From: ethanwd <ethanwd@comcast.net>
Sent: Wednesday, June 10, 2026 2:11 PM
To: Fred Missel; Ben Loppacker
Subject: Alberene wellness retreat

Follow Up Flag: Flag for follow up
Flag Status: Flagged

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I am writing concerning Alberene Wellness retreat proposal that requires special exception for zoning for parcel 119-52C2.

I will not be able to attend meeting (SP2026-00001) on June 16, 2026 to address issues, so I am writing this letter that I ask to be included in the record.

As a veteran, I applaud what the property owner is proposing, however I am not sure Secretary Sands Road is the best area for this project. While I do not object to the project, I wanted it noted that I have the following concerns:

The proposed project area is a very rural area with very, very limited county services. Police response is usually 50 minutes or longer. Ambulance arrival times are greater than 25 minutes.

The last person that got lost in the woods last year, with an address less than a mile away on Secretary Sands Road, was not found in time before he died, despite heavy search efforts over several days.

Just about every neighbor in the area, Secretary Sands Rd and Green Creek rd, shoots on a regular basis. When one person starts shooting, other neighbors come out and start shooting. If this is a Wellness retreat for children, having multiple gun fire at different locations can't be to good for wellness of children. I have owned my property for over 20 years and have multiple private shooting parties with friends on a regular basis. If this project is approved, I do not want any issues with my high power, long distance shooting range. The noise from my shooting will sound louder as the noise travels up the hill. People that had been on Secretary Sands road said it sounds extremely loud and they thought I was just inside the tree line from them. While the line of fire is not directly in line with the proposed project, the target area faces in a southern direction towards the proposed property.

While my property is posted "no trespassing", and I do have down range signs, children are curious and I would expect some would try to come onto my property and see what is happening. This could be fatal mistake.

I do not see any fence or containment for the children to prevent people from wandering off the proposed site as part of the proposal. I would request a total privacy fence enclosure before the plan is approved.

While I am not affected by my neighbors behavior, the neighbor that does have direct adjacent property to proposal is a nudist. I always call before going over to talk with him. Another important reason to have a 6 ft privacy fence.

Not sure if the county can require game cameras, or blink or ring cameras, but having parameter cameras would greatly help in trying locate any missing children should one go astray.

Thank you for your time,

Ethan Darrow
Principle owner
Perfect Land Holdings, LLC

From: Ben Loppacker
Sent: Tuesday, July 28, 2026 8:41 AM
To: 'Lewis Nelson'; julia@shimp-engineering.com
Cc: justin@shimp-engineering.com; polina@shimp-engineering.com
Subject: RE: Alberene Wellness Retreat Community Meeting (SP2026-00001)

Good morning Mr. Nelson,

Thank you for reaching out regarding SP-2026-00001. This project is scheduled for the August 25th Planning Commission meeting, where a public hearing will be held. A public hearing will also be required at the Board of Supervisors Meeting following the Planning Commission Meeting. I will make sure to include your email in the record of comments on the project if you are unable to attend either meeting.

Please feel free to reach out if you have any questions and I'd be happy to help.

Best regards,

Ben Loppacker
Planner
Community Development Department
Albemarle County

tloppacker@albemarle.org
434-296-5832 ext. 3256
401 McIntire Road, Charlottesville, VA 22902

From: Lewis Nelson <lewisnelson@gmail.com>
Sent: Sunday, July 26, 2026 8:42 AM
To: julia@shimp-engineering.com; Ben Loppacker <tloppacker@albemarle.org>
Subject: Fwd: Alberene Wellness Retreat Community Meeting (SP2026-00001)

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Hi Julia and Ben,

I missed the first community meeting about this special use permit in June and heard there may be another one coming in August, which I will also have to miss as I will be out of state that day.

I own one of the adjacent lots to Chris and Jamie Gates, Parcel 11900-00-00-052D1 or "Lot 6"

Chris has fully briefed me on his intentions for the land, and I wanted to inquire as to how I can write a letter of support or provide feedback. I've only been able to find the documentation loaded into the pre-application on Civic Access (PREAPP202400052), but I provide the attached feedback based on that application and what I've been told by Chris directly.

If the below email is sufficient, please do enter it into the records for this SUP, but if there is a better way to submit this, please let me know.

Letter of Support for Special Use Permit Application SP2026-00001

To Whom It May Concern:

I am writing as the owner of the adjacent parcel identified as 119-52D1 to express my support for Chris Gate's proposed special use permit application for a wellness and retreat facility in Albemarle County.

I believe in Chris's vision to create a wellness center that supports U.S. military veterans. As a U.S. Army combat veteran myself, I find this work admirable and meaningful. Facilities that provide space for wellness, reflection, recovery, and community can serve an important role for veterans and others seeking a healthier and more grounded way of life.

I also support Chris's desire to establish a natural yoga and wellness retreat in Albemarle County. In my view, the people who seek out this kind of facility, with a focus on wellness, mindfulness, and respect for the natural environment, would help provide a valuable service to Albemarle County residents and visitors.

As an adjacent landowner, I have also considered the practical impacts of the proposed use. My lot, including my proposed future home site, is the closest to Chris's proposed yurt site and would likely experience the greatest potential impact from noise, lighting, or general activity associated with the retreat. With that understanding, I fully support the application. I do so with awareness of the work Chris is trying to accomplish and with the understanding that, once constructed, the property improvements could potentially support other allowed or approved uses in the future. Even with that in mind, I believe this proposed use is compatible with the surrounding area.

Regarding traffic, I believe the traffic associated with this type of event or retreat use would primarily be limited to arrival and departure periods. Even in the unlikely event that as many as 150 participants attended at one time, I believe this portion of Secretarys Sand Road can reasonably support that level of traffic. There are not many residential homes along this section of the road, and I do not believe the proposed use would create a meaningful adverse impact on our future personal home development plans for our land.

I also believe that the people who tend to use facilities like this are generally respectful of the land, neighbors, and the surrounding community. Based on the nature of the proposed wellness and mindfulness use, I would expect visitors to behave in a manner consistent with the quiet and rural character of the area.

For these reasons, I respectfully support Chris's special use permit application and ask that Albemarle County give favorable consideration to the proposal.

Sincerely,

Lewis Nelson and Jocelyn Sandberg
Owners, Tax Map Parcel 119-52D1 (also known as Lot 6)

Lewis Nelson