

Andy Reitelbach

From: Carolyn Shaffer
Sent: Wednesday, August 18, 2021 8:47 AM
To: Andy Reitelbach
Subject: FW: SP2021-00005 Haupt Property

Thank you,

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

cschaffer2@albemarle.org
Phone: (434) 296-5832 ext 3437
401 McIntire Road, , Charlottesville, VA 22902

From: Benjamin Baer <benjamin.baer@gmail.com>
Sent: Wednesday, August 18, 2021 5:27 AM
To: Planning Commission <PlanningCommission@albemarle.org>
Subject: SP2021-00005 Haupt Property

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Hello:

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

I am supportive of the Haupts' proposal, but Batesville Road must be paved! On a good day, the road is still not safe. After a heavy rain, the road is usually downright dangerous. 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. With this new traffic, it will be a matter of time before someone gets stuck on the road. 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. We also usually have ditches on the sides of the road, from heavy rains, that if you were trying to avoid oncoming traffic and went over too far a car would definitely get stuck.

I drive the road every single day, in an SUV, and I still often find myself worried that I'm going to get stuck or hit an oncoming vehicle...can't imagine how it will be for a bunch of parents from Old Trail and Crozet. This isn't a matter of my personal convenience, this is the responsibility of the County to provide roads that are safe and reliable for those that drive on them.

Thank you,

Benjamin C. Baer
(850) 545-3499

Andy Reitelbach

From: Carolyn Shaffer
Sent: Monday, August 23, 2021 7:09 AM
To: Andy Reitelbach
Subject: FW: SP2021-00005 Haupt Property
Attachments: IMG_5599.jpg; IMG_5600.jpg; IMG_5598.jpg

Thank you,

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

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

From: Benjamin Baer <benjamin.baer@gmail.com>
Sent: Saturday, August 21, 2021 5:57 PM
To: Planning Commission <PlanningCommission@albemarle.org>; Kevin McDermott <kmcdermott@albemarle.org>
Subject: SP2021-00005 Haupt Property

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Please tell me how this is safe? Those ditches in the ROAD are over 12 inches deep in some places. With the increase in traffic and people from Crozet that never drive on a dirt road, how can you possibly say Batesville Road is safe to use? Increase in traffic or not, it is not safe for anyone, and it is a matter of time before someone gets hurt. On top of the obvious issues with a ditch in the road, that area of the road is not wide enough for two vehicles. So, if someone isn't used to the road or doesn't see there is a ditch in the road, and they try to pass an oncoming vehicle, someone is going in that ditch, and depending on their vehicle they may not be getting out without assistance.

Thanks,
Ben

Benjamin C. Baer
(850) 545-3499

Andy Reitelbach

From: Carolyn Shaffer
Sent: Monday, August 23, 2021 10:47 AM
To: Andy Reitelbach
Subject: FW: SP202100005 Haupt Property

Thank you,

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

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

From: Clark Gathright <cgathright@dgarchs.com>
Sent: Monday, August 23, 2021 10:23 AM
To: Planning Commission <PlanningCommission@albemarle.org>
Cc: Carolyn Shaffer <cshaffer2@albemarle.org>
Subject: SP202100005 Haupt Property

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Dear members of the Planning Commission:

I have been a next-door neighbor of the Haupts since they moved here about 50 years ago, and I have been involved in development in Albemarle County for over 27 years.

As a youth, I rode horses, fished and explored the woods, streams and ponds on the Haupt's property and our property. My children also grew up exploring and playing on the Haupt's property. Whether they were catching salamanders in the pond, photographing herons along the stream or discovering ice formations in the stream bank, it was and still is a place of wonder and discovery for my children. In fact, yesterday, my now adult daughter came home to look for and photograph mushrooms in the woods. I was amazed at the quantity and variety she found. I can't think of a better use of the Haupt property than to continue developing the excitement and awe of nature in children.

Traffic - As a professional in the development community, I am fully aware that traffic is probably the most important issue addressed during development. I recall when the previous special permit use was in session, including the University Transit buses bringing in participants. I understand the proposed use will have some bus traffic as well. As a traveler of Batesville Road, I encounter school buses, dump trucks and other traffic on a daily basis. Since the proposed use will be in session during the summer, a single bus trip will be no different than what is encountered while school is in session.

The Haupts have my full support for the proposed use.

Thanks,

Clark Gathright
7329 Batesville Rd
Afton, VA 22920

Andy Reitelbach

From: Padma Ball <pball749@gmail.com>
Sent: Wednesday, August 25, 2021 9:49 AM
To: Andy Reitelbach
Subject: Haupt property Batesville

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Andy,

I attended last night's Planning Commission meeting. I was surprised and disappointed that there was little mention of the traffic problem the proposed camp presents for Batesville Road. In the previous hearing on this proposal, there was strong discussion about this very real problem with agreements to investigate the use of a bus to transport campers. The planning commission totally ignored this problem last night. I sent a letter addressing this problem to the County at the beginning of this project. I assume there is a file attached to this project with my letter in it. Assuming this file is given to Planners as well as the Board of Supervisors.

