



www.lexingtonva.gov

Planning & Development Department
300 East Washington Street
Lexington, Virginia 24450
Phone: (540) 462-3704 Fax: (540) 463-5310

APPLICATION FOR CONDITIONAL USE PERMIT

Applicant¹

Name: Rhianna Schlieff Phone: 540-960-0931

Company: Blue Ridge Outdoor School Fax:

Address: 275 Vista Links Dr. Email: director@blueridgeoutdoorschool.com

Applicant's Signature: [Signature] Date: 5/22/24

Property Owner

Name: Grace Episcopal Church, Tuck Bowerford, Rector Phone: 540 463 4981

Address: 123 W Washington Email: tuck@graclexva.org

Owner's Signature: [Signature] Date: 5/21/24

Proposal Information² (attach list of properties if request includes multiple properties)

Address (or location description): 123 W. Washington St

Tax Map: 16-3-C Deed Book and Page #:

Acreage: Zoning (attach any existing zoning conditions or proffers):

Description of Proposal³: see attached letter

- 1. Prior to submitting an application, the applicant is required to meet with staff for a pre-application meeting.
2. Any application deemed incomplete by staff will not be accepted.
3. Please refer to page 3 of this application for the conditions of issuance for all conditional use permit applications. Submitting a sketch plan or other visual detail of your request is highly encouraged.



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Notice to Adjacent Property Owners

The City will give notice of public hearings to be held on the application to those persons who own property, any portion of which abuts the subject property, and all property which is directly across the street from any portion of the subject property, as determined by the City's real property tax records. This notice will give the date, time and place of the hearing, identify the property which is the subject of the application and give a brief description of the proposed action. Notices will be mailed a minimum of ten (10) days prior to the date of the scheduled public hearings.

Posting of the Property

The City will place a sign on the subject property which indicates that an action is pending. The sign will be located to be clearly visible from the street.

THIS SECTION TO BE COMPLETED BY STAFF ONLY

Application Fee: \$450 Amount Paid: \$450.00 Case Number: CUP- 2024 - 03

Date Received: 5/22/2024 Received By: Kate

Staff Review

Planning: Public Works:
Police: Fire/Rescue:

Public Hearings

Planning Commission

City Council

Legal Ad Dates: Adj. Property Notifications: Public Hearing Date: Action:

Dear Lexington Planning & Development,

My name is Rhianna Schlief and I am the owner and founder of Blue Ridge Outdoor School. I am partnering with Grace Episcopal on 123 W Washington Street to open a Pre School program starting mid August 2024. I am a 10+ year veteran public and private school teacher, a mom to three young children, and a community member of Rockbridge County, hoping to bring outdoor education to our area.

Father Tuck of Grace Episcopal and I have been collaborating to offer a program that provides the health benefits of outdoor education, spiritual wellbeing, and innovative education to ages three to six year olds. The class size has a capacity of 13 students and two adult teachers that have cleared the multiple background checks required and have extensive background and knowledge in the Early Years of development and learning.

We plan to use the Jonathan Daniels Community Room building as our space (the first and second room pictured), the Woods Creek Trail, and other surrounding outdoor spaces as our classroom.

