



SP202400022

LIVING EARTH SANCTUARY ON RED HILL RD.

Board of Supervisors Meeting

June 4, 2025

LIVING EARTH SCHOOL

Over two decades of immersive nature based education programs

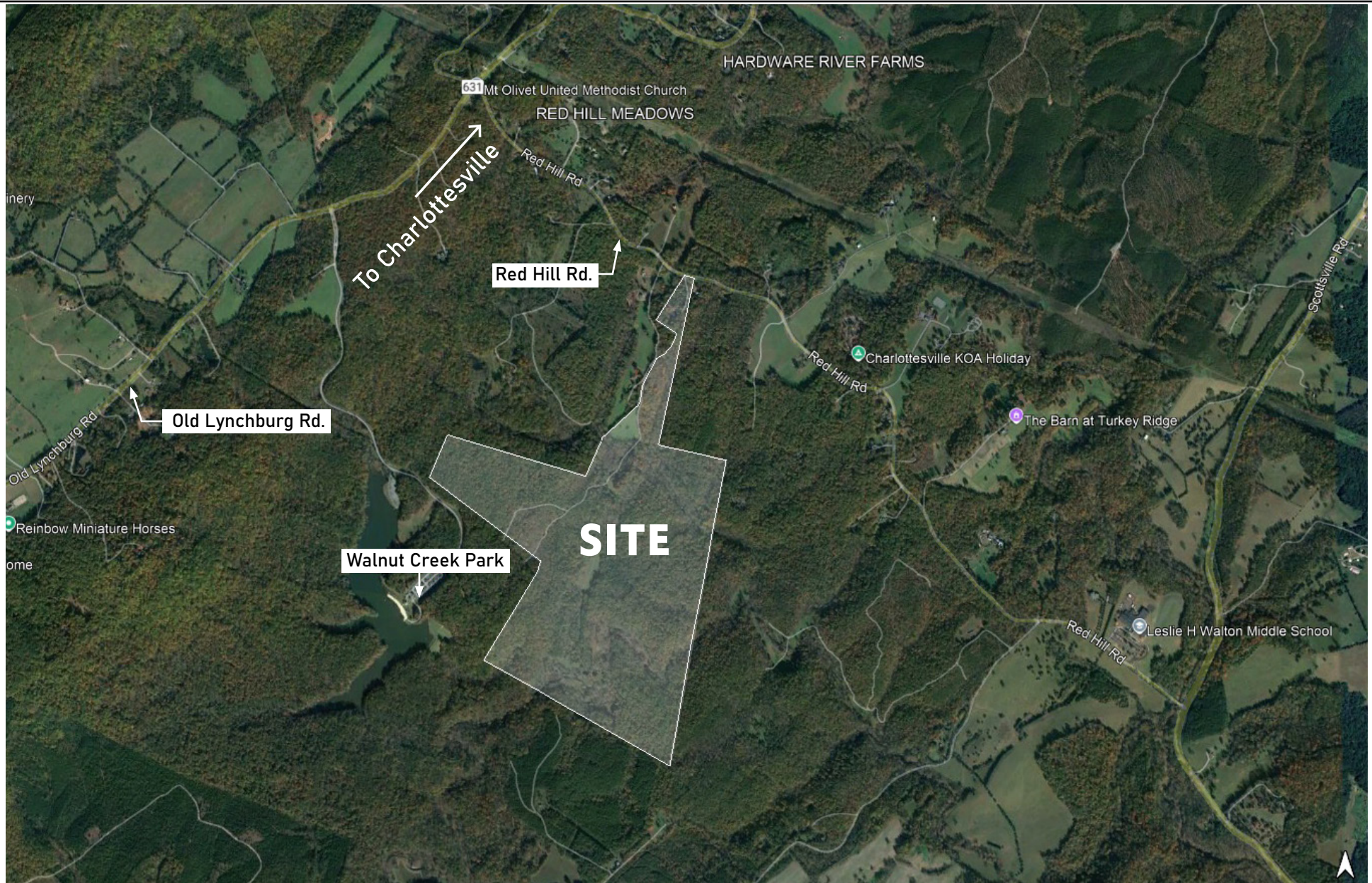
- Home School Programs (kids and adults)
- Weekend Programs (kids and adults)
- Summer Camps
- Teen Apprentice Program
- Hiking Trips
- Deeper Roots Immersion Adult Program
- Wild and Scenic Film Festival
- Adult Workshops (Bow Making, Leatherworking, Mindfulness, Foraging)



The Living Earth School is dedicated to renewing our connections with the earth, caring for the earth, and building healthy relationships with nature, self, and community.

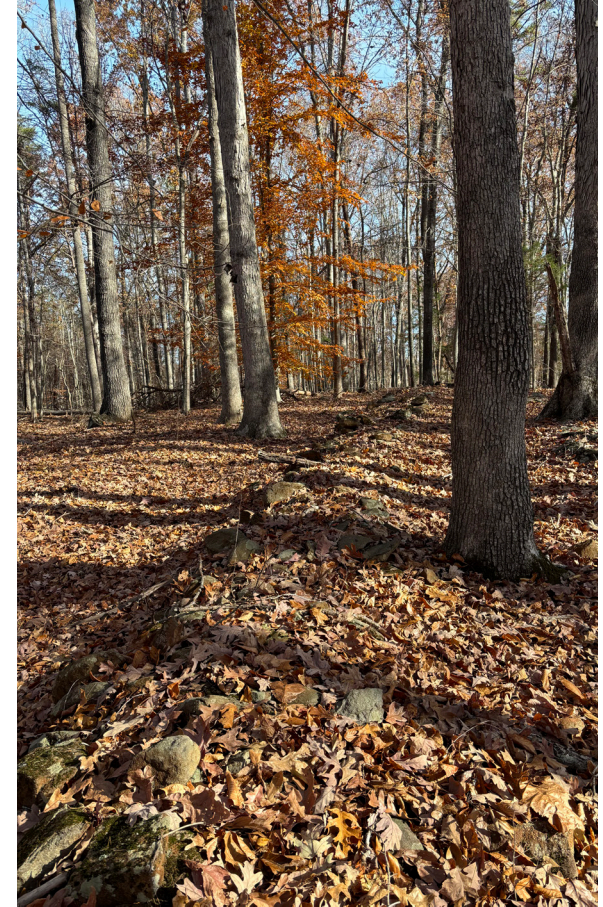


SITE CONTEXT



Site is 287 acres of mixed forest and meadows, about 20 mins drive from downtown Charlottesville.

