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SPECIAL EXCEPTION REQUEST (SE202400027)

TO: Rebecca Ragsdale
Planning Manager
Albemarle County Community Development

FROM: Kendra Moon, PE
Line and Grade Civil Engineering

DATE: *September 16, 2024*
Revised January 6, 2025

RE: CBI Forest School - Dudley
Special Exception Request – Parking Lot Design

PROJECT DETAILS

Applicant:	CBI Forest School
Consultant:	Line and Grade Civil Engineering | Kendra G. Moon, PE
Name of Project:	CBI Forest School - Dudley
Short Description:	Special Exception to parking lot design requirements
Proposed Site:	1648 Dudley Mountain Road, Charlottesville VA, 22903

PROPERTY DETAILS

Parcel ID Number:	08900-00-00-06400
Short Parcel ID:	89-64
Total Acres:	155.96 ac
Owner:	Julie & Jeffrey Morrill, Trustees of the Julie Aileen Barron Morrill Living Trust
Current Tenant:	Vacant
Magisterial District:	Samuel Miller
Zoning:	Rural Areas
Proffered:	No
Overlays:	None
Comprehensive Plan Area:	Rural Area 4
Comprehensive Plan Use:	Rural Area
Land Use:	Agricultural
Surrounding Uses:	North – Forest zoned RA and single-family zoned RA East – Single-family zoned RA and agricultural zoned RA South – Single-family zoned RA West – Single-family zoned RA

EXECUTIVE SUMMARY

This exception request accompanies a special use permit request for this rural area site to be used as a private school based outdoors (please see accompanying special use permit for more details about the use). One of the main objectives of this development is to keep a light footprint on the site and retain as much of its natural properties as possible. Curb and gutter, and asphalt to some degree, are all indicative of a more urban site. CBI Forest School would prefer gravel travelways and parking with drainage channels as opposed to asphalt, curb, gutter, and underground piping. On behalf of the Forest School we hereby request an exception to parking lot design requirements set forth in Section 4.12.15, subsections A and G.

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EXCEPTION TO PARKING LOT DESIGN REQUIREMENTS

The minimum design requirements for off-street parking areas consisting of four or more parking spaces are outlined in Section 4.12.15. Per subsection A, all parking areas shall be surfaced. The required surface materials are not explicitly stated but are typically asphalt. The applicant requests to instead use gravel or, in limited areas, permeable pavers. Overflow parking areas are to remain grass, as they will be infrequently used.

Per subsection G of 4.12.15, curbs shall be established at the edges of parking areas or access aisles in all commercial or institutional developments requiring eight or more parking spaces. Gutters shall be required where necessary to control or direct stormwater runoff. The applicant requests to remove the requirement for curb and gutter, and to instead use earthen conveyance channels or other methods to either redirect stormwater or to dissipate it to sheet flow.

BASIS FOR EXCEPTION

According to Section 4.12.2(c), the design requirements in section 4.12.15 may be modified or waived. The design requirements for surfacing, curb, and gutter in parking areas are not seen as necessary in this instance given the nature and use of the site.



Image 1 – Subject parcel, looking northwest from near Dudley Mountain Road, source: JCLA Studio

Image 1 above shows the existing conditions of this property in the vicinity of proposed development. The natural state of this property is to be preserved to the extent possible, and gravel surfacing is most congruent with what is currently in place.

The parking areas are to be used on a daily basis for staff only, as parents will be utilizing a drop off loop to pick up and drop off their children. There are a maximum of 29 staff members expected to be on site. The expected vehicles are passenger vehicles only, with no large trucks, so gravel will be an adequate material to support the loading. There will be grass overflow parking areas for the rare occasions that require more on-site parking.

Alternative methods of capturing or directing stormwater will be used to ensure that stormwater does not wash out or collect in the parking area or travelways. Conveyance channels, level spreaders, gravel diaphragms, or permeable pavers are all potential alternatives.