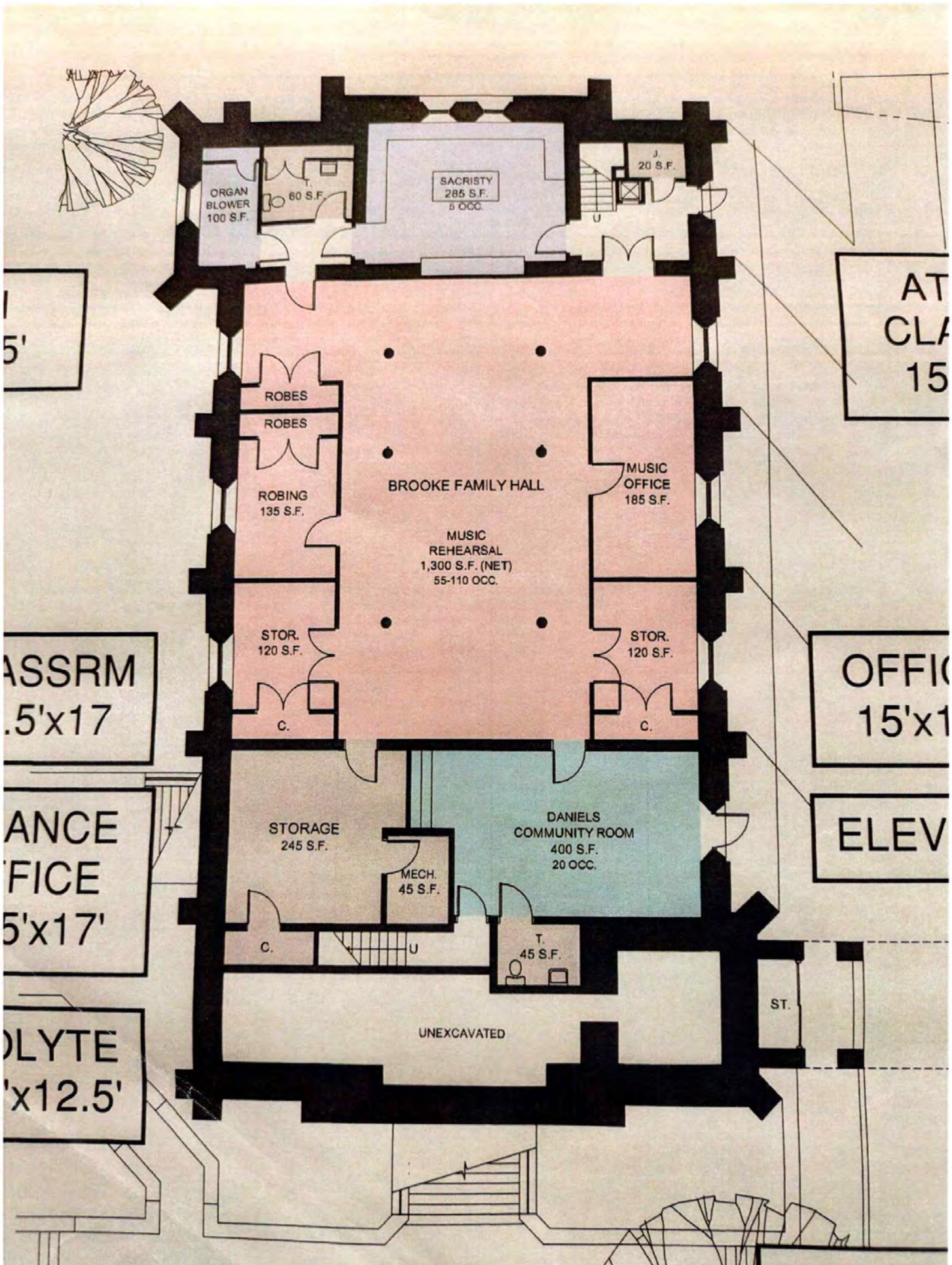
I am currently in the process of applying for "Religious Exempt Child Day Center" through the State of Virginia. They have been very helpful throughout the process in helping me complete the necessary steps to be safe and comply with state guidelines. The Fire Marshall has given the "go ahead" to apply and is in the process of completing his report that we will submit to the state; we also have completed the Report of Environmental Sanitation Inspection (see attached copy).

The preschool will have hours Monday through Friday beginning at 9:00am with a drop off window from 8:40-9:10am. The day will end at 3:00pm with a pickup window from 2:45-3:15pm. The church parking lot has a "drive through" option and 12 parking spaces. There is additional parking on the street that is often empty during the drop off and pick up time. The two staff members will not be parking in the church parking lot.

In the past, the Church has hosted Yellowbrick Road preschool and the YMCA during Covid. Both operations were at least 20 participants or more and operated Monday through Friday 8am – 5pm. The church has reported that there were not any issues with parking or disruption of traffic during those times.

