/property. It was a safe and wonderful place to raise our family. Our two boys and their friends, who would come from other areas in the county and city to visit us, enjoyed all that the outdoors had to offer. Over the years, controlled residential development has occurred while the quiet, agricultural, and rural benefits of country living has been maintained.

Dudley Mountain Rd., a small, narrow road will not handle increased traffic. Presently the traffic has to slow or stop to allow oncoming larger vehicles like school buses, garbage and dump trucks to pass. In the winter, Dudley Mountain Rd. is treacherous. Additionally, Old Lynchburg Rd. and Dudley Mountain Rd. are a popular cycling route that presently increase the danger of traveling. Riders have had incidents causing serious injuries and even death. Dudley Mountain Rd. is currently in need of road improvements and is not adequate to safely handle any projected increase in traffic.

The projected increases in the number of vehicles traveling to/from the proposed Congregation Beth Israel - 200 attendees + staff and service vehicles, special events will compromise the safety, beauty, and serenity of our rural living.

We are aware of reported safety concerns about the number of vehicles (100+ a minimum two times a day) and the danger it presented when the Congregation Beth Israel traveled on the narrow access road to Camp Holiday Trails. We are also aware that Congregation Beth Israel proposed to develop this project on land off of Owensville Rd. and it was nixed.

We also have very legitimate concerns about the environmental impact on rural well water, our electrical grid, increased noise, and a detrimental impact on the beautiful wildlife and other natural resources that benefit us all.

It is also worth noting, the impact of increased traffic on Old Lynchburg Rd. is yet to be determined. This is because the new subdivision development at the old Southwood area is not fully opened and operational. Hundreds of new homes and mixed housing has not been completed. Traffic from Dudley Mountain Rd. to 5th Street Ext at 164

will soon be at a standstill. In the mornings, it already requires support from the County Police Dept. to direct increases in traffic as people navigate to get to Covenant School.

As residents on Dudley Mountain Road, we have not received any official notification (written or email) from the Albemarle County Board of Supervisors and Albemarle County Planning Commission members regarding the proposed project. The only notice we have received is a written postcard from the Dudley Mountain Road Neighbors which we received on Saturday, November 16. It is both inadequate and unjust to receive this minimal communication two days before the proposed community meeting scheduled for Tuesday, November 19.

The deception and lack of transparency about the proposed project is not a way to begin a proposed development. A new access road to what appears to be the proposed project has recently been cut on November 7, and was completed on November 15, heightening our concerns that decisions have already been made. In no way does this follow Albemarle County protocol. This is unacceptable in every way. We oppose new development that would override and go against current zoning ordinances. We are very concerned about how increases in motor vehicle traffic and proposed activities at the private school would be detrimental to our safety and also disrupt our quality of life in this community.

Respectfully submitted,

Mark Andrews
Teresa Andrews

Mark and Teresa Andrews

Concerns and Objections to Proposed Forest School/Event Center

Dear Syd,
Thank you for your efforts to ensure our community's voice is heard. I am certain you are receiving a high volume of feedback.

On behalf of my family residing on Dudley Mountain Road (DMR), I would like to express our strong opposition to the proposed Forest School and Event Center. Roads like DMR, characterized by their natural beauty and tranquility, are increasingly rare. The preservation of this environment is the primary reason we chose to live here. Please consider the following concerns and questions:

The proposal lacks sufficient detail and clarity. This proposal should be denied.

