

**RESOLUTION TO APPROVE
SP 2014-15 HEARTROCK – DAY CAMP**

WHEREAS, Heartrock Family Farm LLC is the owner of Tax Map and Parcel Number 00600-00-00-028B0 (the “Property”); and

WHEREAS, Heartrock Family Farm LLC filed an application for a special use permit to allow a day camp with outdoor play areas and environmental education, and the application is identified as Special Use Permit 2014-00015 Heartrock – Day Camp (“SP 2014-15”); and

WHEREAS, the proposed use is allowed on the Property by special use permit under Albemarle County Code § 18-10.2.2(20); and

WHEREAS, on April 21, 2015, after a duly noticed public hearing, the Albemarle County Planning Commission recommended approval of SP 2014-15 with the conditions recommended by staff; and

WHEREAS, on June 10, 2015, the Albemarle County Board of Supervisors held a duly noticed public hearing on SP 2014-15.

NOW, THEREFORE, BE IT RESOLVED that, upon consideration of the foregoing, the staff report prepared for SP 2014-15 and all of its attachments, the information presented at the public hearing, and the factors relevant to a special use permit in Albemarle County Code § 18-33.8, the Albemarle County Board of Supervisors hereby approves SP 2014-15, subject to the performance standards for this use in Albemarle County Code § 18-5.1.05 and the conditions attached hereto.

* * *

I, Ella W. Jordan, 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 _____.

Clerk, Board of County Supervisors

	<u>Aye</u>	<u>Nay</u>
Mr. Boyd	_____	_____
Ms. Dittmar	_____	_____
Ms. Mallek	_____	_____
Ms. McKeel	_____	_____
Ms. Palmer	_____	_____
Mr. Sheffield	_____	_____

SP-2014-00015 Heartrock - Day Camp

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.