SITE PHOTOS



SITE PHOTOS



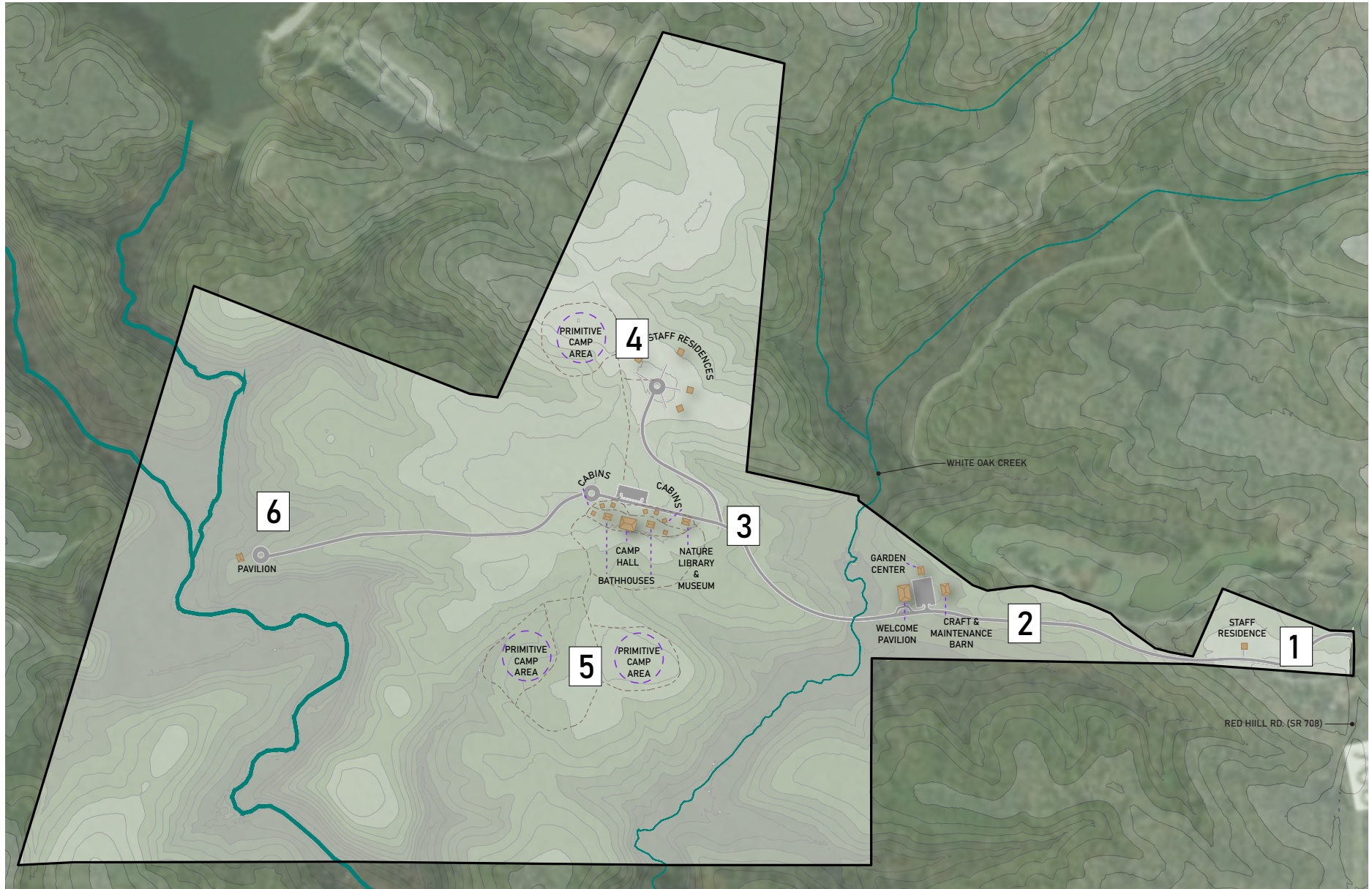
SITE PHOTOS



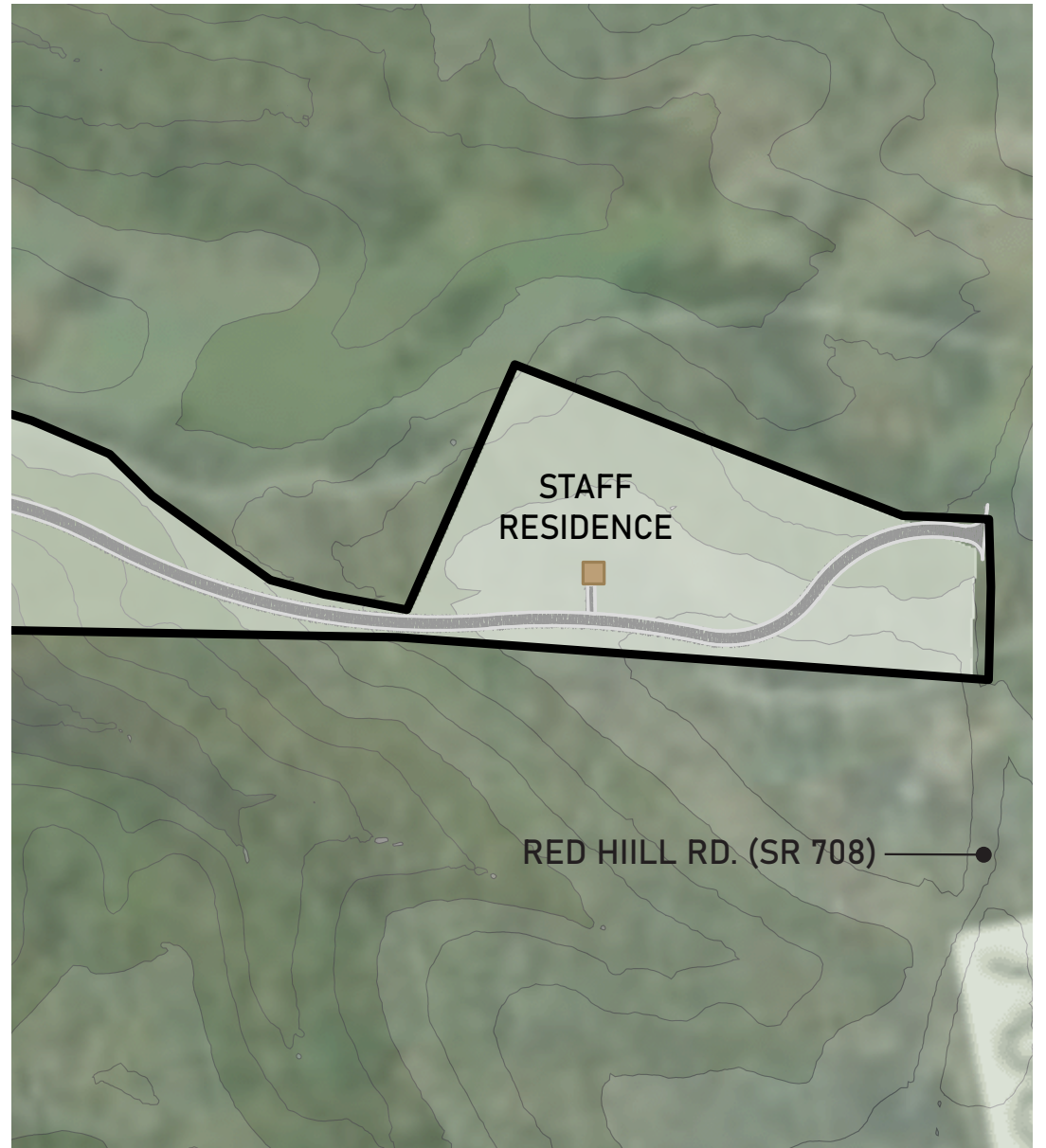
