



County of Albemarle
Community Development Department - Planning

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September 10, 2021

Margaret Haupt
Margaret B Haupt Trust & Richard A Haupt Trust
7181 Batesville Rd
Afton VA 22920
margaret.haupt@gmail.com

Re: SP202100005 Haupt Property Action Letter

Dear Ms. Haupt

The Albemarle County Planning Commission at its meeting, August 24, 2021 recommended approval of the above-noted by a vote of 7:0 with the conditions and revision as recommended in the staff report and adding to revision 1, Provide an estimated maximum square footage of the footprint of the proposed wooden pavilion to be located on TMP 85-3A1.

Listed are the following conditions:

1. Development of the use must be in general accord (as determined by the Director of Planning and the Zoning Administrator) with the concept plan entitled, "SP202100005 Haupt Property Day Camp, Day Camp Map," prepared by B. Clark Gathright, LLC, dated May 20, 2021. To be in general accord with the exhibit, development must reflect the following essential major elements:
 - a. Location of the camp entrance
 - b. Location of the staff parking and drop-off/turnaround areas
 - c. Location of the future pavilion
 - d. Location of outhouses/privies
 - e. Minimum grading and clearing possible may be allowed to locate sanitary facilities and pavilion as shown on the Haupt Property Day Camp concept planMinor modifications to the plan which do not conflict with the elements above, with the approval of the Zoning Administrator and the Director of Planning, may be made to ensure compliance with the Zoning Ordinance and State and Federal laws.
2. The hours of operation: five days per week, Monday through Friday, for a maximum of 45 days per year, from June through August, beginning no earlier than 8:00 AM and ending no later than 5:00 PM. Overnight boarding or camping is not permitted.
3. No more than 50 people are permitted at each daily session of this camp use, including both camp staff and camp attendees.
4. Bus and carpool trips must be the primary means of transportation for camp staff and attendees.
5. Daily trip generation from this use must not exceed the requirements of VDOT for a low volume commercial entrance. VDOT approval of such an entrance is required prior to issuance of a Zoning Clearance.
6. Health Department approval is required for all well, septic, and outhouse facilities prior to issuance of a Zoning Clearance.

7. Prior approval by the Fire Department will be required prior to all outdoor cooking and/or campfires.
8. 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.
9. Sound amplification of any type is not permitted.

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

Sincerely,
Andy Reitelbach
Senior Planner
Planning Division