

**RESOLUTION TO APPROVE SP-2026-00002
CAMP WATERMARKS SPECIAL USE PERMIT AMENDMENT**

WHEREAS, upon consideration of the staff report prepared for SP-2026-00002 Camp Watermarks Special Use Permit Amendment, the recommendation of the Planning Commission and the information presented at the public hearings, any comments received, and all of the relevant factors in *Albemarle County Code* §§ 18-10.2.2 and 18-33.8(A), the Albemarle County Board of Supervisors hereby finds that the proposed special use would:

1. not be a substantial detriment to adjacent parcels;
2. not change the character of the adjacent parcels and the nearby area;
3. be in harmony with the purpose and intent of the Zoning Ordinance, with the uses permitted by right in the Rural Areas zoning district, with the applicable provisions of *Albemarle County Code* § 18-5.1.05, and with the public health, safety, and general welfare (including equity); and
4. be consistent with the Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED that the Albemarle County Board of Supervisors hereby approves SP-2026-00002 Camp Watermarks Special Use Permit Amendment, subject to the conditions attached hereto.

* * *

I, Claudette K. Borgersen, do hereby certify that the foregoing writing is a true, correct copy of a Resolution duly adopted by the Board of Supervisors of Albemarle County, Virginia, by a vote of ____ to ____, as recorded below, at a regular meeting held on October 7, 2026.

Clerk, Board of County Supervisors

	<u>Aye</u>	<u>Nay</u>
Mr. Gallaway	_____	_____
Ms. Duncan	_____	_____
Ms. LaPisto-Kirtley	_____	_____
Ms. Mallek	_____	_____
Mr. Missel	_____	_____
Mr. Pruitt	_____	_____

SP-2026-00002 Camp Watermarks Special Use Permit - Conditions

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 April 27, 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.