SITE PHOTOS



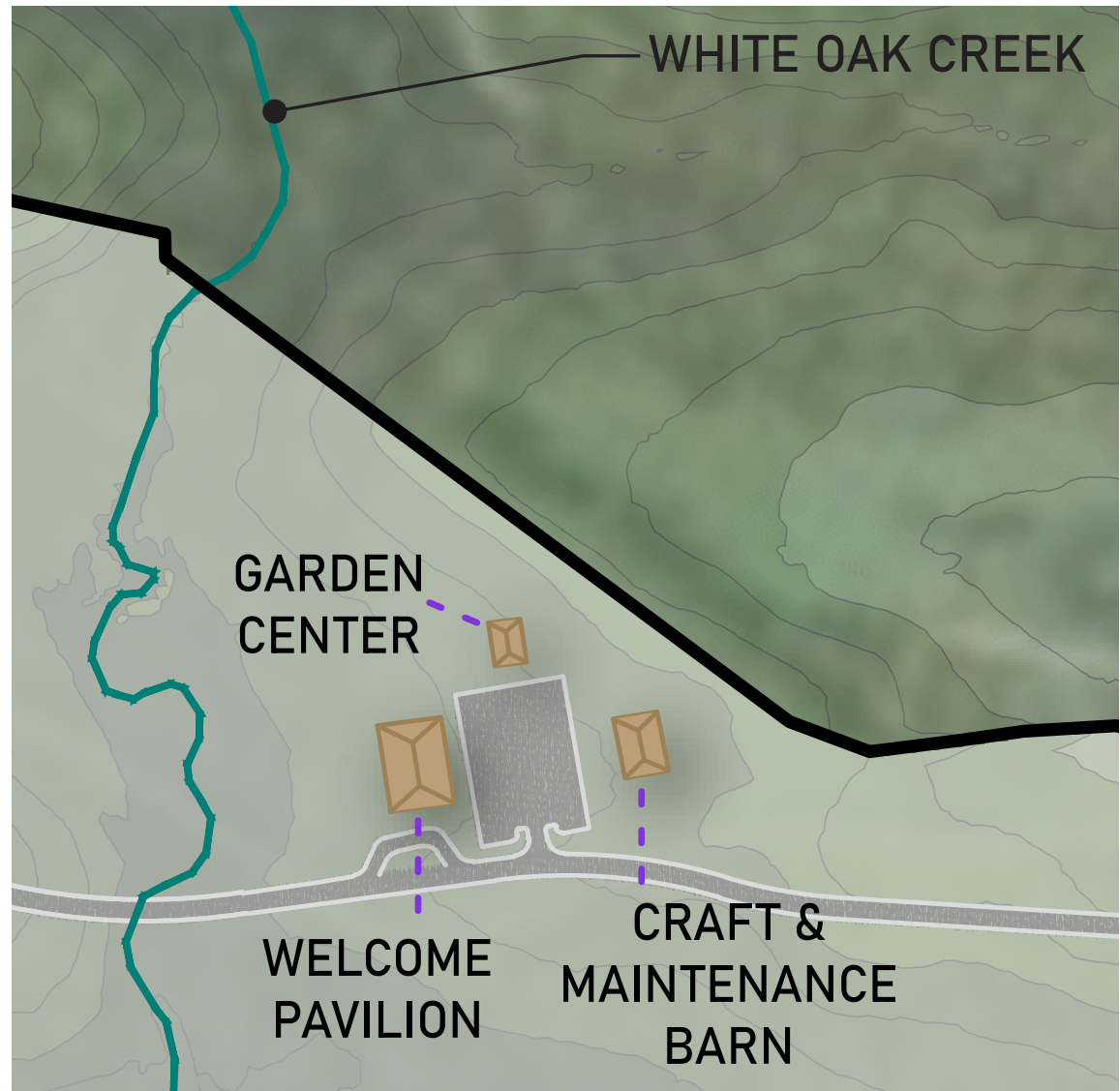
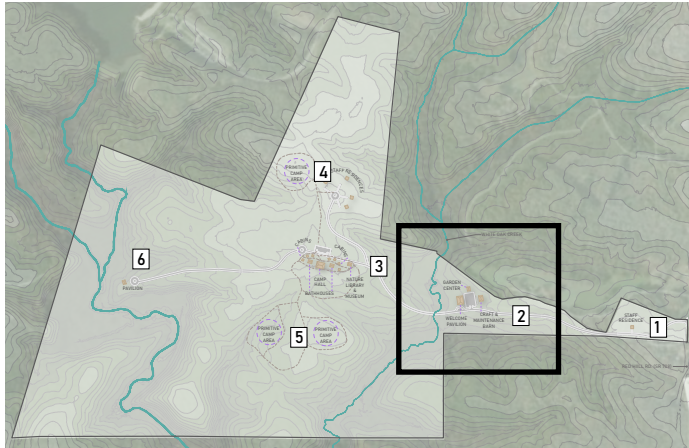
ILLUSTRATIVE EXHIBIT



