

COUNTY OF ALBEMARLE
TRANSMITTAL TO THE BOARD OF SUPERVISORS
SUMMARY OF PLANNING COMMISSION ACTION

AGENDA TITLE: SP-2026-00002 Camp Watermarks Special Use Permit Amendment	AGENDA DATE: October 7, 2026
SUBJECT/PROPOSAL/REQUEST: Special use permit amendment request for a boarding camp to increase	STAFF CONTACT(S): Wall, Herrick, Tevendale, Barnes, McDermott, Ragsdale
SCHOOL DISTRICT: Scottsville Elementary, Walton Middle, and Monticello High School	PRESENTER (S): J.T. Newberry, Senior Planner II

BACKGROUND:

The Planning Commission (PC) voted 6:0 (Commissioner Clayborne absent) to recommend approval of SP-2026-00002 with conditions stated in the staff report, with modifications as discussed at their August 11, 2026 meeting.

Several members of the public spoke during the public hearing. Public comment included support for the proposal, along with some commenters expressing concerns related to noise and traffic.

Attachments A, B, and C are the PC staff report, action letter, and meeting minutes.

DISCUSSION:

Since the public hearing, the recommended conditions of approval have been updated for clarity, but no substantive changes have been made since the PC meeting.

RECOMMENDATION:

Staff recommends that the Board adopt the attached Resolution (Attachment D) to approve SP-2026-00002 with conditions as set forth in Attachment D.

ATTACHMENTS:

- A. August 11, 2026 PC Staff Report
 - A1: Location Map
 - A2: SP200700064 Conditions and Concept Plan
 - A3: Applicant Narrative and Exhibits
 - A4: Applicant Conceptual Plan (last revised May 4, 2026)
 - A5: Public Comment Received by August 3, 2026
- B. April 14, 2026 Planning Commission Action Letter
- C. April 14, 2026 Planning Commission Minutes
- D. Resolution to Approve SP-2026-00002