

To: Agricultural Forestal District Committee members

Bill Fritz

Scott Clark

Carolyn Shaffer

Vivian Groeschel

From: Phil and Jane Fellows

Date: March 15, 2021

Re: Haupt Property Day Camp

To Whom It May Concern:

We, Phil and Jane Fellows, have many concerns and objections to the proposed Special Use Permit for Amendment and Expansion submitted by Margaret and Richard Haupt for the Camp facility.

The initial Special Use Permit granted to the Haupts has not been in use for well over 25 years. The business that had been in operation has been sold decades ago and no commercial activity has taken place on this property since that time. The additional property that was purchased in 2014 was for residential use. Thus, to call this an "Amendment" to an existing SUP is disingenuous. This project should be considered a new project. The existing SUP has been dormant for over 25 years and originally was for an outdoor adult educational facility. There are remnants of the old ropes course facility on the property that are inappropriate for children.

We have concerns about increased traffic through Batesville and on the narrow roads in this area.

We have concerns about the river erosion. Many of the "buffer" trees planted along the river have fallen into the river and continue to do so unabated.

We believe our quality of life and well-being will be impacted directly by living across from a day camp. There will be increased noise. We fear that having so many children on this land will be a liability to us should they wander onto our property and get hurt. We believe having a commercial operation adjoining our property will negatively impact our property values.

Living Earth School states on their website that they are only offering day camp during 2021 due to Covid-19. What expanded services will be offered at this location in the future? The site map states that the meadow and secondary pond will be for occasional use. This meadow is the only vehicular access to the proposed camp area. This pathway and meadow are directly in our view shed and earshot. It is not reasonable to assume that this meadow will not be used for moving supplies, campers, equipment, etc. This traffic will impact us directly.

Future development, such as the proposed pavilion, and expansion of the program, such as over-night camps and increased camper and staff capacity, must be anticipated prior to granting the SUP.

The Batesville community has resisted the Wavertree proposal, with signs that read “Keep Batesville Rural” and “NO Events”. Has the Batesville community been made aware of this request being considered by the AFD Committee and Albemarle County? Have public comments been requested?

The community is also considering the Suntribe Solar farm. If both the camp and the solar farm are approved, our property will be joined on both sides by commercial operations. We did not buy a rural property and move to this part of the county to be encroached by commercial development.

Please recommend that the Albemarle County Board reject this request.

Thank you for your kind consideration,

Phil and Jane Fellows

3/16/21

Emily McKeon

2252 Stillhouse Creek Rd.

Afton VA 22920

emily@knitdenise.com

Re: SP202100005 Haupt Property

To whom it may concern,

I am writing in support of the special use permit "SP202100005 Haupt Property." The Haupts have a truly special piece of land that is ideal for a camp of the sort they are proposing. I grew up and now live and work in Batesville, and had the privilege as a 13 year old in 1990 to spend time on the Haupt property with the Henley Middle School "Outdoors Club." We helped with trail maintenance for a day and in return were allowed to camp on the property. I remember it as an experience that opened my eyes to the possibilities of how local land could be used so generously and with such great care.

Margaret and Rick Haupt are kind folks and excellent neighbors. I am also acquainted with Kate and Hub Knott and their superb camps as our children have gone to school together for the past seven years. I can't think of a pair more focused on fostering strong community and stewardship of the land. I am thrilled with the idea that their Living Earth School might find a home so nearby, on a road I travel often from our house on Stillhouse Creek Road.

I wholeheartedly support this special use permit, and hope it passes easily. Thank you for listening.

Best wishes,

Emily McKeon

To: Andy Reitelbach and the Albemarle Planning Commission  
From: Jane and Phil Fellows  
Date: July 9, 2021  
Re: Haupt Day Camp- SUP expansion

To Andy Reitelbach and the Planning Commission,

In following up to our phone conversation, I would like to submit my concerns regarding the expansion of the Haupt SUP to run a day camp every weekday of the summer. I have several concerns, listed below:

By operating a business that includes 42 children, every day of the summer, our quality of life will be disrupted. How we use our land and how we live will be impacted. We chose a rural lifestyle that includes quiet and solitude. Our long river border with the Haupt's property is the only neighboring property that will be primarily impacted by the camp activities daily. (Neighbors on Batesville Rd will be impacted by increased traffic, which we do not envy).

