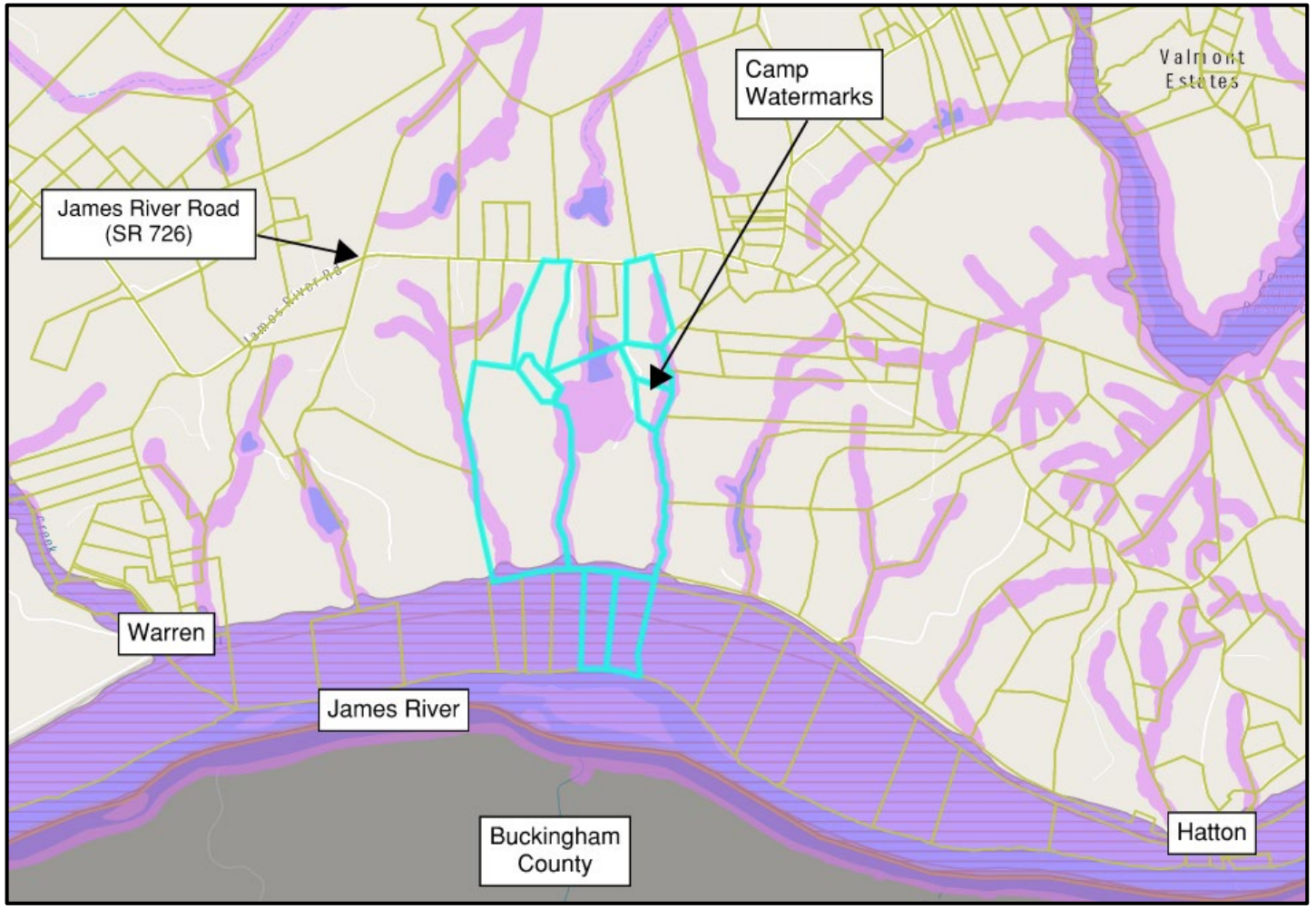
SP-2026-00002 Camp Watermarks Special Use Permit Amendment

