



**County of Albemarle**  
**COMMUNITY DEVELOPMENT DEPARTMENT**

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May 13, 2021

Todd Barnett  
Tupelo Honey 4/4/4 LLC  
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Charlottesville VA 22903  
[toddbarnett@gmail.com](mailto:toddbarnett@gmail.com)

**RE: SP201900014 & SP201900015 Blue Ridge Swim Club and Field Camp Amendment**

Dear Mr. Barnett

The Albemarle County Planning Commission, at its meeting on May 4, 2021, recommended approval by a vote of 7:0 of SP201900014 Blue Ridge Swim Club Amendment with the conditions outlined in the staff report, with an amendment to proposed condition #3 to allow opening at 11:00 a.m.

Listed are the following conditions for SP201900014 Blue Ridge Swim Club Amendment

1. Development of the swim club use must be in general accord (as determined by the Director of Planning and the Zoning Administrator) with the conceptual plan titled "SUP Concept Plan For: Blue Ridge Swim Club," prepared by Shimp Engineering, and dated 6/21/2019, and the plan titled "Re-submittal Plan for SP201900014 and SP201900015 Blue Ridge Field Camp," dated 9/20/2020 (collectively hereinafter "Conceptual Plans"). To be in accord with the Conceptual Plans, development must reflect the following major elements within the development essential to the design of the development:
  - Limits of disturbance
  - Location and size of the existing pavilion building
  - Location, size, and vegetative screening of the new pavilion and storage building, as shown on the 2020 Conceptual Plan. New screening trees are limited to native evergreen species at least six feet in above-ground height at time of planting.
  - Location of parking areas
  - Land clearing is permitted only as necessary to establish the well, septic line and drainfields, parking, and structures shown on the Conceptual Plans.
2. The Blue Ridge Swim Club (SP201900014) may operate only between Memorial Day weekend and Labor Day weekend, inclusive.
3. The hours of operation for the Blue Ridge Swim Club (SP201900014) must not begin earlier than 11:00 AM and must end not later than 8:00 P.M.
4. All outdoor lighting must be only full cut-off fixtures and shielded to reflect light away from all abutting properties. A lighting plan limiting light levels at all property lines to no greater than 0.3 foot-candles must be submitted to the Zoning Administrator or their designee for approval.
5. Approval of the Health Department for the well, septic and food concession will be required prior to approval of a site plan.
6. Approval by the Virginia Department of Transportation for the entrance will be required prior to approval of site plan.

7. Prior approval by the Fire Department will be required prior to all outdoor cooking and /or campfires.
8. No amplification of sound will be permitted, with the exception of a megaphone used on Fridays during each season (Memorial Day through Labor Day) during field games, radios and electronic sound producing or reproducing devices, provided that any such amplified sound must comply with the applicable noise regulations.
9. Parking on Owensville Road by attendees or staff of the Blue Ridge Swim Club or the Camp will not be permitted.
10. No more than 200 people will be permitted on the property for any purpose at any time.

Also at the May 4, 2021 meeting, the Planning Commission voted 5:2 to recommend approval of SP201900015 with the conditions outlined in the staff report.

Listed are the following conditions for SP201900015 Blue Ridge Swim Club and Field Camp Amendment:

1. Development of the camp use must be in general accord (as determined by the Director of Planning and the Zoning Administrator) with the conceptual plan titled "SUP Concept Plan For: Blue Ridge Swim Club," prepared by Shimp Engineering, and dated 6/21/2019, and the plan titled "Re-submittal Plan for SP201900014 and SP201900015 Blue Ridge Field Camp," dated 9/20/2020 (collectively hereinafter "Conceptual Plans"). To be in accord with the Conceptual Plans, development must reflect the following major elements within the development essential to the design of the development:
  - Limits of disturbance
  - Location and size of the existing pavilion building
  - Location, size, and vegetative screening of the new pavilion and storage building, as shown on the 2020 Conceptual Plan. New screening trees are limited to native evergreen species at least six feet in above-ground height at time of planting.
  - Location of parking areas
  - Land clearing is permitted only as necessary to establish the well, septic line and drainfields, parking, and structures shown on the Conceptual Plans.

Minor modifications to the plan that do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance.
2. The Blue Ridge Swim Club Day Camp, Boarding Camp (SP201900015) may operate only five days per week between April 1 and November 15, inclusive. The Camp may not operate at any other time of year
3. The hours of operation for the Blue Ridge Swim Club Day Camp, Boarding Camp (SP201900015) must not begin earlier than 8:30 AM any day and must not end later than 5:00 PM on Mondays, Tuesdays, Wednesdays, and Fridays. On Thursdays, overnight stays are permitted.
4. A maximum sound level of 55 decibels is in effect between the hours of 9:30 PM and 8:30 AM.
5. All outdoor lighting must be only full cut-off fixtures and shielded to reflect light away from all abutting properties. A lighting plan limiting light levels at all property lines to no greater than 0.3 foot-candles must be submitted to the Zoning Administrator or their designee for approval.
6. Approval of the Health Department for the well, septic and food concession will be required prior to approval of a site plan.
7. Approval by the Virginia Department of Transportation for the entrance will be required prior to approval of site plan.
8. Prior approval by the Fire Department will be required prior to all outdoor cooking and /or campfires.
9. No amplification of sound will be permitted, with the exception of a megaphone used on Fridays during each season (Memorial Day through Labor Day) during field games, radios and electronic sound producing or reproducing devices, provided that any such amplified sound must comply with the applicable noise regulations.

10. Parking on Owensville Road by attendees or staff of the Blue Ridge Swim Club or the Camp will not be permitted.
11. No more than 200 people will be permitted on the property for any purpose at any time.
12. No more than 100 overnight campers will be permitted at any one time.

If you should have any questions or comments regarding the above noted actions, please do not hesitate to contact me at (434) 296-5832 ext 3249 or email [sclark@albemarle.org](mailto:sclark@albemarle.org)

Sincerely,  
Scott Clark  
Senior Planner II  
Planning Division