There is a balance between property rights, freedom, and imposition of one property owner's desires and the consequences for a neighbor. "My freedom ends where your freedom begins". The operation of a camp impacts our experience on our property.

Properties that adjoin schools and playgrounds have a negative impact on property values. We believe this commercial operation will negatively affect our property value.

We are concerned about our personal liability. Children will not honor a property boundary that is in the middle of the river. We do not want children wandering onto our property at all and do not want the liability if someone gets hurt on our side of the river.

Because a SUP permit exists and remains with the property in perpetuity, expansions seem like they will be "rubber stamped" by the county. In the past, the existing SUP was violated, and the County was not and is not in a good position to monitor violations going forward. Living Earth School is an extensive program. They run year-round programs, overnight programs, weekend programs. Once this SUP expansion is granted, what will keep it from being expanded again?

Traffic through Batesville will be greatly increased and on Batesville Rd. Although it was said at the last meeting that a traffic study is not needed, we find this difficult to believe. There will be two round trip vehicles for each camper and staff. We know that buses and carpools are being proposed, but not enforced.

The use of the proposed outhouses, described as "State of the Art", needs to be further evaluated by the BR Health Department. Those outhouses are quite old, having been built

almost 40 years ago. In addition, the ponds should be evaluated for e. Coli and other contaminants, as one was used a farm drainage pond for a pig operation in the distant past.

In closing, we are aware that there are several camps in the County. We are also aware that many neighbors of existing camps do not like living next to camps. While it would require a lot of effort to survey residents who live next to commercial businesses that serve children, we wonder how this public opinion information could be conveyed to the PC and how this information could impact the PC decision making and ultimately the Board of Supervisors.

We are strongly opposed to this proposal and feel that our quality of life will be negatively affected by this proposal. In addition, we are concerned about the risk for further expansions in the future.

Thank you for considering our point of view,

Jane and Phil Fellows

To: Andy Reitelbach and the Albemarle Planning Commission  
From: Jane and Phil Fellows  
Date: August 10, 2021  
Re: Haupt Day Camp- SUP expansion

To Andy Reitelbach and the Planning Commission,

In our letter dated July 9<sup>th</sup>, 2021, we outlined several concerns about the expansion of the existing SUP on the Haupt property.

We have been informed by our liability insurance carrier that having a camp bordering our property “greatly increases our liability exposure”. The insurance company has stated that our costs for our liability policy will increase tremendously if the County approves this request and the Living Earth School implements a program on the neighboring property. They also indicated that they could possibly refuse to cover and protect our assets.

This increased liability exposure has been a major concern for us from the beginning and has now been confirmed by our insurance company.

In addition, I have been in contact with camp owner’s and other outdoor educators. When asked, one owner stated, “our neighbor’s hate us, even the ones who moved in after us”. One educator, who shares the same values as the Living Earth School and teaches a similar curriculum, stated “I wouldn’t want to live next to them”. We have heard about other neighborhoods that rejected requests to set up the camp in their neighborhoods in Albemarle County.

Please reject this request to expand the existing SUP.

Thank you,

Jane and Phil Fellows

## Andy Reitelbach

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**From:** Carolyn Shaffer  
**Sent:** Tuesday, August 17, 2021 8:21 AM  
**To:** Andy Reitelbach  
**Subject:** FW: Planning Commission Public Hearing: SP2021-00005 Haupt Property

See below

Thank you,

Carolyn Shaffer  
Clerk, Planning Commission and Boards  
[Albemarle County](#)

[cshaffer2@albemarle.org](mailto:cshaffer2@albemarle.org)  
Phone: (434) 296-5832 ext 3437  
401 McIntire Road, , Charlottesville, VA 22902

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**From:** Michael Miller <mmiller6937@gmail.com>  
**Sent:** Tuesday, August 17, 2021 8:19 AM  
**To:** Planning Commission <PlanningCommission@albemarle.org>  
**Subject:** Planning Commission Public Hearing: SP2021-00005 Haupt Property

**CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.**

To Whom It May Concern,

My concerns about about this special use permit application are as follows:

The section of Batesville Road that I share with the Haupts is narrow, curvy, dirt and gravel. Currently the road stays in a near constant state of disrepair and is plenty dangerous. Adding several hundred non-resident cars per week will increase the dangers as well as the required upkeep. I anticipate the road will have to be paved and widened in order to handle the increase in traffic..