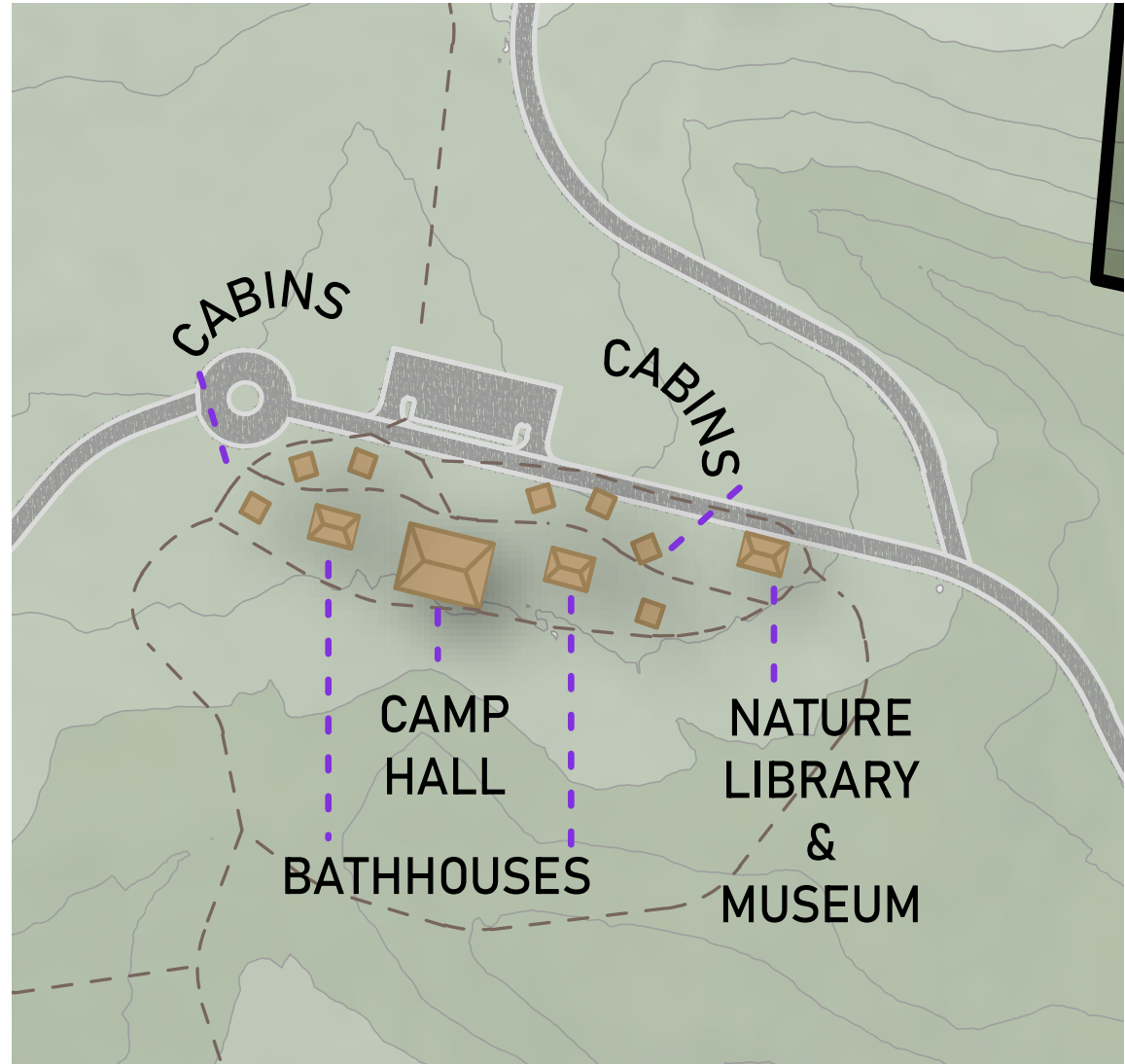
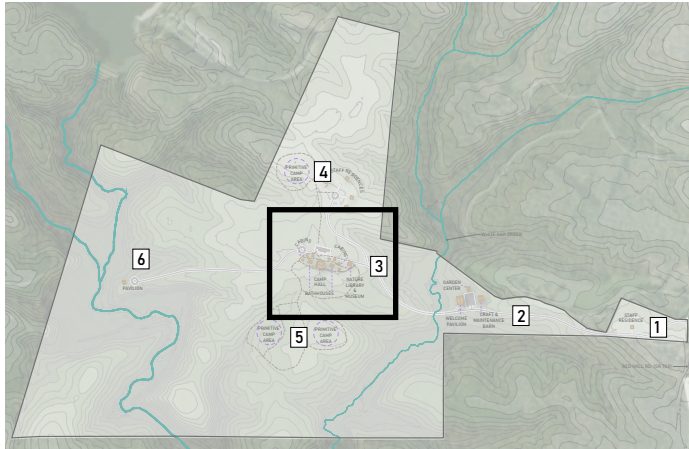
ILLUSTRATIVE EXHIBIT: RESIDENCE 1