Albemarle County

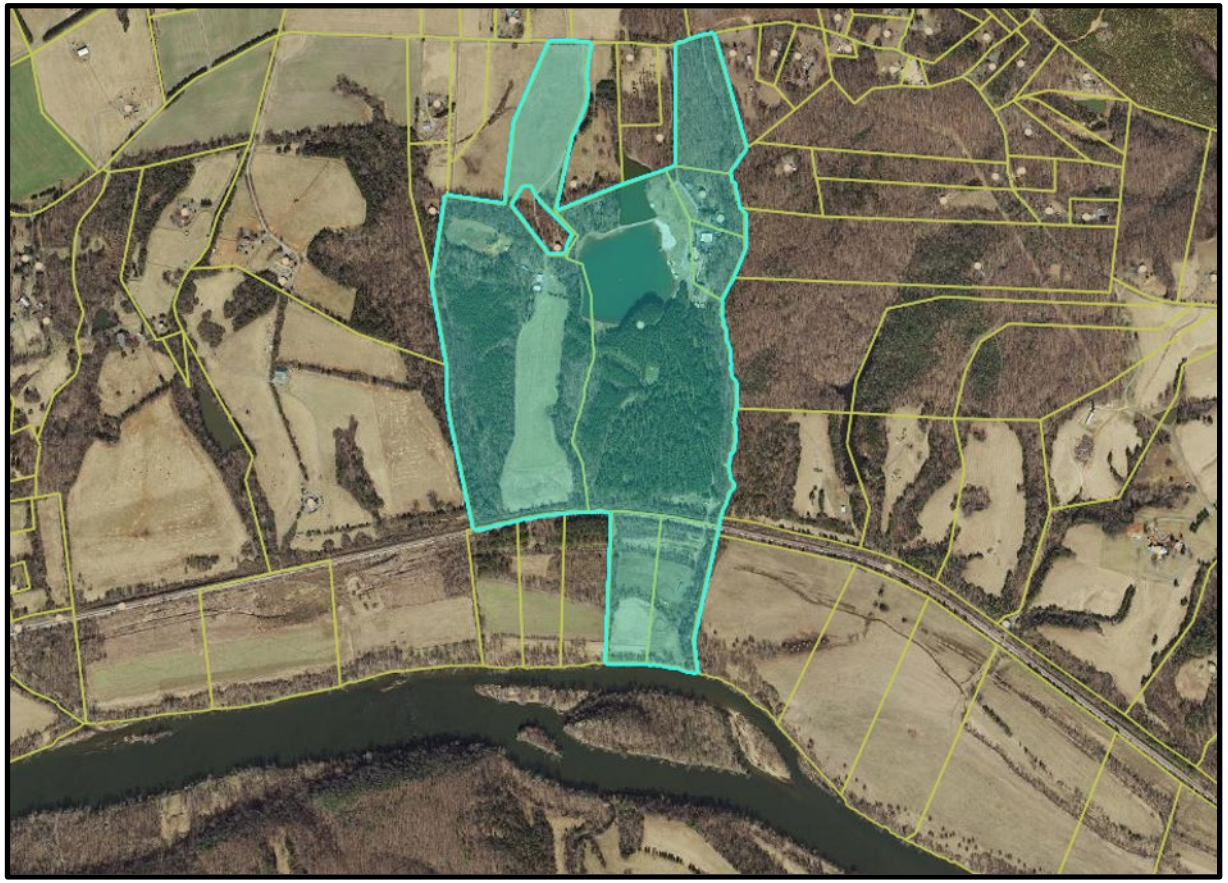
Board of Supervisors

Public Hearing

October 7, 2026



Specifics of the Proposal

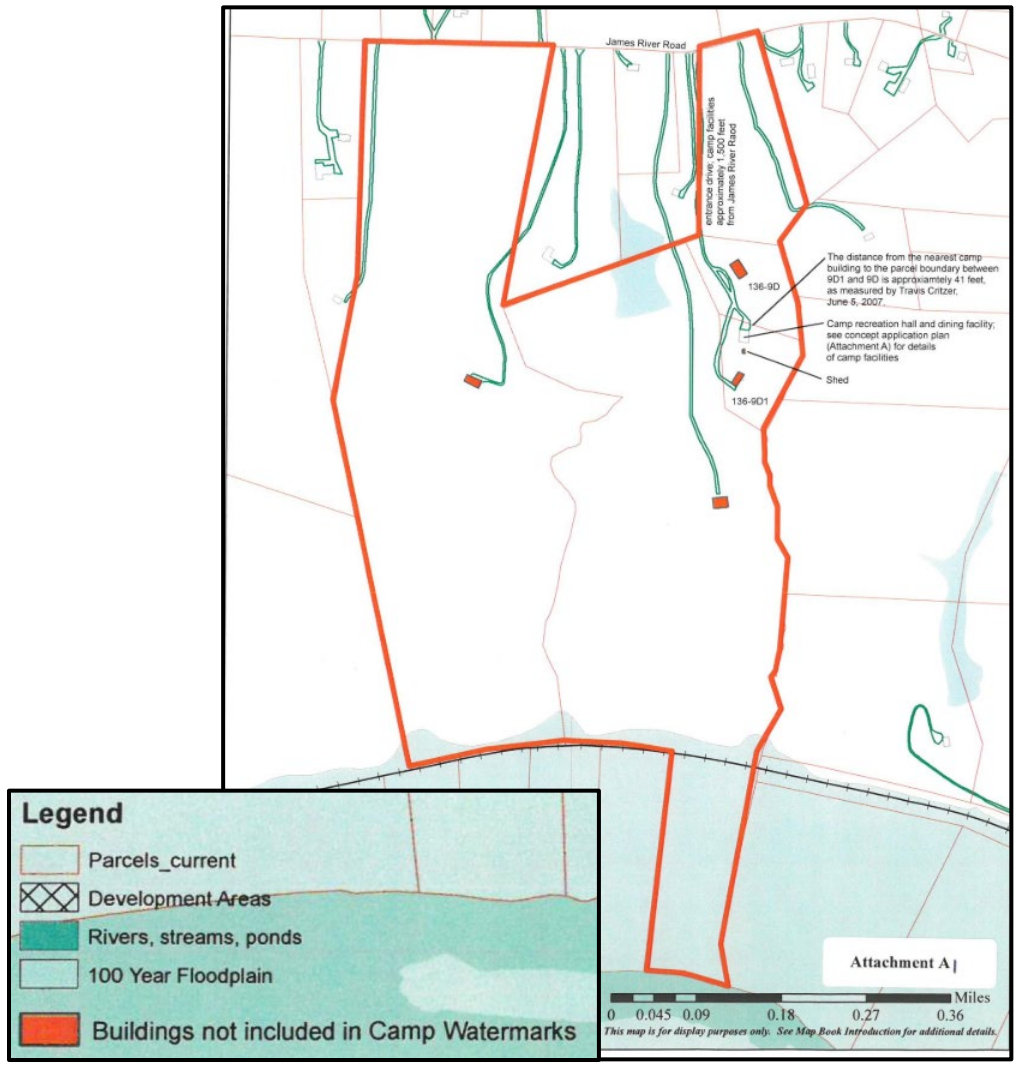


Aerial photo highlighting parcels included in SP-2026-00002

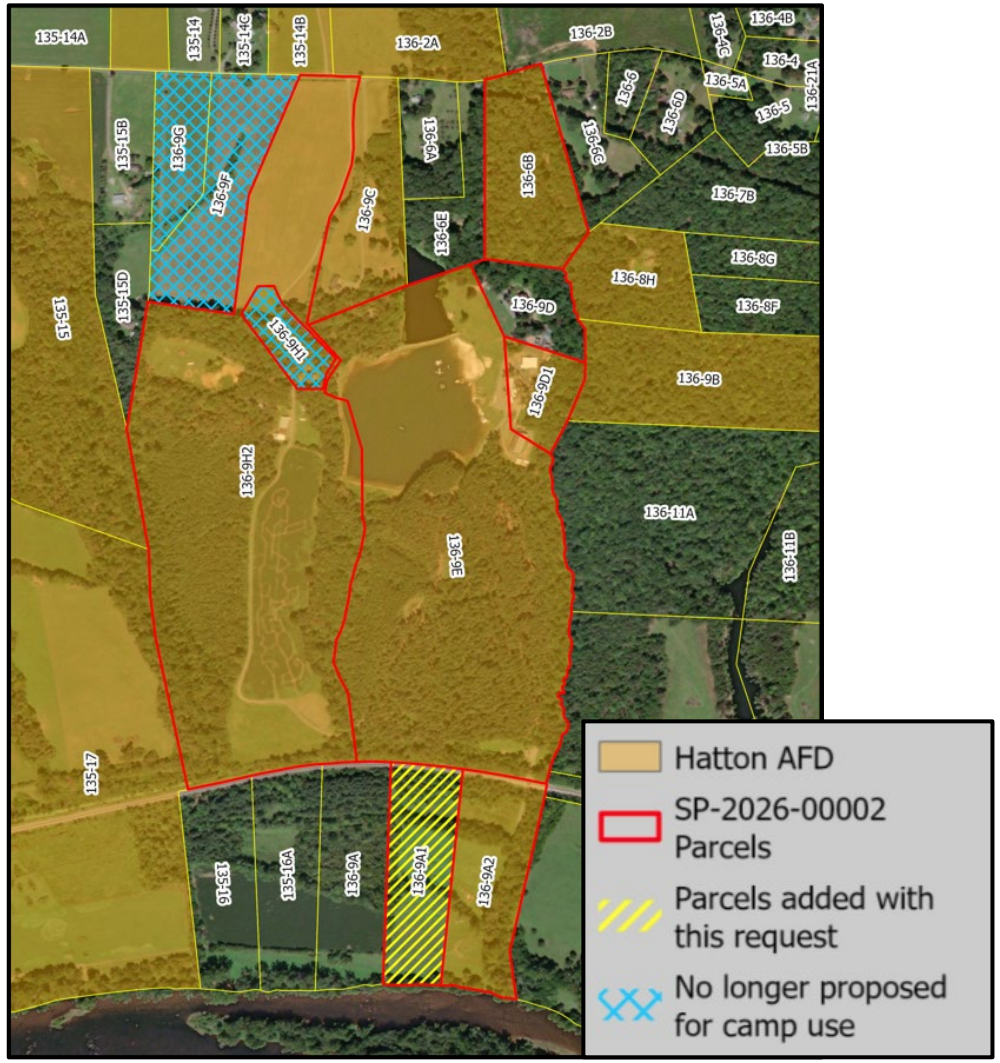
- Expand an existing boarding camp
- Zoning: RA Rural Area; Comprehensive Plan: Rural Areas
- Majority of acreage is part of the Hatton Ag/For District
- First special use permit was approved in 2006; last SP amendment in 2008
- Increase frequency of camp sessions, increase the maximum number of persons on site, and a minor reduction to the overall acreage used for the camp

Existing vs. proposed SP amend.