The narrow bridge on Craig's store road between here and Batesville can be challenging now. The increase in non-resident traffic will enhance the possibility of accidents.

Our rural setting provides important habitat to wildlife. Increased traffic (automobile and/or people) will threaten that habitat.

Any buildings or functions near Mechum's River can cause increased erosion. The sharp incline of land in this area makes for a sensitive environment. I believe the County has restrictions on land use around here for this very reason.

Thank you for your time,

Michael S Miller  
6937 Batesville Rd  
Afton VA 22920



## Andy Reitelbach

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**From:** MarianneObrien <MarianneObrien@protonmail.com>  
**Sent:** Tuesday, April 27, 2021 8:25 AM  
**To:** Andy Reitelbach; Liz Palmer  
**Subject:** Re: Community Meeting for SP2021-00005 Haupt Property Day Camp

**CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.**

Hi Andy, Liz,

I received this email from a neighbor who wishes to remain anon.

He asked that I forward it to you. He quantifies some Chris & my concerns pretty well. Also we never received a reply from the point person at VDOT & have not heard back from Liz Palmer re: our request for a traffic study M-F at times for arrival and departure at the camp, so we can have a baseline. His letter follows:

I found the Haupt letter totally inadequate. It is filled with vague, unenforceable and impracticable promises. While the email focusses on Batesville Road, it says nothing about traffic through Batesville itself where two blind turns and a single lane bridge already cause problems at the current level of intermittent use. Adding at a minimum nearly 2000 extra one-way trips to this venue during summer months two of the busiest hours of the day is an intolerable burden on a heretofore quiet residential rural community.

The Haults and the Board must answer the following questions and weight the impact of each answer on the homeowners both on Batesville Road and in Batesville.

### BUS

- The Haults claim the nearly half of campers will arrive by bus from Charlottesville.
- Will at least 20 campers arrive by bus every day? Will that number be obligatory?
- Will the Haults arrange for a bus to be available every weekday for 9 weeks to drive attendees to and from the camp? If not, how is the bus option supposed to happen?

### CAR POOLING

- The Haults are "urging" the remaining 22 campers to carpool. They acknowledge that "When this is not possible, they will be encouraged to carpool from Batesville or even from Mt. Ed Church."
- Again, this is a hope, not a commitment. It is unclear where outside the vicinity of the camp this carpooling would occur.
- The suggestions that if carpooling is not voluntarily arranged at some distance, campers could gather either in Batesville or at Mt. Ed Church are either impossible or impractical.
- There is no place in Batesville that 22 cars could gather to consolidate campers into 10 that would proceed to the camp ground. The Market Parking lot is too small and dangerous to enter and exit given the proximity to Miller School Road juncture and elevation of Plank Road at that same location.

- Similarly, the Methodist Church location and the adjacent basketball court can't handle that many cars. If 22 cars arrived at the church location, consolidated to 10 cars heading for the camp ground at about 9 in the morning and reversed the process at about 4 in the afternoon, this suggestion would add almost 400 additional one-way car trips to the center of Batesville every week for the best days of the summer.

- Mt Ed's parking lot might handle 22 cars, but the mathematics are the same: at least 380 one-way cars at the busy 9 am and 4 pm hours. The 380 trips will only impact \*Batesville to Market front porch, the blind turn at Plank and Craig's Store Road, and route all traffic across the one-lane bridge.

#### WHY CARPOOL IN BATESVILLE?

- If parents have driven their camper as far as Batesville, why would any of them then add the time and uncertainty of carpooling at either Batesville location, when the final destination is just minutes away? If all 22 chose to drive to and from morning and afternoon, it would add nearly 4000 trips over the summer to both Batesville Roads and Old Batesville Road.

#### BOTTOM LINE

Increasing permitted attendees from 10 to 50 will impose unquantifiable and unacceptable burdens on the residents of Old Batesville Road and Batesville itself.

None of the suggestions to limit traffic are assured or obligatory by the Hapts. In fact, other than pre-arranging for a 9-week bus contract, carpooling seems largely unlikely.