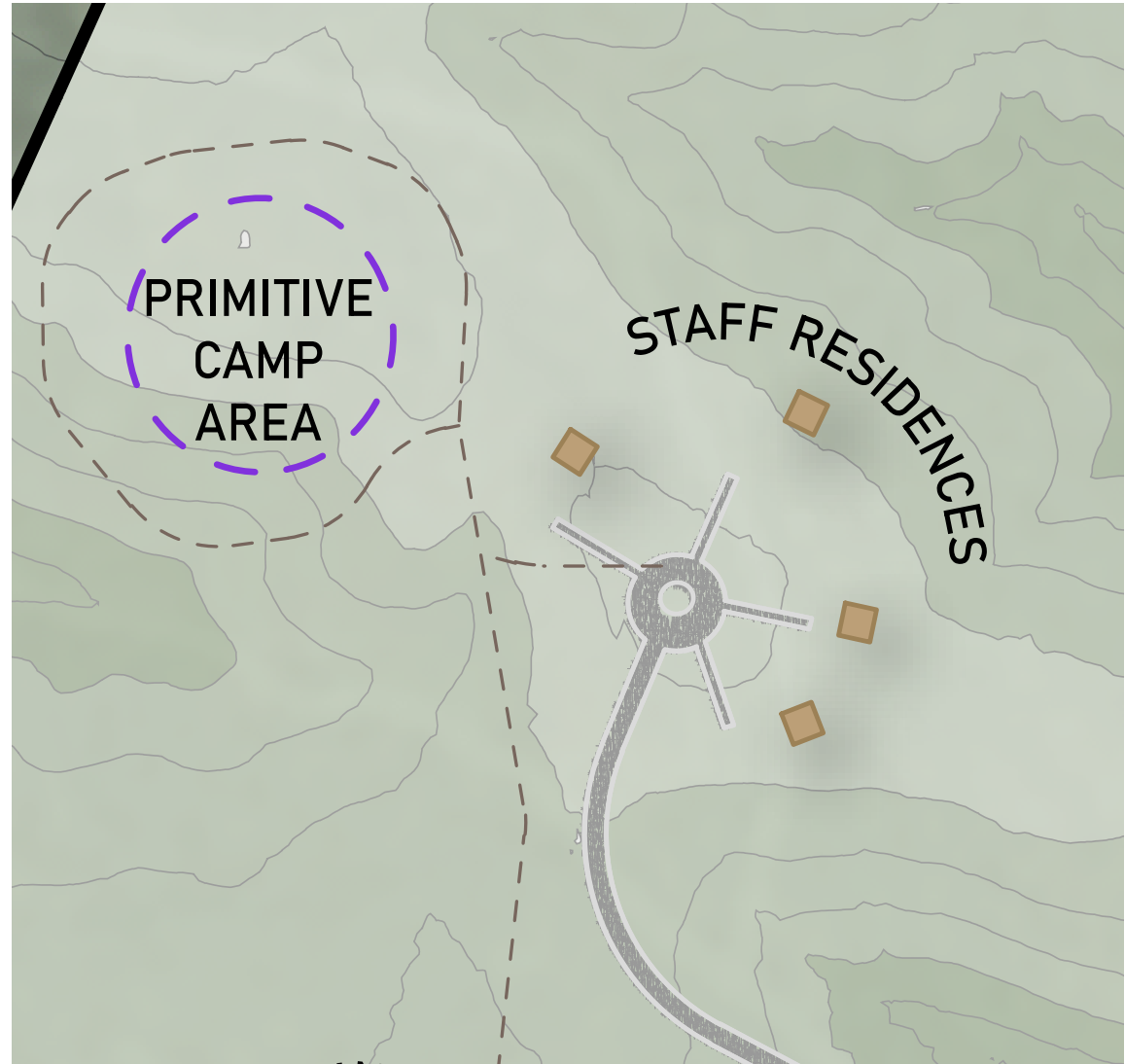
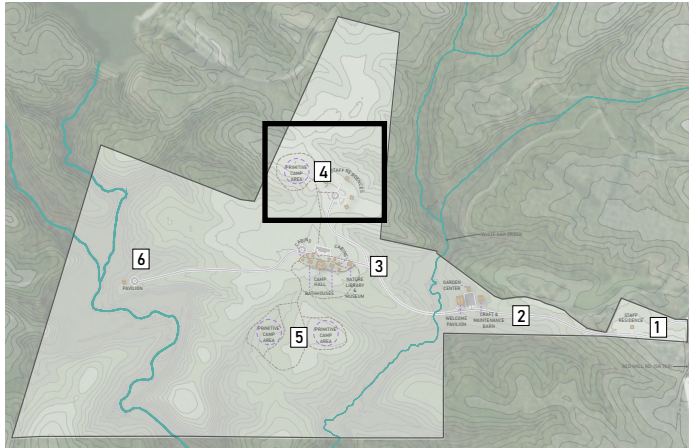
ILLUSTRATIVE EXHIBIT: WELCOME AREA