SP200700064



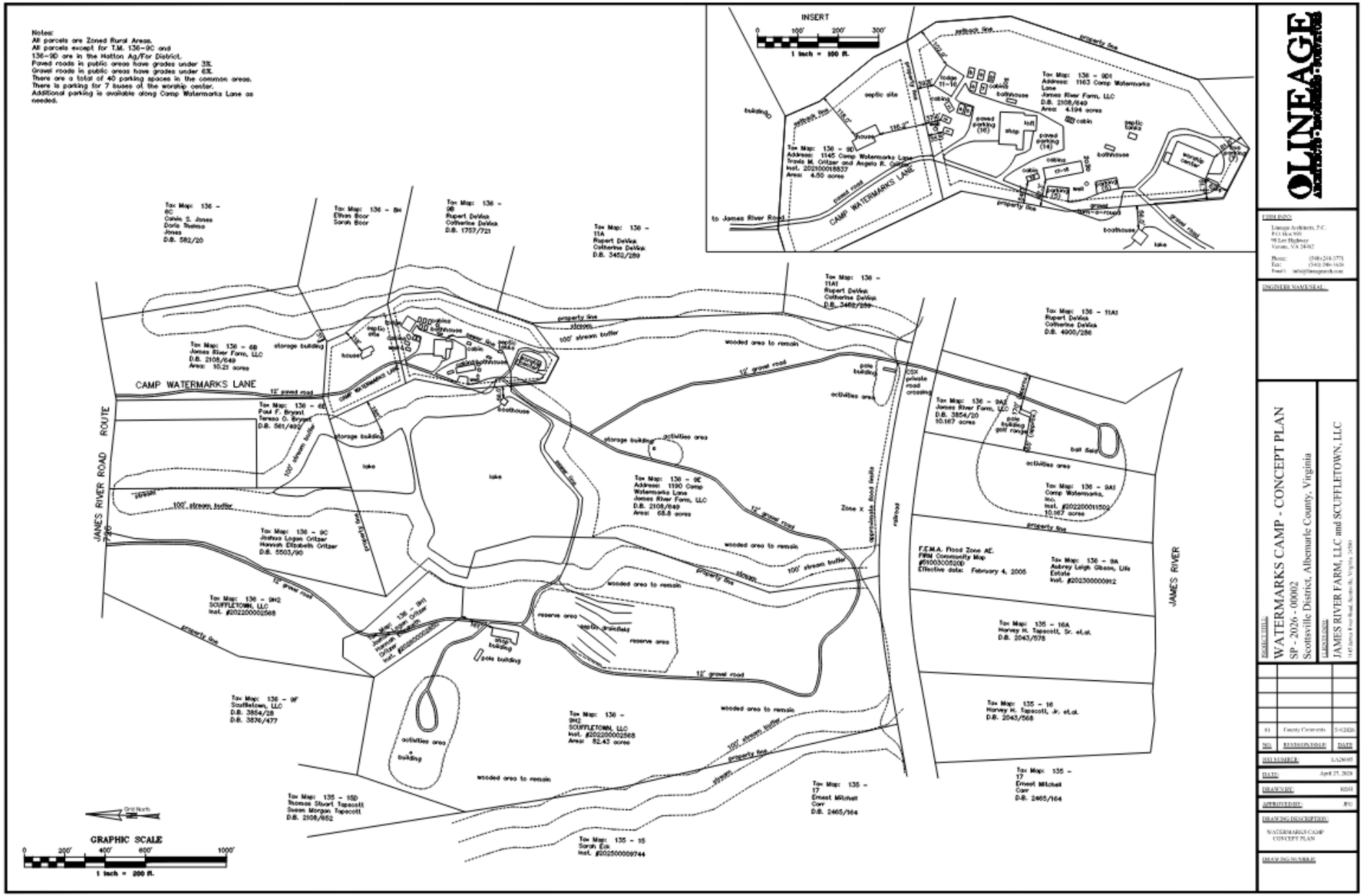
SP-2026-00002



Existing vs. proposed SP amend.

	SP200700064 (Approved)	SP-2026-00002 (Under Review)
Capacity	Maximum of 75 children; maximum of 20 staff (in addition to the applicant or family)	Maximum of 250 people (camp owners, staff, and campers)
Frequency	16 sessions (up to 1 week per session)	16 sessions (up to 1 week); 35 weekend sessions from October through May
Transportation	6 round-trip bus/van trips per weeklong session; 5 food deliveries by truck	15 round-trip bus/van trips per camp session
Camp Facilities and Parking Area	Primarily on parcels 9D and 9D1 (approximately 3.75 acres)	Primarily parcel 9D1 (approximately 4.2 acres)

