



County of Albemarle
Community Development Department - Planning

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August 19, 2026

Mr. Josh Critzer
Camp Watermarks Inc.
1145 James River Road
Scottsville, VA 24590
josh@watermarkscamp.com

RE: SP-2026-00002 Camp Watermarks

Dear Mr. Critzer,

At its meeting on August 11, 2026, the Albemarle County Planning Commission recommended approval of SP-2026-00002 Camp Watermarks by a vote of 6:0 (Commissioner Clayborne absent), for the reasons stated in the staff report and with the conditions listed below:

1. General Accord with Conceptual Plan. Development and use of improvements authorized by SP-2026-00002 must be in general accord with the Conceptual Plan dated (Month) (Day), 2026 prepared by Lineage and titled "Watermarks Camp – Concept Plan".

To be in general accord with the Conceptual Plan, development must reflect the following major elements essential to the design:

- The entrance location at Camp Watermarks Lane and James River Road;
- The limits of the cabin facilities and parking area;
- The number and location of designated activity areas;

Minor modifications that do not conflict with these elements may be approved to ensure compliance with the Zoning Ordinance.

2. Tree Clearing. Clearing of trees for camp activities and facilities is limited to the activity areas shown on the Conceptual Plan or areas used for bona fide agricultural purposes.
3. Occupancy Limit. The total number of persons on site at any one time must not exceed two hundred fifty (250).
4. Camp Session Limits. Camp operations are limited to a maximum of fifty-one (51) sessions per calendar year, consisting of:
 - Up to sixteen (16) weeklong overnight sessions; and
 - Up to thirty-five (35) weekend overnight sessions (Friday through Monday).
5. Transportation Management. For each camp session, the total number of bus or van round trips to and from the camp must not exceed fifteen (15). Bus or van transportation must be the primary means of transportation for campers.

6. Outdoor Amplified Music. Sound from outdoor amplified music is regulated as follows:
- a) Maximum Sound Levels: Outdoor amplified music must comply with the applicable maximum sound levels established in County Code § 18-4.18.04.
 - b) Prohibited Hours: Outdoor amplified music is prohibited between 10:00 p.m. and 7:00 a.m. the following morning.
7. Lighting. Any lighting associated with the camp must comply with County Code § 18-4.17.

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

Sincerely,
J.T. Newberry
Senior Planner II
Planning Division

CC: File