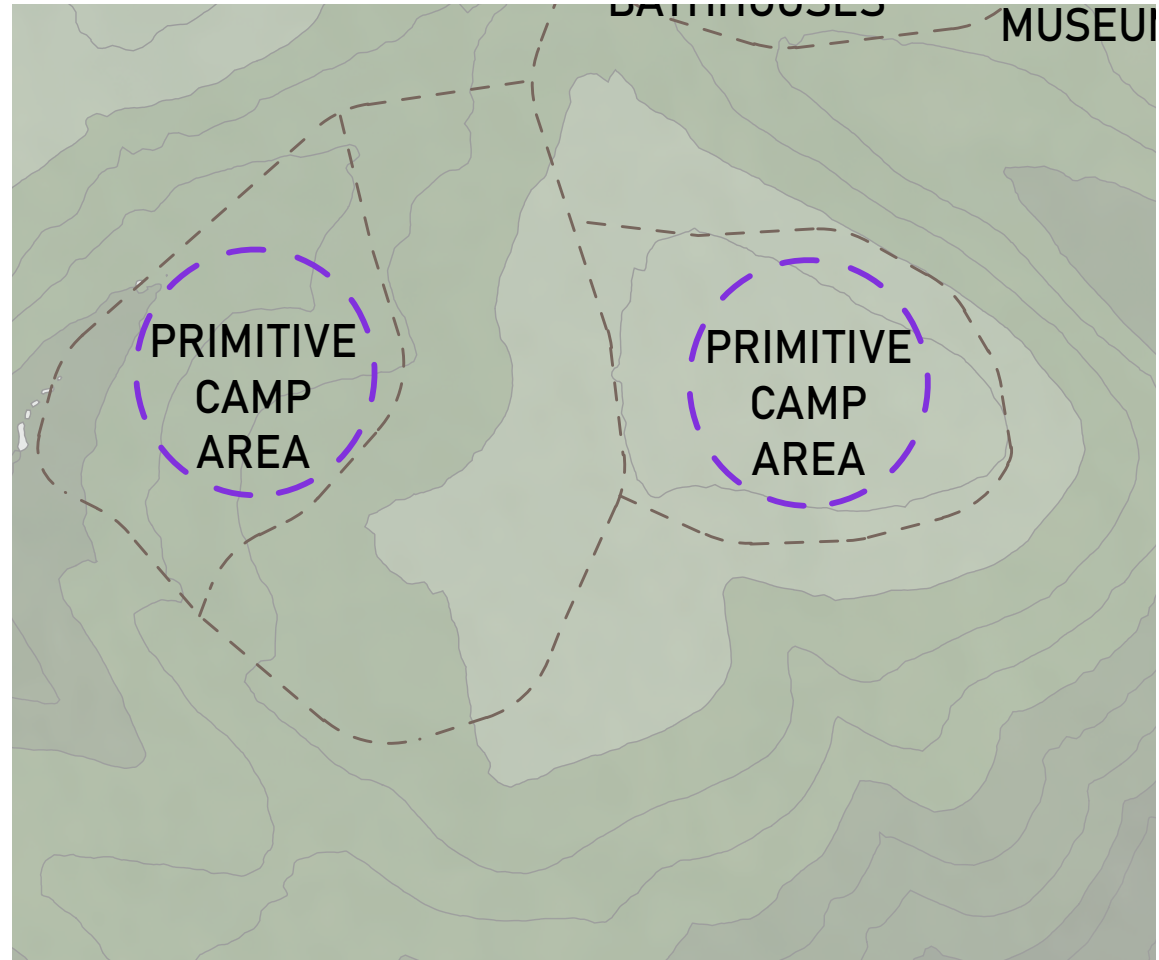
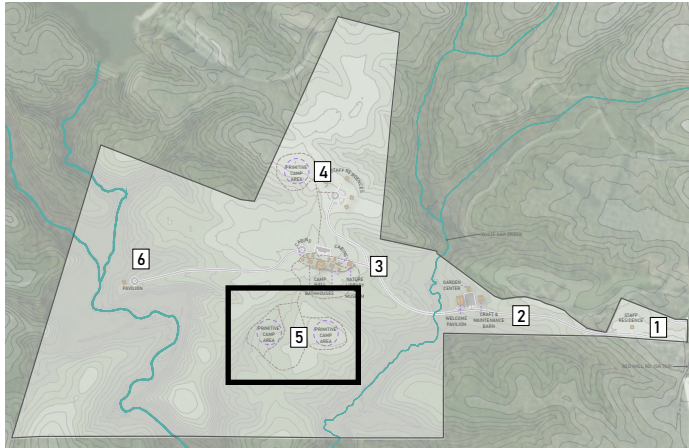
ILLUSTRATIVE EXHIBIT: MAIN CAMP