Additionally, if the Special Use Permit conveys with the property, the stated intentions of the Hapts have no currency.

The Board is not passing judgment on the purpose of the camp, it is charged with assessing both the impact of the proposed request on the local residents and its consistency with county goals of protecting the rural communities.

Sent with [ProtonMail](#) Secure Email.

----- Original Message -----

On Tuesday, April 13, 2021 5:57 PM, Andy Reitelbach <mreitelbach@albemarle.org> wrote:

Good afternoon Marianne,

I wanted to let you know that the community meeting for the Haupt Property Day Camp proposal (application number SP202100005) has been scheduled for Tuesday, April 27, 2021, at 6:00pm, via Zoom.

More information on this meeting, including the Zoom link, can be found on the County calendar posting accessed at this link: <https://www.albemarle.org/Home/Components/Calendar/Event/1286/16>.

The basic outline of the meeting will consist of County staff (most likely myself) providing a brief overview of the review process and timeline for this project, including next steps and the additional meetings that will be held in the future for this project, such as with the Planning Commission and the Board of Supervisors. Then the project applicant will give a presentation to provide the details of their proposal. After these two presentations, there will be time for a Q&A period, when community members can make comments or ask questions of either County staff or the project applicant. It is important to note that this meeting is for informational purposes only. No decisions will be made at this meeting.

If you have any questions, please let me know.

Best regards,

Andy

**Andrew Reitelbach**

*Senior Planner*

[Albemarle County](#)

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[areitelbach@albemarle.org](mailto:areitelbach@albemarle.org)

434.296.5832 x3261

401 McIntire Road

Charlottesville, VA 22902

## Andy Reitelbach

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**From:** Michael Miller <mmiller6937@gmail.com>  
**Sent:** Tuesday, April 27, 2021 8:18 AM  
**To:** Andy Reitelbach  
**Subject:** Fwd: Planning Commission Meeting re: 7181 Batesville Rd

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----- Forwarded message -----

**From:** Michael Miller <[mmiller6937@gmail.com](mailto:mmiller6937@gmail.com)>  
**Date:** Tue, Apr 27, 2021 at 8:14 AM  
**Subject:** Planning Commission Meeting re: 7181 Batesville Rd  
**To:** <[areitelbach@albmarle.org](mailto:areitelbach@albmarle.org)>

Dear Mr. Reitelbach:

I do not have Zoom capability but wanted to share my thoughts about the amendment to 7181 Batesville Rd Special Use Permit. I am not in favor of this commercial expansion.

1. Our section of Batesville Road is dirt/gravel, narrow, winding and stays in a near constant state of disrepair. Adding hundreds of non-residential cars per week to current traffic will make it even more dangerous (to drivers as well as wildlife), dirtier and much noisier than it is now. I believe costs for VDOT maintenance will soar and possibly require a paving project.
2. More commercial activity in the area will threaten our Natural Resources. Many forms of wildlife travel through and breed/reside here. There exists a natural balance that would be threatened by this expansion; animals, plants, and erosion along Mechum's River..
3. I also have regulatory concerns. It would be difficult to manage possible further expansion or abuse of the Special Use Permit regarding sessions and events.

I believe Batesville area residents choose this rural area for it's natural beauty, wildlife and peace & quiet. Increased traffic and commercial expansion is a threat to all these aspects of our chosen way of life.

Thank you,

Michael S Miller  
6937 Batesville Road  
Afton VA 22920  
434-227-2307

## Andy Reitelbach

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**From:** Clark Gathright <cgathright@dgarchs.com>  
**Sent:** Tuesday, April 27, 2021 1:41 PM  
**To:** Andy Reitelbach  
**Cc:** Margaret Haupt  
**Subject:** SP202100005 Haupt Property Day Camp

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Andy:

Just in case I can't connect into the Zoom meeting tonight, I wanted to extend my support for the Haupt property day camp.

I have lived next door for 50+ years and thanks to the Haupt's generosity, I grew up enjoying the natural splendors of their property, as did my children more recently. I hope the woods and meadows continue to provide joy and excitement to children for many years to come.

As for traffic, the residents of Batesville road always have to dodge the occasional school bus or dump truck on their daily commute. One bus a day during the summer will hardly be noticeable.