Please tell me where to find the packet of public letters concerning this project as well as confirmation that the Planning Commission did receive this packet.

Best,
Padma Ball

Sent from my iPhone

Andy Reitelbach

From: Christopher Hawk <chawk@pecva.org>
Sent: Wednesday, August 25, 2021 9:59 AM
To: Planning Commission; Andy Reitelbach
Cc: Charles Rapp
Subject: SP202100005 Haupt Property Day Camp - PEC Public Comments
Attachments: Planning Commission Public Comments - SP202100005 Haupt Property Day Camp - Piedmont Environmental Council (8-25-21).pdf

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Good Morning Andy and Members of the Planning Commission,

Thank you all for the positive discussions that took place during last night's public hearing for SP202100005 Haupt Property Day Camp.

On behalf of PEC, I greatly appreciate you taking the time to directly address the questions/concerns that we raised about: (A) the swimming ponds and general insurance and liability implications regarding water bodies; and (B) the proposed pavilion's location outside of the floodplain, steep slopes, and the water protection ordinance buffers.

Please find attached a formalized version of the comments that I presented last night. We appreciate the great discussion that occurred during the meeting.

Best,
Chris



Christopher M. Hawk
Field Representative - Albemarle & Orange
804.337.6716

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Albemarle County Planning Commission
Albemarle County Community Development Department
% Andy Reitelbach, Senior Planner
401 McIntire Road, North Wing
Charlottesville, VA 22902
(Transmitted via email)

August 25, 2021

Re: SP202100005 Haupt Property Day Camp

Dear Albemarle County Planning Commission,

The Piedmont Environmental Council (PEC) respectfully submits these comments, regarding the special use permit (SP202100005) to establish the Haupt Property Day Camp on approximately 103.56 acres of Rural Area zoned land (Tax Map Parcels 08500-00-00-003A0 and 08500-00-00-003A1) within the Batesville Agricultural-Forestal District (AFD).

PEC supports County Staff's recommendations. Given the property's (A) Inclusion with the Batesville AFD; (B) existing conservation easement on Parcel 08500-00-00-003A0; (C) 0.86 miles of frontage on the Mechums River; and (D) location on a rural gravel road with limited access and safety/maintenance measures, PEC recommends that the following be added to the approval:

- Update County Staff Recommendation 1 to include additional pavilion siting requirements, requiring that it must be constructed outside of the floodplain, water protection ordinance buffers, and critical slopes;
- Update County Staff Recommendation 4 to require a documented plan for offsite bus and carpooling, to provide (A) certainty that the primary means of transportation for onsite users is not via single-vehicle trips and (B) clarity for the definition of primary means of transportation;
- Update County Staff Recommendation 5 to include Virginia Department of Transportation's (VDOT) definition for *low volume commercial entrances*, as it would further clarify within the permit that daily trip generation must not exceed 50 vehicular trips per day;¹
- Prohibit paving the existing dirt road or additional roads that could lead to the proposed pavilion;
- Include The Nature Conservancy's (TNC) letters dated January 31, 2020 and February 4, 2021, to ensure that the special use permit is consistent with the terms and conditions of the conservation easement; and
- Require forested buffers be maintained on property boundaries, to (A) avoid adverse impacts on adjoining landowners and the Mechums River; and (B) reduce the impacts of any future septic impacts that could arise from the onsite privies.

In addition to the above recommendations, PEC asks the Planning Commission and County Staff to further consider, explore, and discuss the insurance and liability implications raised by two adjoining landowners. The two onsite swimming ponds could create additional liability and insurance implications for adjoining landowners, as the tax maps and concept plan both show the swimming ponds as being co-owned by the

¹ VDOT, Frequently Asked Questions, The Access Management Regulations: 24VAC 30-73
And The Road Design Manual Appendix F, Access Management Design Standards, November 2014. Accessed online via https://www.virginia.gov/VDOT/Info/asset_upload_file519_148374.pdf

Applicant and two adjoining landowners. The following questions have arisen during previous discussions for similar uses in Albemarle County's agricultural areas:

- Is there a landowner agreement that could help settle insurance and liability implications?
- Should the Applicant's insurance policy include the adjoining landowners as additional insured parties, given the potentially shared ownership of the swimming ponds?
- As the requested use requires a special use permit and is not a by-right use, could the adjoining landowners have predicted the proposed day camp use for the swimming ponds when acquiring their property? If not, then it could be considered an unknown fiscal impact for the adjoining landowners if additional insurance is needed for previously unknown liability protection.

Thank you for taking the time to review the PEC's concerns on this matter. Please feel free to contact me with any questions or requests for additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Hawk", written in a cursive style.

Christopher Hawk
Land Use Representative - The Piedmont Environmental Council
410 East Water Street, Suite 700
Charlottesville, Virginia 22902