- **The Multi-Use Building**
    - I'm not sure whether the term "Wolf in Sheep's Clothing," or "Trojan Horse," works best to describe this project. If CBI wanted to build a wedding venue, barmitzvah and batmitzvah venue, and event space why is that not the lead here?
    - We simply cannot have an 11,000sqft building with no rules other than, "no more than 200 people." What hours would these events be? What would be the impact on noise and light ordinances? Where in the world will 200 cars park (and yes, of course, most families are multi-car families...so 200 is not a realistic number for parking).
    - The proposal is very misleading. Let us not be mistaken. This is not a "minimally invasive forest school."
    - This proposal should be denied for this alone.
- **Traffic**
    - This proposal does not fit the requirement that it would result in "little discernible difference in traffic patterns."
    - The number of trips listed in the proposal is very underestimated. To have even their grossly underestimated number of cars come and go four times on this little road would completely overwhelm the families who live here and destroy the rural nature of the road itself. This would set up a scenario where residents would need to time their schedules so as not to run into the third of a mile long cavalcade during drop off and pick up times. (The average length of a vehicle in the US is 14.7 feet. 110 Cars x 14.7 feet = 1617 feet or roughly 1/3 of a mile!!!)
    - The amount of time given for drop off and pick up is way too short. Children under the age of 7 simply cannot hop out of the car and run into the school. Many will need to be carried. This will require parking.
    - At what time will the teachers and administrators arrive? At what time will they depart? This disruption is not included in the proposal at all.
    - How will the children be fed? Will there be a daily staff of cafeteria workers? Will there be massive delivery trucks from US Food or Aramark making regular deliveries?
    - When will the cleaning crews access the site? Daily? How many will be needed to take care of these massive structures?
    - How will supplies be delivered and how often? Toilet paper, pens, pencils, crafting supplies, copy paper, are all necessary for a school.
    - When will the landscaping, lawn mowing, and outdoor crews be allowed on property?

- Do we anticipate having a police officer at the intersection of DMR and Old Lynchburg Rd to direct traffic? Do we anticipate a stop light?

- **Disruption of Neighbors, Nature, and everyone who travels this road**
  - Traffic - this disturbance is undeniable
  - Light Pollution - Will the site have lighting? Currently, this corner of DMR at nighttime is so wonderfully dark. With this square footage, I assume outdoor lighting would be necessary for security purposes if nothing else. Will there be lighted paths? All of this will disturb the neighborhood and nature as well.
  - Sound Pollution - Recently I was spending time with a friend and her two children were capable of making an incredible amount of noise. What can we be expected to hear with 140 kids on site? Of course, there will be other noises too -- bells ringing, announcements, fire drills, parties, dances, etc. This is not the place for all that noise.
  - Trash Pollution - An increase of this many people, regardless of their age, will increase the amount of trash along the roadside, on the property, and throughout the adjacent nature and personal properties of others.
  - Pollution Pollution
    - Automobile pollution.
    - Heating and Cooling pollution. How will the school buildings be heated and cooled? Gas/Oil boiler? Giant HVAC units?
    - Gas Generator Pollution. Will there be a gas generator on site, since we are without power on average 3-4 times per year?
    - Campfires. Smoke
    - Sewage
  - Pets - This increased activity will endanger our dogs and cats in a much larger way than we've ever seen before. Currently a majority of the residents of DMR have pets. Most of these pets roam freely and they will not get the memo when this barrage of cars descends on their quiet country road. Who will be responsible for the death of our pets?
  - Rights
    - Hunting - All of the neighbors of the proposed site currently hunt their land and adjacent land for much of the year. Many of them use this as food for their families. This would seem to represent an extreme danger, unless we are suggesting taking away those family's rights to hunt on their own property? Do we intend on taking away those family's rights?
    - Shooting - When they are not hunting, many neighbors regularly shoot their guns as a pastime/hobby. Do we intend on taking these rights away?

- **Danger**
  - Rush - Imagine you are running late to drop off your kids at school because little Rebecca decided to rub peanut butter into her brother's hair right before you were supposed to leave. If you don't hurry, you'll miss the drop off window and also be late for work. You might take it a bit slower while the kids are in the car for their sake, but once you drop them off, you're going to put your foot in the carburetor and rip down this curvy road that is not meant for that kind of driving. This is going to be a headache at the very least, and fatal at the very worst. Who will be responsible for these accidents?
  - Fire / Rescue Squads
    - What would happen if a fire were to start at the school? We have an already taxed <u>volunteer</u> fire department. Would the school fund its own fire safety brigade?