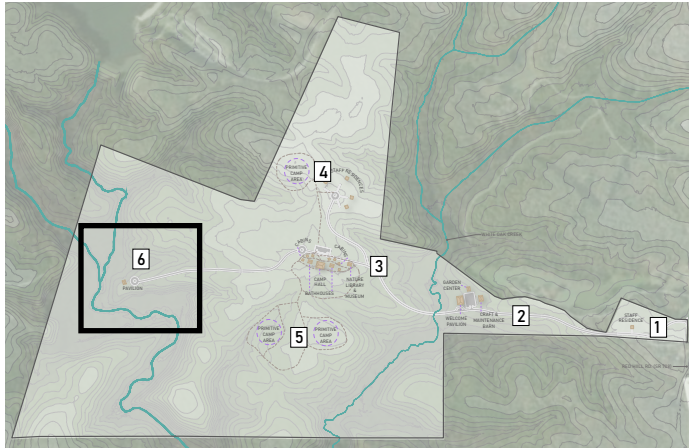
ILLUSTRATIVE EXHIBIT: RESIDENCE & CAMPING



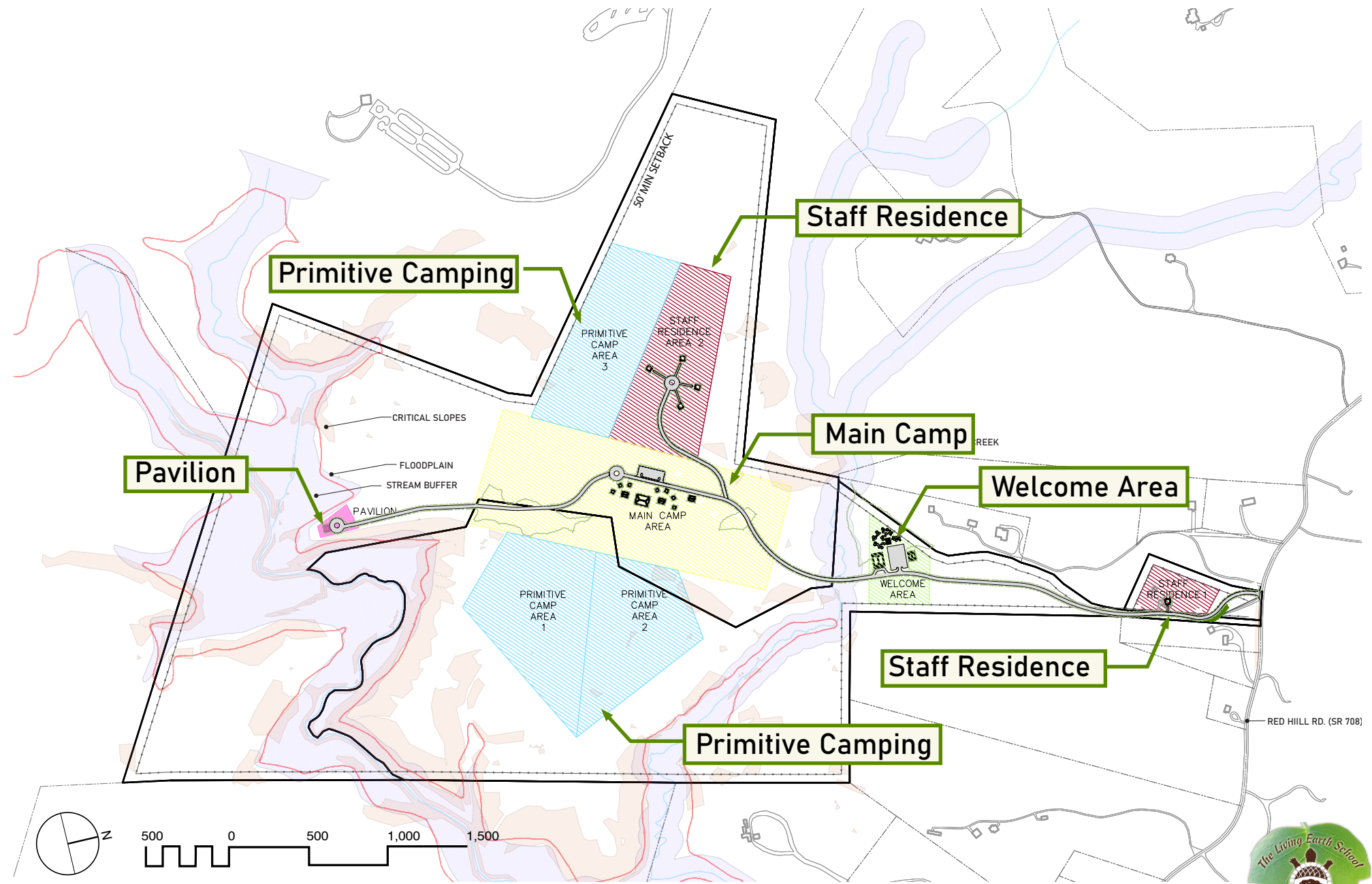
ILLUSTRATIVE EXHIBIT: PRIMITIVE CAMPING



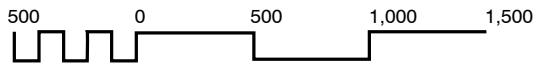
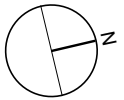
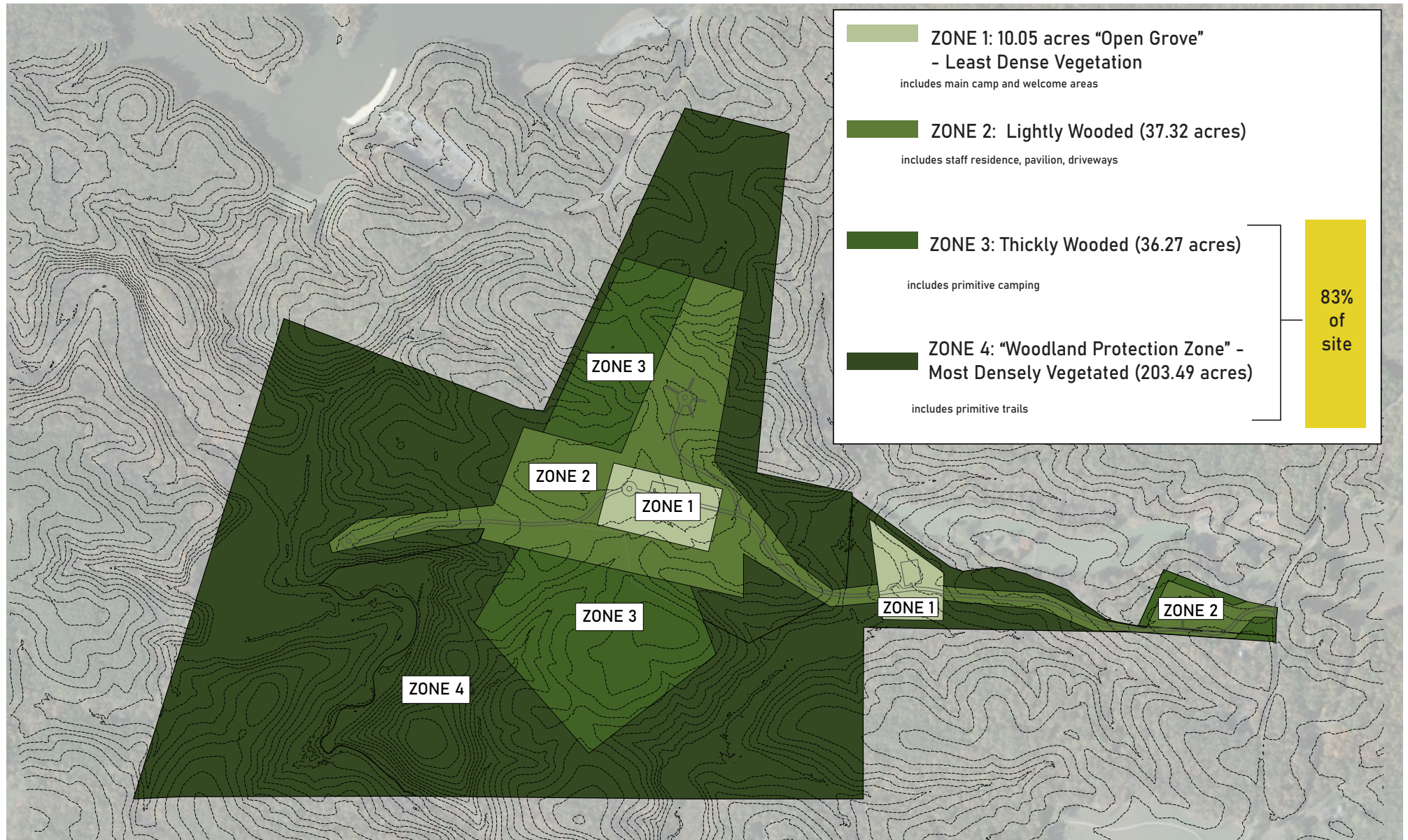
ILLUSTRATIVE EXHIBIT: PAVILION



