



COUNTY OF ALBEMARLE
Department of Community Development
401 McIntire Road, North Wing
Charlottesville, Virginia 22902-4596

Phone (434) 296-5832

Fax (434) 972-4126

May 6, 2015

Carolyn Schuyler
2521 Summit Ridge Trl
Charlottesville Va 22911

RE: SP201400015 Heartrock – Day Camp

Dear Ms. Schuyler,

The Albemarle County Planning Commission, at its meeting on April 21, 2015, by a vote of 6:0 recommended approval of the above-noted petition to the Board of Supervisors.

Please note that this recommendation is subject to the following condition:

1. Development of the use shall be in general accord with the conceptual plan titled "Heartrock Farm," prepared by Sophie Johnston, Landscape Architect, and dated February 17th, 2015 (hereafter, the "Conceptual Plan") as determined by the Director of Planning and the Zoning Administrator. To be in general accord with the Conceptual Plan, the development shall reflect the following major elements within the development essential to the design of the development:
 - Number of parking spaces (maximum of 28)
 - Number and location of tent-camping sites
 - Size and location of barn

Minor modifications to the Plan which do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance.

2. Customer parking shall only be permitted in the parking spaces shown on the conceptual plan.
3. The permittee shall obtain written approval of the entrance design from the Virginia Department of Transportation prior to the County's approval of the final site plan for the use.
4. The permittee shall obtain written approval of the water supply and the onsite sewage system from the Virginia Department of Health prior to the County issuing a zoning clearance and the permittee commencing the use.
5. All outdoor lighting at the site that is exclusively for camp use shall either emit 3,000 lumens or less or be a full cutoff luminaire.
6. No amplified sound systems shall be used on the site.
7. The area shown on the conceptual plan as "Mowed Play Yards" shall be within fencing conforming to ASTM standard F2049, except where it abuts a structure. All gates into this area shall be located at least 300 feet from Blackwells Hollow Road.

8. Overnight camping shall be limited to tent camping. Overnight use of recreational vehicles is not permitted.
9. At all times when the facility is open, except when the only active use is overnight camping, at least one staff member shall be on site.

Within 30 days of the date of this letter, please do one of the following:

- (1) Resubmit in response to Planning Commission recommendations**
- (2) Request indefinite deferral**
- (3) Request that your Board of Supervisors public hearing date be set**
- (4) Withdraw your application**

If you should have any questions or comments regarding the above noted action, please do not hesitate to contact me at (434) 296-5832.

Sincerely,

Scott Clark
Senior Planner
Planning Division

Cc: FILE