Amended Conceptual Plan



Amended Conceptual Plan

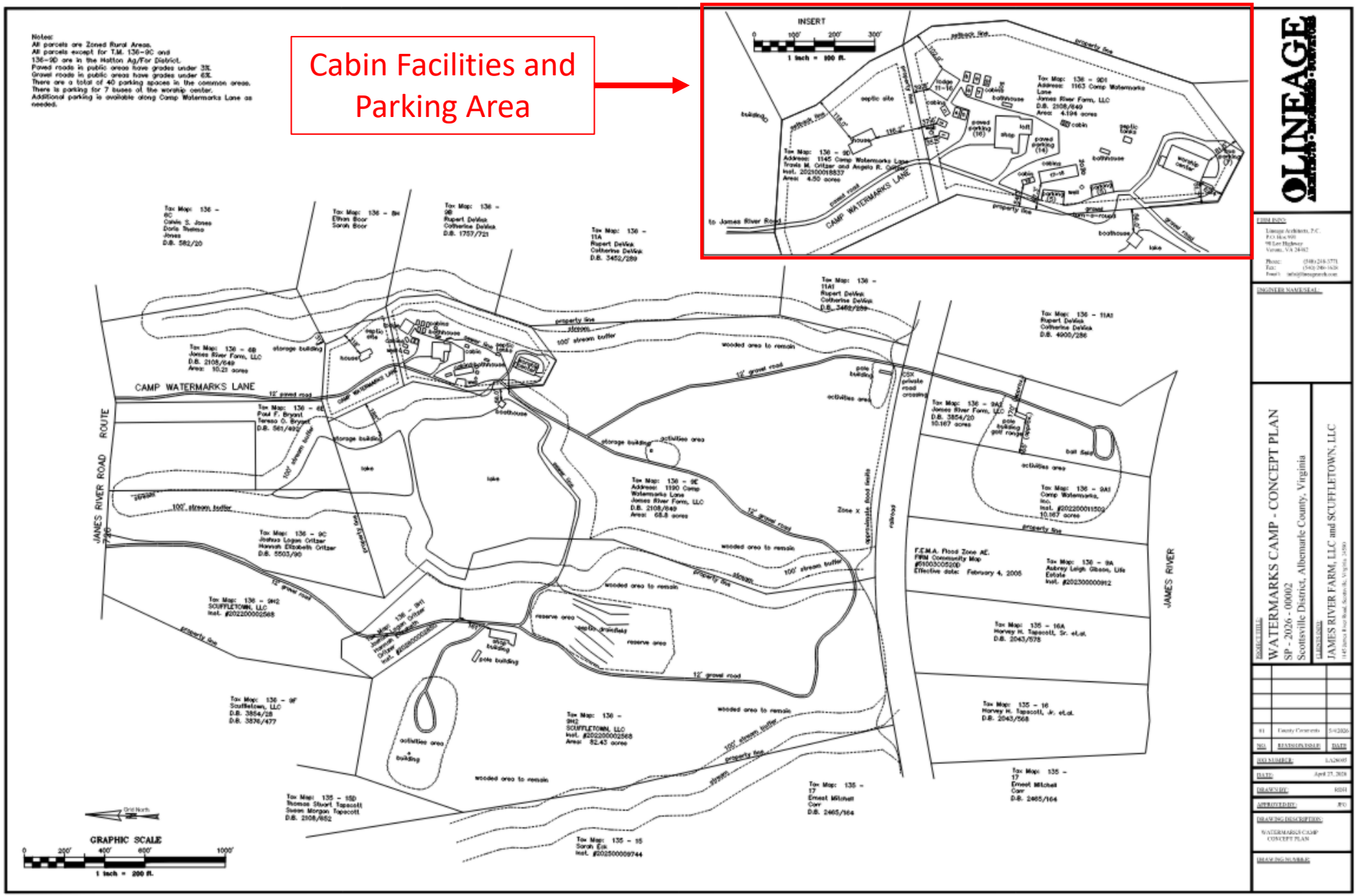
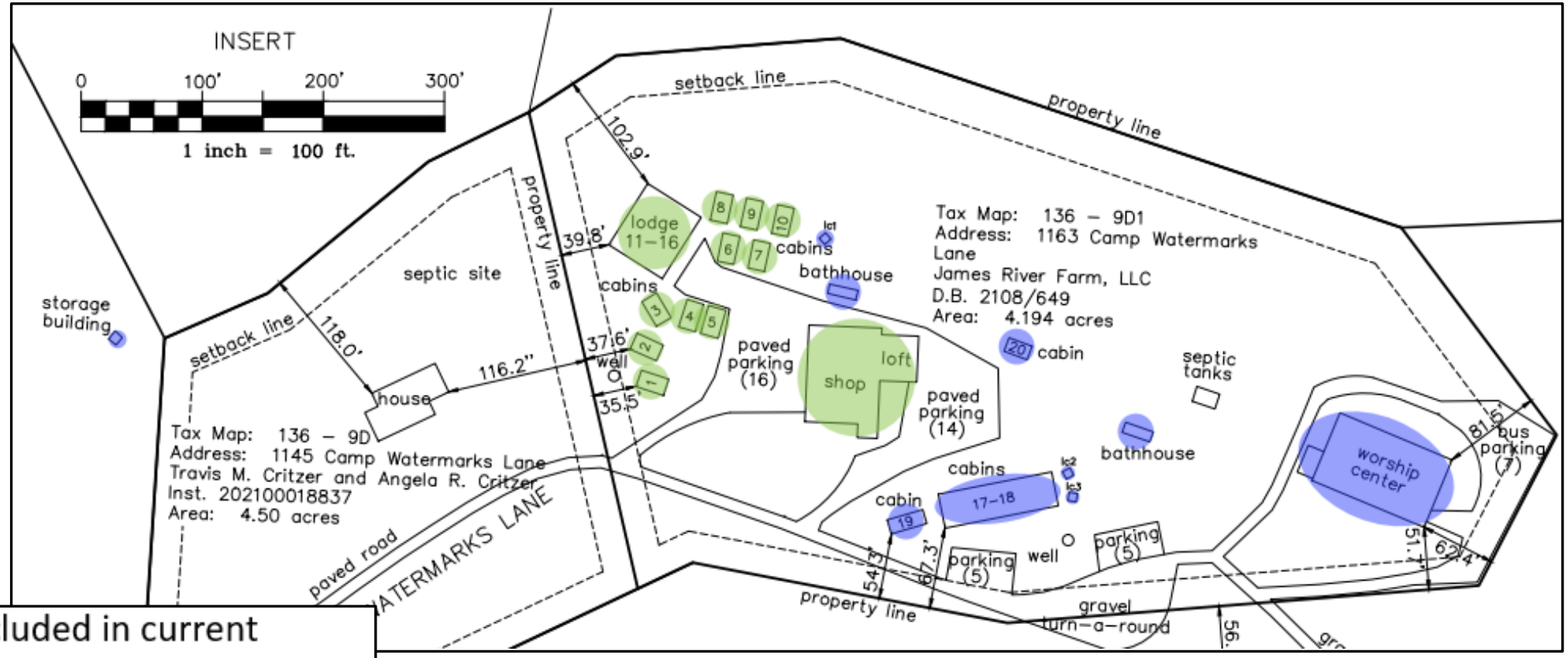