Sincerely,

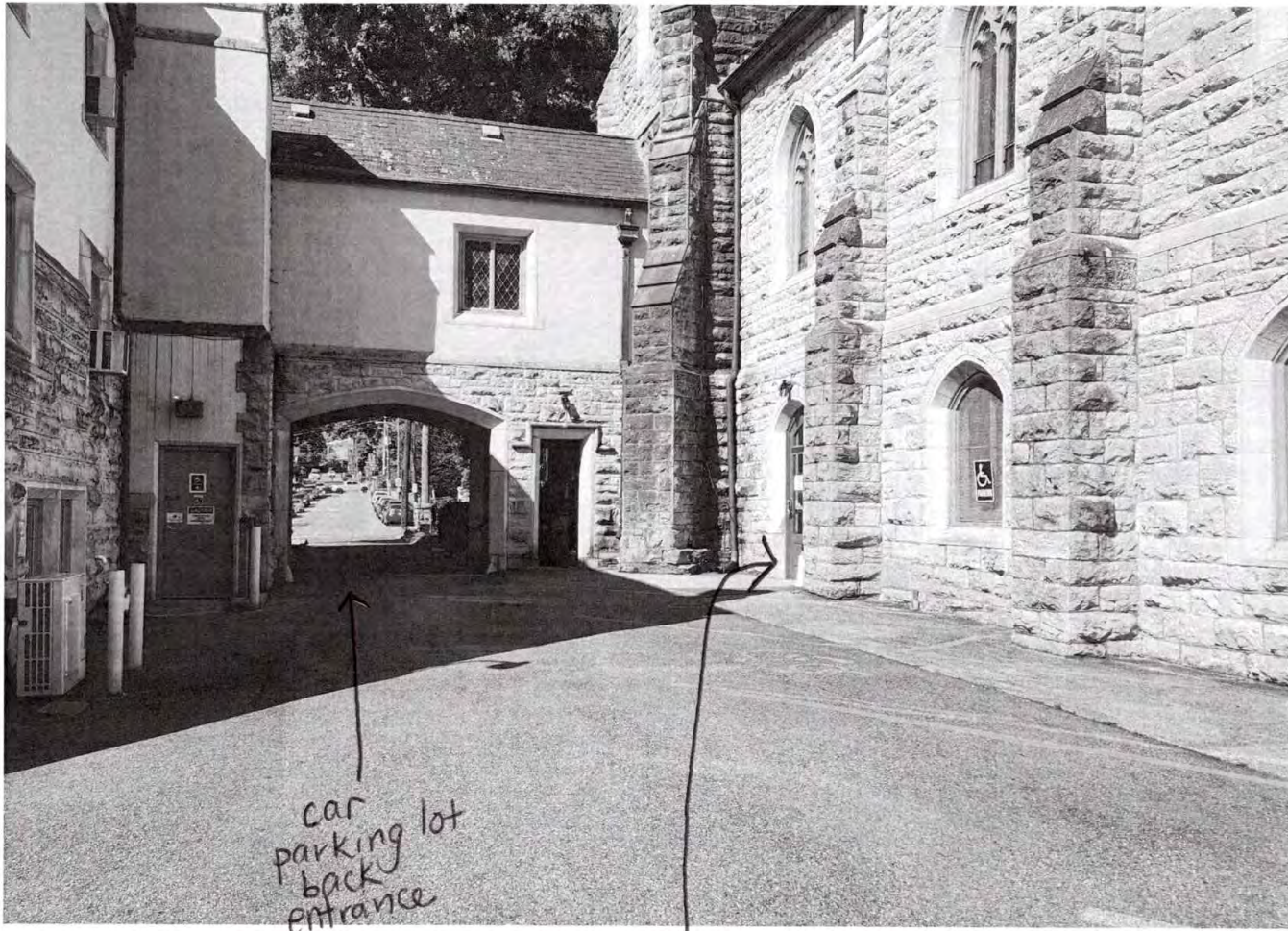
Rhianna Schlief





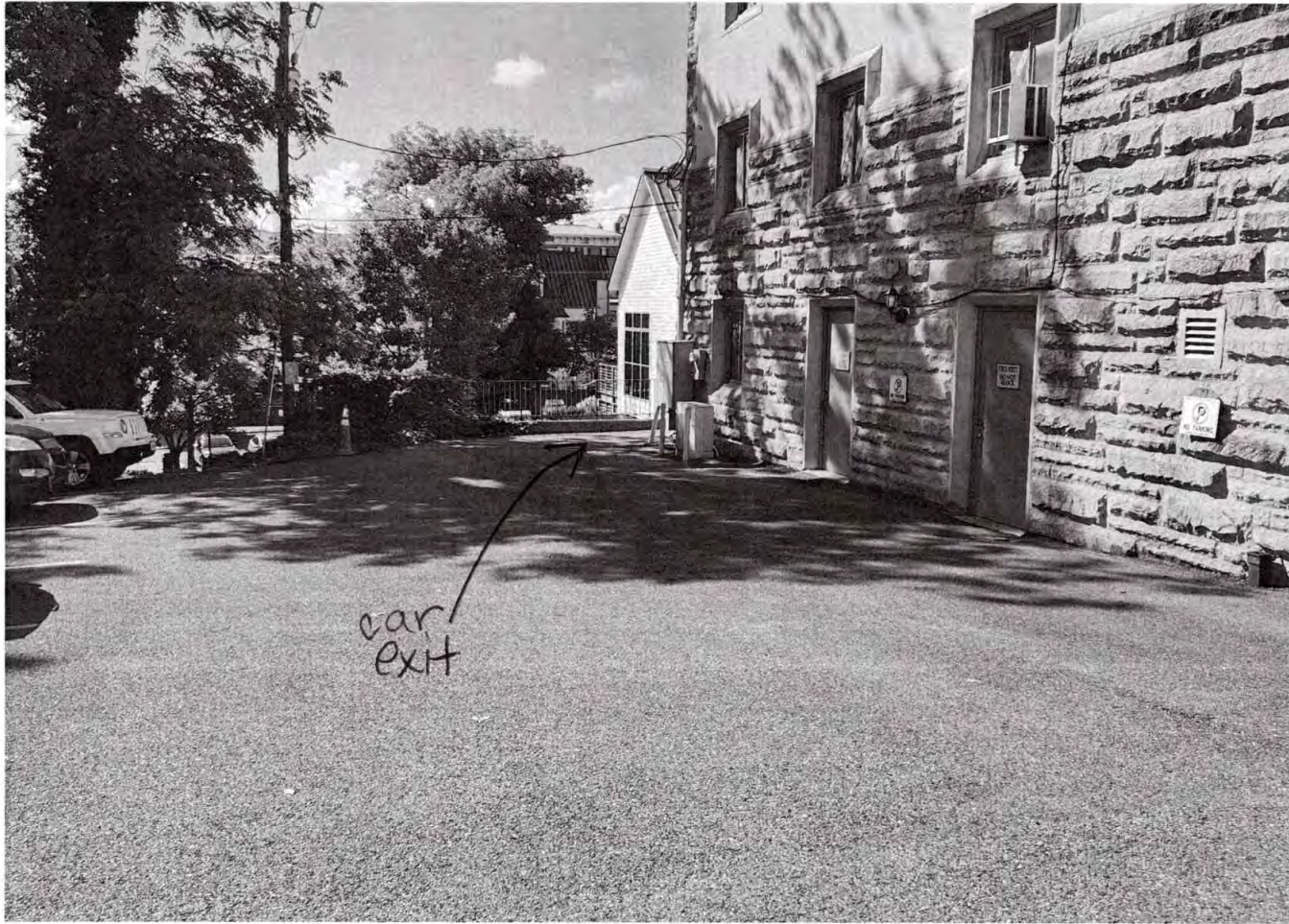