Thanks,

Clark Gathright  
100 10th Street NE, Suite 200  
Charlottesville, VA 22902  
434.987.0294

## Andy Reitelbach

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**From:** Padma Ball <pball749@gmail.com>  
**Sent:** Tuesday, April 27, 2021 11:21 AM  
**To:** Andy Reitelbach  
**Subject:** Haupt property expanding special use permit

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Andy,

My property is on Batesville Rd. I have concerns about the traffic that this proposal will generate. 50 cars twice a day is too much for our winding dirt road. The road degenerates swiftly in current conditions. The 3 summer months proposed usage are the most dusty. Walks on Batesville Road are my daily exercise, often during the listed times of proposed usage. It will be unsafe for anyone to walk that road during camp commuter hours. There are blind curves as well as narrow passage.

I think a commuter bus for the campers is the best solution. Allowing only camp staff to travel Batesville Road. Preferably if both enter Batesville Rd. from Ortman Rd.

Sincerely,  
Padma Ball

## Andy Reitelbach

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**From:** Benjamin Baer <benjamin.baer@gmail.com>  
**Sent:** Tuesday, April 27, 2021 6:19 AM  
**To:** Carolyn Shaffer; Andy Reitelbach  
**Cc:** Kevin McDermott  
**Subject:** SP202100005 Haupt Property Day Camp Community Meeting

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Hello:

My name is Benjamin Baer, I live at 7386 Batesville Road, Afton, VA, near the Haupt property.

While I am supportive of the Haupts' proposal, I do have major concerns about Batesville Road. On a good day, the road is still not in the best condition. After a heavy rain, the road is usually in awful condition. To the extent that a car, that wasn't being extra careful, could easily bottom out and get stuck. The solution for me isn't to deny the Haupts' proposal, the solution is to pave Batesville Road so that it's not only safe for the residents, but safe for all this new traffic we will see. Batesville Road is one of the few roads in the area not paved, why not pave it so we don't have to worry about what condition the road will be in today? We have literally had ditches in the middle of the road that made me thankful I was in my SUV, because if I had been in my wife's car I worry I certainly would have gotten stuck.

Thanks,  
Ben

Benjamin C. Baer  
(850) 545-3499

## Andy Reitelbach

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**From:** Rainey, John VA (jr5h) <jr5h@virginia.edu>  
**Sent:** Saturday, April 24, 2021 11:35 AM  
**To:** Andy Reitelbach  
**Subject:** Haupt amendment

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Road is a dirt road with many single lane passages. What is limit on number of vehicles allowed? 50 attendees plus staff will increase traffic and pollution due to dirt being placed into atmosphere-can a condition be added that owners provide dust treatment on entire dirt road section ( about 1.75 miles) on a weekly basis? Not just in front of driveways as State occasionally does. What conditions are made for increased traffic -any traffic count studies before and after? What about on site sewage and garbage removal and garbage spread to other land owners? What provisions will be made so attendees know limits of property? What insurance is provided so that if attendees stray across property lines will the adjacent property owners be indemnified-Is there a liability insurance policy or bond required by owners? Please respond to these questions-thanks John R Rainey 6991 Batesville Rd , Afton Virginia



## Andy Reitelbach

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**From:** egreer406@gmail.com  
**Sent:** Tuesday, April 20, 2021 9:49 AM  
**To:** Andy Reitelbach  
**Subject:** Batesville Rd. - Haupt property

**CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.**

Dear Mr. Reitelbach,

My husband and I live on Batesville Rd. about a ¼ mile west of the Haupts.

We just wanted to let you know that we have no objection to the use of their land as a summer camp for 9 weeks in the summer starting in 2022.

Yes, with the camp there will be some more traffic on the road but it is all at reasonable times and will be predictable. And beyond that I don't see an impact for the road & neighbors— except perhaps hearing lots of laughing from the woods if you listen really carefully & happen to be walking down that way.

Believe me, we have lived here since 1998 and relish the quiet of the country and the fact that Batesville Rd. has really changed very little in all that time.

We do not see that the Haupt's small change in the use of their property will affect the country atmosphere that we value so much.

And we are happy that their bucolic setting can be shared in a way with very little impact for the neighbors.

Sincerely  
Emily Greer