Figure 2 on Page 4 of Staff Report

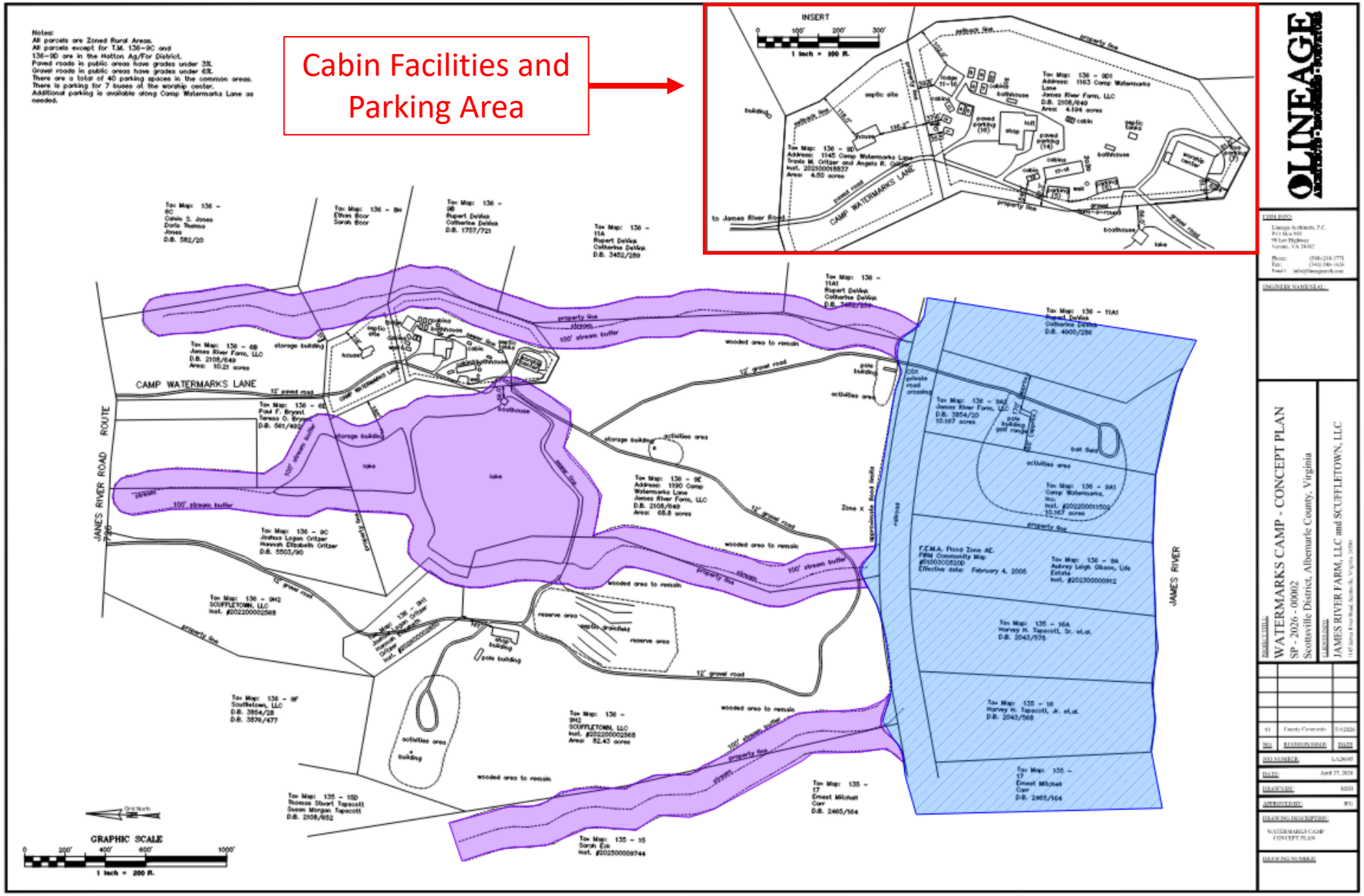


Buildings included in current special use permit (SP200700064)