door *
entrance

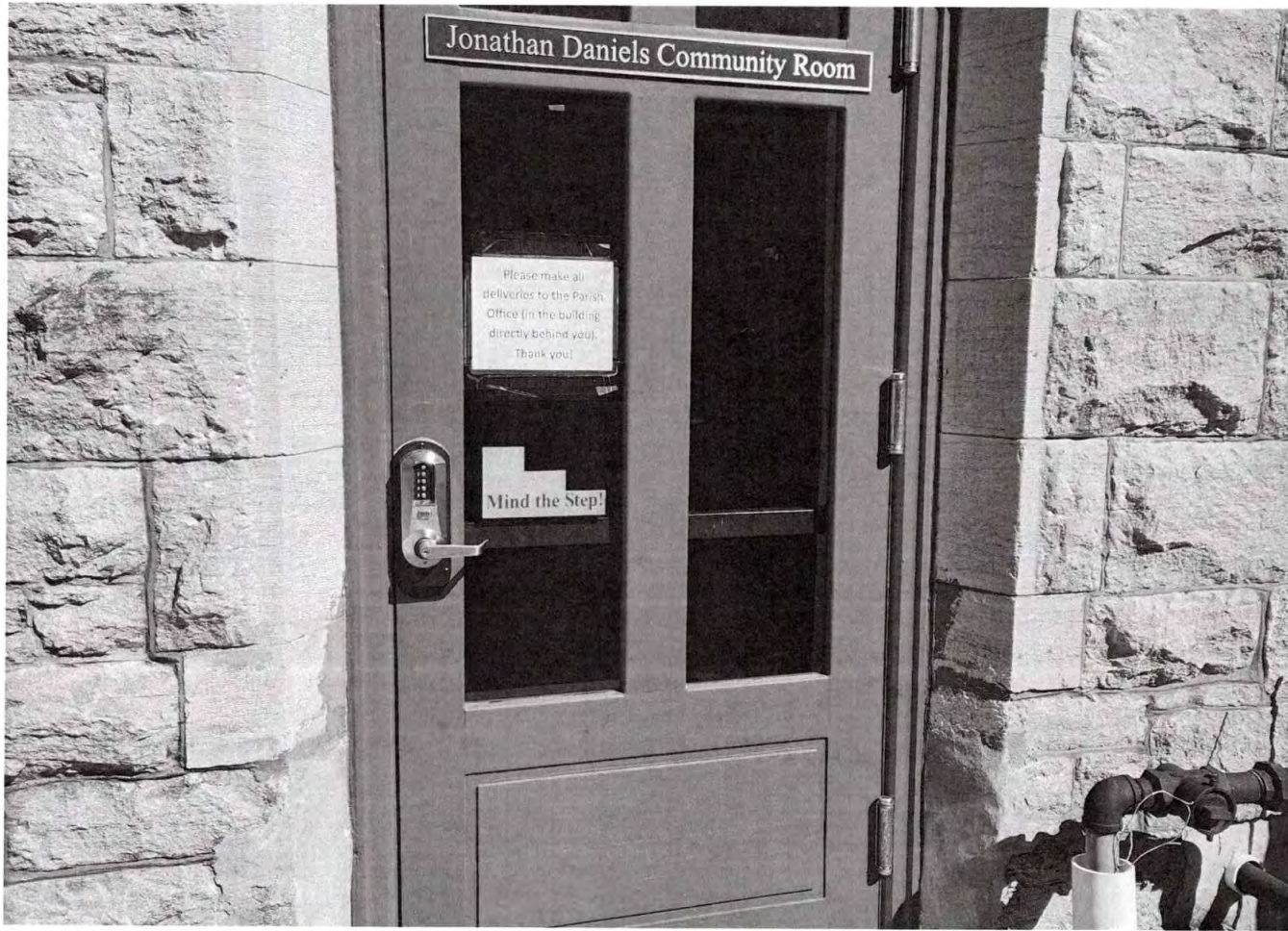
view from driving into parking lot



car
parking lot
back
entrance

entrance





Entrance from Parking Lot.