        - What would happen if there is a fire/rescue emergency on the road during the drop off and pick up periods? How would emergency vehicles be able to get past the line of cars? There is no shoulder on Dudley Mountain Rd.
    - Hospital - Have we properly thought through what happens when the nearest hospital is far away and 10 of the kids happen into a yellowjacket's nest...some of whom will most certainly be allergic? What about a copperhead's nest?
    - Shoulders - There are no shoulders on DMR. There are so many stories of oil trucks, quarry dump trucks, tractors, and other large vehicles that have to ride in the middle of the road because they do not want to turn over. Ask anyone who has lived here and they will no doubt have a story about a vehicle that has run them into the ditch, or a vehicle that has flipped over because they were too top heavy and went too far over the edge of the road.
    - Hunting/Shooting - Please see above. All it takes is for one kid to make a stupid mistake and wander into an area he's not supposed to be in.
- **Not necessary for this site**
    - Though the forest school is designed to let kids experience nature while learning, there is nothing particularly special about this site that could not be found in other rural areas, or even a non-rural area that abuts a park or natural preserve.
    - There are plenty of areas within the county's "development areas" that do not require a special use permit that could be a great home for a school and wedding/event venue of this nature. These locations feature better roads, better access to fire and emergency services, and are closer to CBI itself.
- **Requirements**
    - This project does not "relate directly to this rural area." This is one of the criteria for a special use permit in the rural area if I'm understanding correctly. To my knowledge none of the members of CBI live or even frequent this road/rural area at all. In fact, CBI doesn't even include any information on how it is related to this rural area, or any benefits of their proposed development to any neighbors who are directly related to this area.
- **Not Wanted**
    - Petition
        - At the time I am writing this, there have been 334 people who have signed a petition to prevent the issuance of the special use permit for this development. Here is the link to this proposal. Please let me know if you'd like me to print the list of people who have signed it for your records as well.
        - https://www.change.org/p/prevent-a-25-000-sq-ft-development-over-15-acres-along-dudley-mountain-road
        - Of the 120 land owners on DMR, 56 of them have signed the petition so far. That's 47% of every home on the road.

I appreciate your consideration of these comments. I am available to discuss any or all of these concerns in further detail.

All my best,

Michelin Hall & Timothy Wooster
Residents and Land Owners on Dudley Mountain Rd.

To Recap:

The proposal lacks sufficient detail and clarity. It should be denied.

- **The Multi-Use Building**
  - The proposed multi-use building raises concerns as a wedding venue, bar mitzvah, and bat mitzvah venue, and event space.
  - An 11,000 sq ft building with no restrictions other than a 200-person capacity is problematic. The proposal must specify the hours of operation for events, the potential impact on noise and light ordinances, and a realistic parking solution for a large number of vehicles.
  - The proposal is misleading in its presentation. This is not simply a "minimally invasive forest school."
- **Traffic**
  - The assertion that the proposal would result in "little discernible difference in traffic patterns" is not supported by the details provided.
  - The estimated number of trips appears to be significantly underestimated. The volume of traffic, even based on the underestimated figures, would overwhelm the existing infrastructure and disrupt the rural character of the road.
  - The proposed drop-off and pick-up timeframes are inadequate for young children, and the need for parking during these times has not been addressed.
  - The proposal does not account for the traffic generated by teachers, administrators, staff, deliveries, and other service providers.
- **Disruption of Neighbors, Nature, and the Community**
  - Increased traffic, light pollution, noise pollution, and trash are inevitable consequences of the proposed development.
  - The potential for light pollution from outdoor lighting would disrupt the natural darkness of the area.
  - Noise from a large number of children, events, and other activities would disturb the tranquility of the neighborhood.
  - The influx of people would likely lead to an increase in trash along the roadside and in surrounding areas.
  - The environmental impact of automobile pollution, heating and cooling systems, potential gas generators, campfires, and sewage must be considered.
  - The safety of pets who roam freely in the area would be jeopardized by the increased traffic.
  - The development could potentially infringe upon the rights of neighboring residents to hunt and shoot on their own property.
- **Safety Concerns**
  - The increased traffic on the narrow, winding road would create a hazardous environment for both drivers and pedestrians.
  - The ability of fire and rescue squads to access the site in case of an emergency is questionable.
  - The distance from the nearest hospital raises concerns in case of medical emergencies.
  - The lack of shoulders on DMR poses risks for large vehicles and could lead to accidents.
- **Alternative Locations**
  - The proposed site does not offer unique features that cannot be found in other rural or even

non-rural areas that are more suitable for such a development.
    - The county's designated "development areas" provide better infrastructure, access to emergency services, and proximity to CBI.
- **Requirements for Special Use Permit**
    - The project does not appear to "relate directly to this rural area," a criterion for a special use permit.
    - The proposal does not demonstrate any benefits to the neighbors who are directly affected by this area.
- **Community Opposition**
    - A significant number of residents have signed a petition opposing the issuance of a special use permit for this development. This demonstrates the strong sentiment against the proposal within the community.