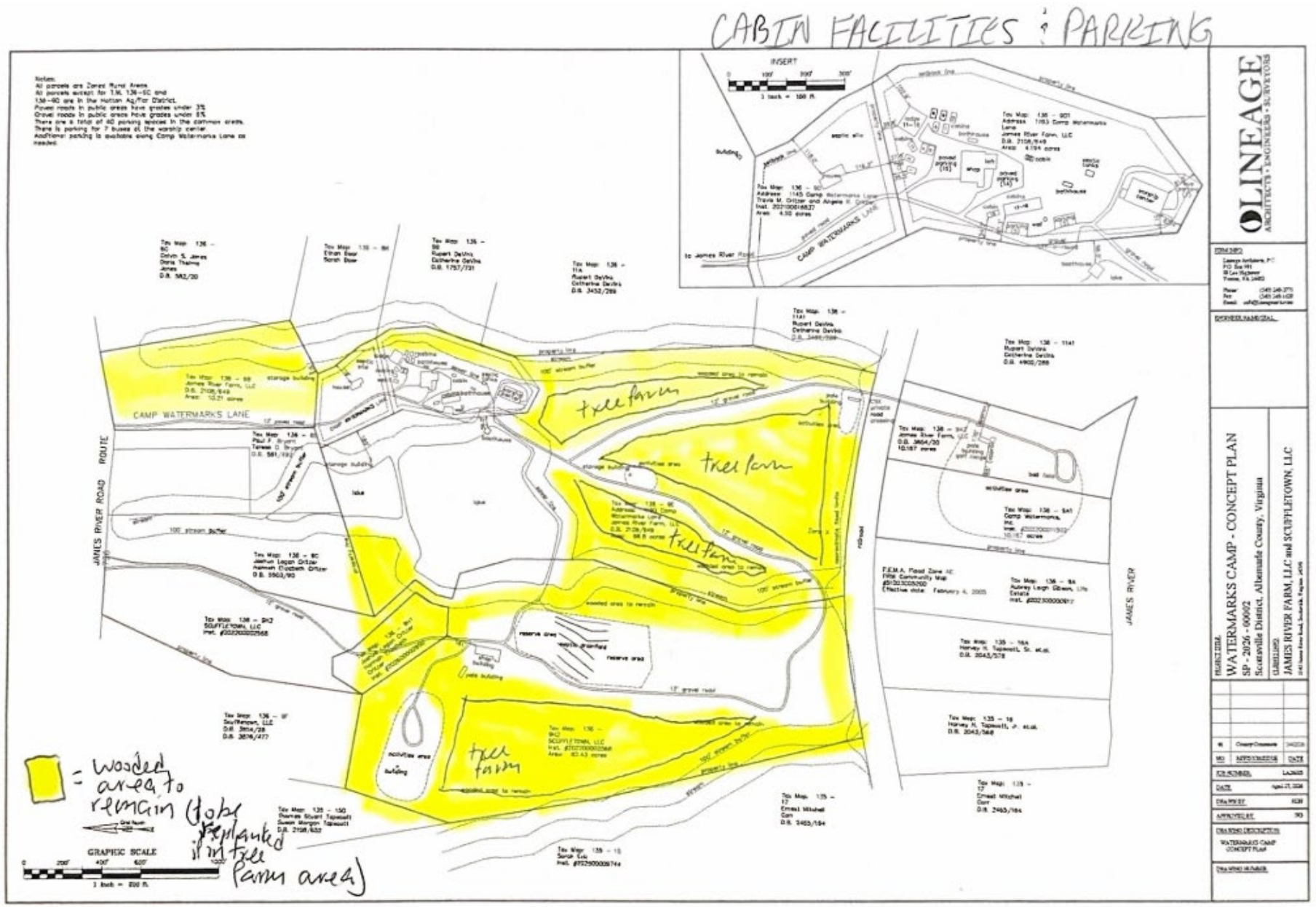
Existing buildings adding to special use permit (SP-2026-00002)

Figure 2: Portion of exhibit in Attachment 3 showing approved structures (in green) and existing structures proposed to be added to camp use (in blue)