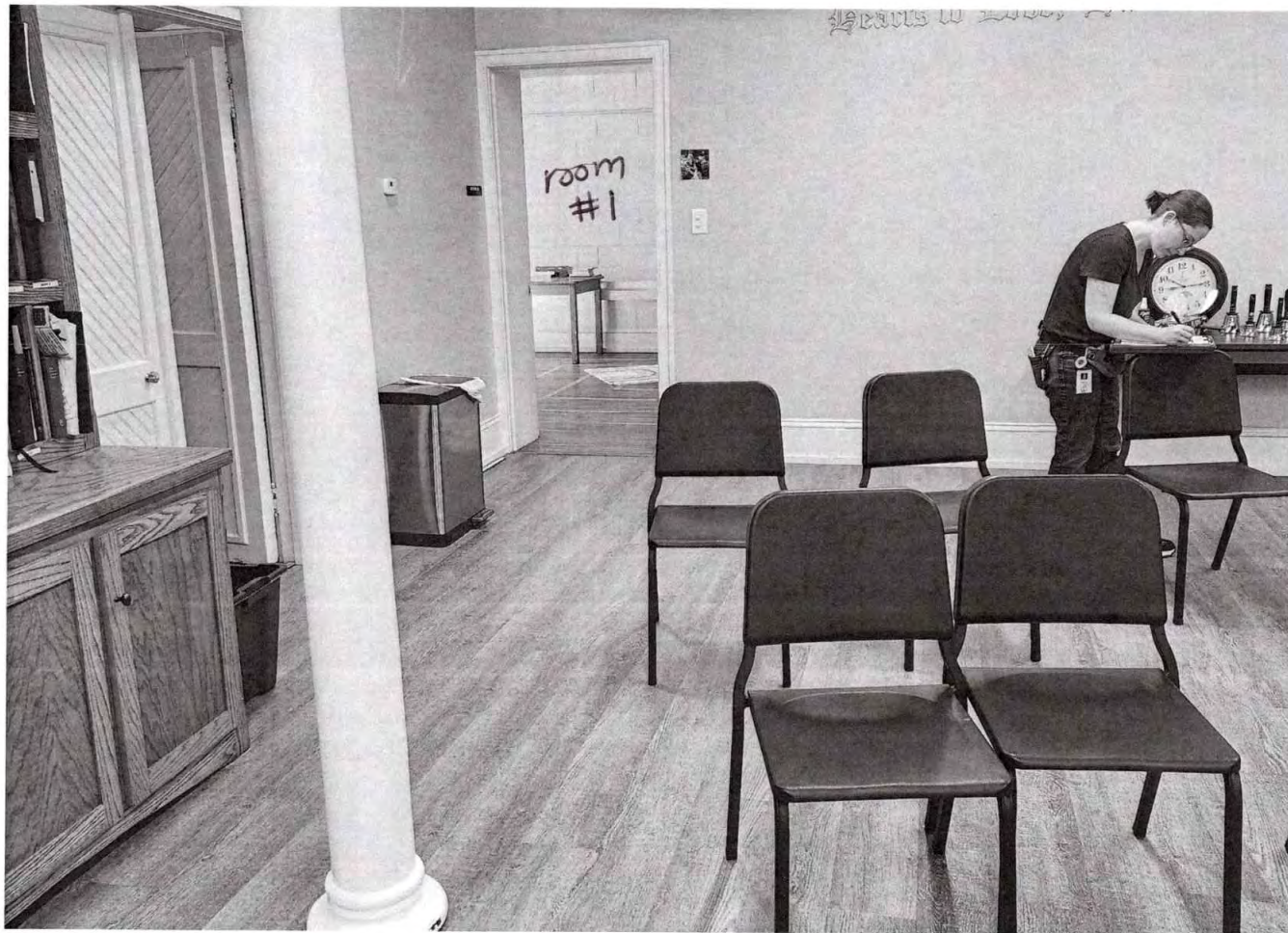


view from door (left)

entrance into room #2



view from door (right)



view from inside room #2
left side



view from room # 1 into room # 2