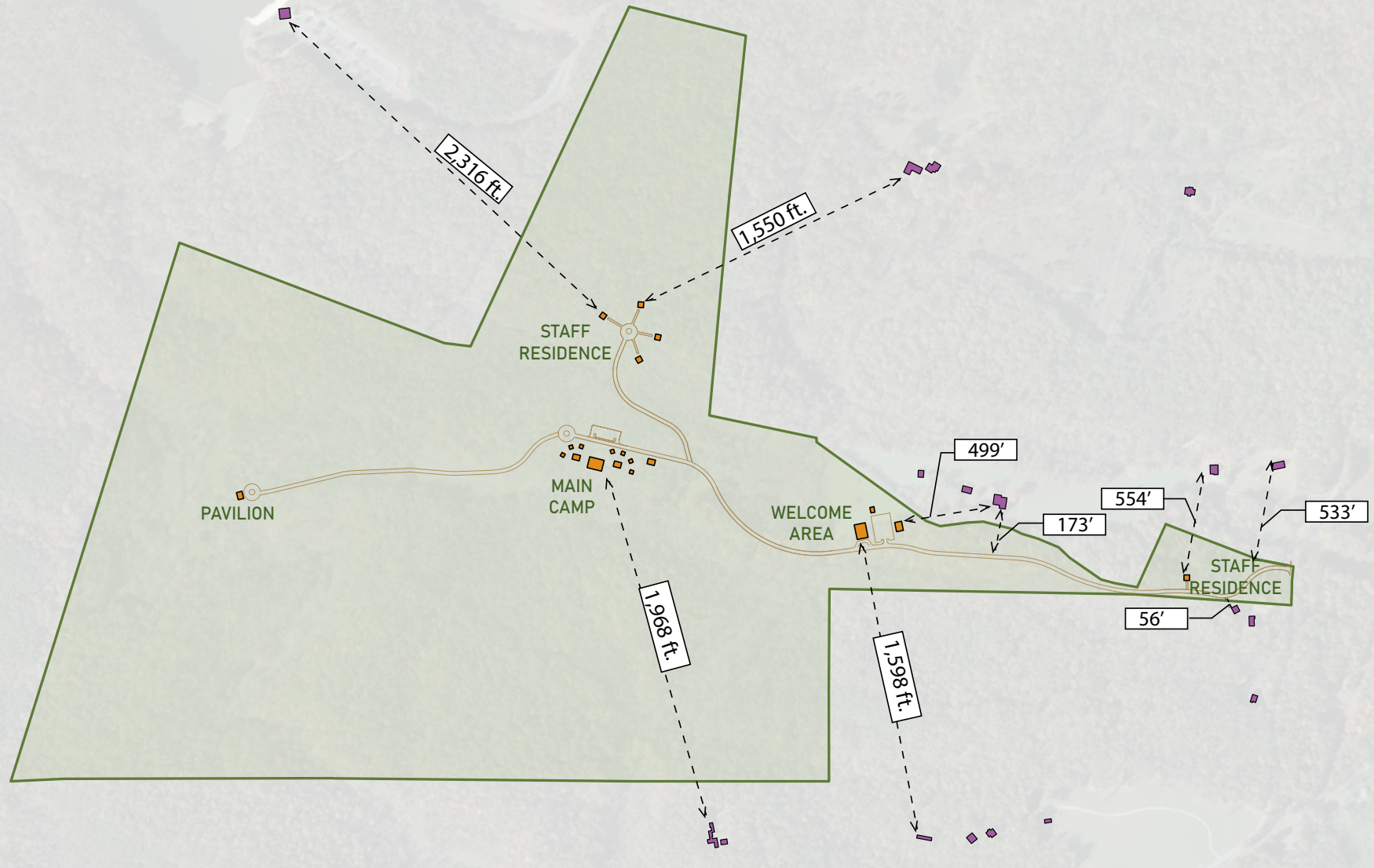
CONCEPT PLAN



VEGETATIVE MANAGEMENT PLAN



DISTANCE TO EXISTING RESIDENCES



TRAFFIC ANALYSIS

Compared to by right usage of 23 single family dwellings, LES estimates less traffic on the average weekday. Summer trips are not projected to coincide with peak traffic hours.

	23 Single Family Dwellings	LES Estimates
Summer Weekday	261	384 (~8 week peak period)
Year Round Weekday	261	144 (~44 weeks or 85% of the year)
Summer Weekend	134	333 (~ 8 week peak period)

Average estimated trips for Walnut Creek Park provided for reference.

	Walnut Creek Park
Average Daily Trips	291



PROPOSED CONDITIONS

Staff recommends approval with the following conditions:

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, 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. The vehicle weight capacity of the crossing requires County approval prior to approval of a final site development plan.
- 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.

12) Campfires on the site must occur only in constructed fire rings whose location has been approved by the County.

- a) All fires must be attended by camp staff from lighting until complete extinguishment.
- b) A fire extinguisher must be maintained at the site of each active fire.
- c) ~~Fire rings must have a clear zone without trees within 50 feet of the edge of the fire ring.~~





SP202400022

Board of Supervisors Meeting

June 4, 2025

SHIMP ENGINEERING, P.C.








CONCEPT PLAN DESCRIPTIONS



NOTES:

1. Improvement Characteristics generally describe site improvements permitted through the site plan or building permit process that are proposed within designated Activity Areas.
2. Layout shown is conceptual in nature. Improvement Characteristics establish building footprint maximums for building improvements within designated Activity Area.
3. Greenhouses and storage sheds shall not count towards the maximum total building footprint for non-residential camp structures.
4. Internal travelways to be constructed to fire access road standards where required by Fire Rescue.

TABLE A. ACTIVITY AREAS AND IMPROVEMENT CHARACTERISTICS

LEGEND	ACTIVITY AREA	IMPROVEMENT CHARACTERISTICS
	Staff Residence Areas 1 and 2	Buildings and accessory structures and improvements, drainfields, wells, driveways, travelways, stormwater management facilities, and similar site improvements Maximum number of dwellings permitted in Staff Residence Areas 1 and 2: Six (6) Maximum building footprint per dwelling: 2,500 SF
	Welcome Area*	Buildings and accessory structures and improvements, drainfields, wells, driveways, travelways, parking areas, stormwater management facilities, and similar site improvements Maximum total building footprint for non-residential camp structures: 16,000 SF
	Main Camp Area*	Buildings and accessory structures and improvements, drainfields, wells, driveways, travelways, parking areas, stormwater management facilities, and similar site improvements Maximum building footprint per cabin: 1,500 SF Maximum total building footprint for non-residential camp structures: 25,000 SF
	Primitive Camping Areas	Short term overnight tent camping, privies that function as disposal facilities in accordance with Virginia Administrative Code 12VAC5-610-980, well and septic facilities provided that no alternative locations within residential or main camp area can be identified.
	Pavilion Area	Pole barn: maximum square footage of 5,000 SF, privies that function as disposal facilities in accordance with Virginia Administrative Code 12VAC5-610-980.
*Primary Event Space Locations		



TRAFFIC ANALYSIS

Table F. Trip Generation Estimates Extrapolated from LES Trip Count for Current Operations

	LES Traffic Data - School Year Day Programs								
	Campers	Trips In	Trips Out	Total Trips	Total Daily Trips/Attendee				
	25	18	18	36	1.44				
	LES Traffic Data - Overnight Programs*								
	Campers	Trips In	Trips Out	Total Trips	Total Daily Trips/Attendee				
	45	30	30	60	1.33				
						*trips attributable to overnight programs occur two days per week (Sunday and Friday)			
	LES Traffic Data - Summer Day Programs								
	Campers	Trips In	Trips Out	Total Trips	Total Daily Trips/Attendee				
	60	19.5	19.5	39	1.54				
	Estimated Weekday Traffic Generation for LES Expansion - Extrapolated from LES Data for School Year Day Programs								
	# of Day Campers	Daily Total Trips							
Typ # of Campers	75	108							
Max # of Campers	100	144							
	Estimated Weekend Traffic Generation for LES Expansion - Extrapolated from LES Date for Summer Overnight Programs								
	# of Campers	Daily Total Trips							
Typ # of Campers	75	100							
Max # of Campers	250	333.33							
	Estimated Weekday Traffic Generation for LES Expansion - Extrapolated from LES Data for Summer Day Programs								
	# of Day Campers	Daily Total Trips							
Typ # of Campers	75	115.38							
Max # of Campers	250	384.615							

CRASH DATA