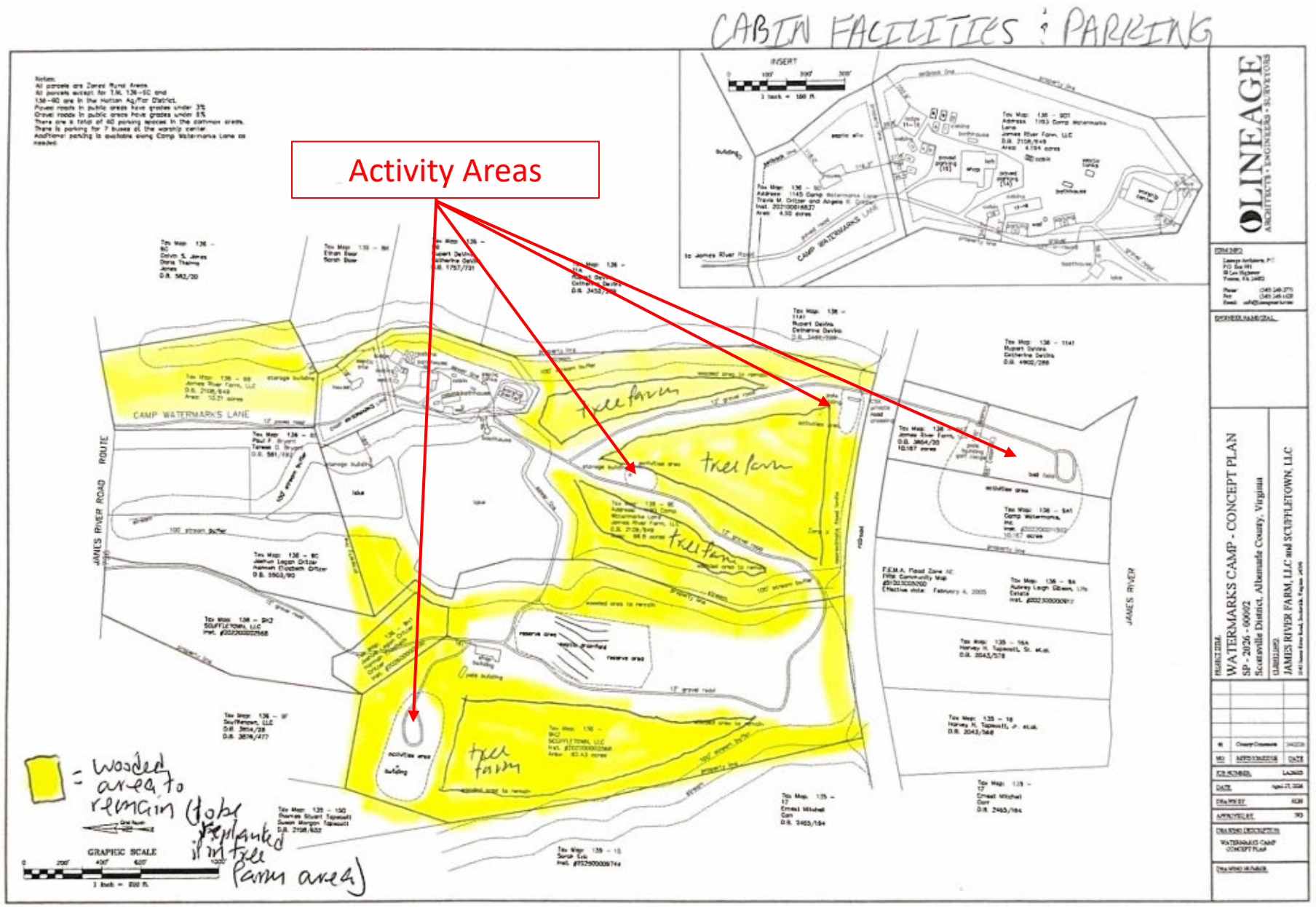
Amended Conceptual Plan



Amended Conceptual Plan



Amended Conceptual Plan



AFD Committee and Community Mtg.



Map highlighting parcels included in SP-2026-00002 in context of the overall Hatton Ag/For District

- April 21st: Agricultural and Forestal District Committee (AFD) review
  - Recommended it as consistent with Chapter 3 of the County Code (AFD chapter).
- April 30th: SP Community Meeting
  - Attendees provided generally positive feedback on the proposal.
  - Discussion focused primarily on noise and hours of operation.
  - Other concerns were expressed about activity levels on the James River.

SP-2026-00002 Factors and Findings

1. **No substantial detriment.**
   Whether the proposed special use will be a substantial detriment to adjacent parcels.

2. **Character of the nearby area is unchanged.**
   Whether the character of the adjacent parcels and the nearby area will be changed by the proposed special use.

3. **Harmony.**
   Whether the proposed special use will be in harmony with the purpose and intent of this chapter, with the uses permitted by right in the district, with the regulations provided in Section 5 as applicable, and with the public health, safety, and general welfare.

4. **Consistency with the Comprehensive Plan.**
   Whether the proposed special use will be consistent with AC44.

Recommended 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 (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).

Recommended Conditions

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.

Path to Compliance



- Building Code (Chapter 5)
- Zoning Code (Chapter 18)
- Wastewater Code (Chapter 16)
  - BOS public hearing on 11/4

- 18 bld./zoning permits
- 1 special use permit application
- 1 subdivision application
- 1 central sewer application

- SP conditions
- Zoning Clearance
- Complaints to Code Compliance

Summary

Positive Aspects:

1. Existing agricultural and timber uses could continue along with expanded camp.
2. Majority of the property would remain available for agricultural and forestal use.
3. Additional structures are located within area already developed for camp use.

Concerns:

1. The owner is still working to resolve outstanding code violations. However, the owner has applied for all necessary permits and applications and actively works towards compliance.

The Planning Commission voted 6:0 to recommend approval with Conditions 1-7.

Recommendation

Should the Board of Supervisors choose to **approve**:

- *I move to adopt the resolution attached to the staff report as Attachment D.*

Should the Board of Supervisors choose to **deny**:

- *I move to deny SP-2026-00002. The Supervisor should state the reason(s) for denial.*

Questions?

Reference Slides