



County of Albemarle
Community Development Department - Planning

Scott Clark
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March 27, 2025

Kelsey Schlein
Shimp Engineering
912 East High Street
Charlottesville, VA 22902
kelsey@shimp-engineering.com

Re: SP202400022 Living Earth School

Dear Ms. Schlein,

At its meeting on March 11, 2025, the Albemarle County Planning Commission recommended approval of SP202400022 by a vote of 7:0, for the reasons stated in the staff report and with the revised conditions listed below:

1. Development and use must be in general accord (as determined by the Director of Planning and the Zoning Administrator) with the conceptual plan prepared by Shimp Engineering, PC, titled "Living Earth Sanctuary," revised 27 February 2025 (hereinafter "Concept Plan"). To be in general accord with the Concept Plan, development and use must reflect the following major elements as shown on the Concept Plan:
 - a. General location of structures, camping areas, and activity areas as shown on Sheet 2 of the Concept Plan;
 - b. Access-road cross section as shown on Sheet 5 of the Concept Plan

Minor modifications, with the approval of the Zoning Administrator and the Director of Planning, to the Concept Plan that do not otherwise conflict with the elements listed above, may be made to ensure compliance with all applicable laws.

2. Vegetated forest cover on the site must be managed in general accord with sheet 6 of the Concept Plan.
3. For up to eight weeks each year, an overnight Summer Camp is permitted on the site during June, July, and August ("Summer Camp Season"). Summer Camp attendance must not exceed 250 campers on the site at any one time.
4. Outside of the Summer Camp season, camp attendance must not exceed 100 participants (excluding staff) on the site at any one time. Overnight camping is permitted only as part of a scheduled program run by the operators of the camp. The site must not be used as a commercial campground.
5. Programs or events on the site for up to 200 participants (excluding staff or contractors) must occur no more than 12 times per calendar year. Events on the site for more than 200 participants must occur no more than six times per calendar year, and the maximum number of attendees (excluding staff or contractors) for those events is 500 persons. For any event with more than 200 attendees,

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all attendees in excess of 200 must arrive and depart the site in shuttle vans or buses rather than individual vehicles.

6. The existing crossing of White Oak Creek must be removed. The replacement crossing must span the stream bed.
7. Existing stone walls and foundations on the site must not be removed or dismantled during development of the site or operation of the camp use.
8. Health Department approval is required for all well and septic facilities prior to issuance of a Zoning Clearance.
9. Fire/Rescue approval of an emergency-access plan for the site is required prior to issuance of a Zoning Clearance.
10. Outdoor lighting is limited to full cut-off fixtures, shielded to reflect light away from all abutting properties.
11. Outdoor sound amplification is permitted only in the Main Camp Area and Welcome Area shown on the Conceptual Plan. In the Welcome Area, outdoor sound amplification is not permitted between the hours of 9 p.m. and 9 a.m.

Should you have any questions regarding the action, please contact me.

Sincerely,

Scott Clark
Conservation Program Manager
Planning Division

CC: Hub Knott
Living Earth School
Hub.k@livingearthva.org