

SPECIAL USE PERMIT AMENDMENT APPLICATION

Attachment 3
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CAMP WATERMARKS

Camp Watermarks is an established 501c3 nonprofit organization that has operated for over 20 years. We are a camp dedicated to impacting the lives of young people for Jesus through activities, interactions, fun, and nature. We provide a place for young people to come together, get away from the busyness of life to slow down, enjoy nature, hear from the Lord, and go back to their world a changed and better person. Now more than ever, we believe that the summer camp and retreat experience is essential to raising up the next generation of leaders that can truly make this world a better place.

We are looking to increase our capacity and amount of operating time to continue to offer a place for young people to have access to nature, a slower pace, and a fun, life changing experience for generations to come.

We would like to amend our special use permit as follows:

- **Operate at 250 onsite per camp session for our current 16 weeks for summer camp (June-September)**
- **Add the ability to operate on weekends at 250 onsite per session from October through May (Friday evening after 5 pm through Sunday morning before 11 am, (Fri after 5 pm-Mon before 11 am for MLK & Presidents day weekends))**
- **Use existing buildings previously used for farming to use for accommodations, bathhouses, storage, and venues.**
- **Added parcel (136-9A1) of our land to use for recreation activities, taking off (136-9F) one parcel to keep just for hay production**

The 250 total onsite number we're going for is the maximum for our current existing septic system. We do not see us getting to 250 immediately or may never, but over time we will slowly start to grow to those numbers. We don't want to go through this process again so that's why we're going after 250 now. For 250, that is total onsite. That includes staff, campers, and chaperones (the group brings their own chaperones for in the cabins and to help supervise).

Watermarks aligns with the Albemarle County comprehensive plan, especially the rural area, to continue to preserve our working forest, hay and corn production, while still operating and providing access to young people to see nature and experience a working farm. Students experience team building activities in parts of the forest and can experience the corn by playing in the corn maze.

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CAMP WATERMARKS

If allowed to increase capacity, duration, and use of buildings, this allows our property to continue operating for generations to come and to avoid any future development for residences. We would have to consider selling and or developing without the opportunity to operate more with the impacts of inflation and overall costs to our farming sections that aren't as great for revenue any longer.

This provides us an opportunity to hold on to the property we love (preserving the land) by providing additional revenue so that we can continue to be here for generations to come.

For outdoor lighting, we use solar downward facing fixtures in as many possible places to save on the use of power. As far as traffic, campers are brought in at the same time via charter buses and dropped off. Buses turn around in our lower lot and come back at the end of the camp session to pick up the campers. Church youth groups join us for camp and handle all the transportation to and from camp and the registration of students. Charter buses already are coming and have been for 20 years, it would just be more of them in a line coming in and out at the same time. We have plenty of space for one parking space per cabin, no buses park on site. The only cars we have onsite are one for the group leader and occasionally a couple of chaperones if they don't ride the charter bus, but most do. Campers do not leave the site from drop off to pick up time. This addition would not put any additional stress on public transportation, public safety, public schools or public parks.

We operate without public water and sewer, use existing rural roads, and aren't looking to scale in buildings, just use what we already have on site from farming to continue to make a difference.

Watermarks has been operating for more than 20 years on this land, and it has helped us hold on to land to not be developed or overused. It has provided us with the opportunity to preserve this piece of property and share with others sustainably what a rural lifestyle looks and feels like.

The amendment would not have any new buildings being built, just using all existing buildings already here for a different purpose from farming to camp.

Notes:
All parcels are Zoned Rural Areas.
All parcels except for T.M. 136-9C and 136-9D are in the Hatton Ag/For District.
Paved roads in public areas have grades under 3%.
Gravel roads in public areas have grades under 6%.
There are a total of 40 parking spaces in the common areas.
There is parking for 7 buses at the worship center.
Additional parking is available along Camp Watermarks Lane as needed.

- Existing 9 watt LED bulb**
on whenever guests arrive during night and when needed
- Existing LED 150W Wall Pack Light**
on whenever guests are onsite at night (dark - 11 pm)
- Solar**
- Existing String Lights LED 1W**
on whenever guests are onsite at night (dark - 11 pm)
- Existing LED Solar Lamp Downward Facing**
for recreation activities as needed
- Existing Dual 11W Halogen floodlight**
on whenever guests are onsite at night (dark - 11 pm)

