



MEMORANDUM

TO: Albemarle County Community Development
FROM: Paul Stevens, Reclaimed Hope Initiative
DATE: June 21, 2021
RE: Camp Hope Day Camp and Boarding Camp
Special Use Permit Application Narrative

PROJECT DETAILS:

Applicant: Reclaimed Hope Initiative
Project Name: Camp Hope Day and Boarding Camp
Short Description: Special Use Permit for Rural Zoned Area to a Day Camp/ Boarding Camp
Proposed Site: 2102 and 2104 Mooreland Lane, Charlottesville, VA 22903

PROPERTY DETAILS:

Parcel ID Numbers: 08800-00-00-023E0 and 08800-00-00-02300
Total Acres: 32 + 22 = 54 acres
Owner: Tucker and Vanessa Johnson, Ben & Barbara Johnson
Property Addresses: 2102 Mooreland Lane, Charlottesville, VA, 22903
2104/2106 Mooreland Lane, Charlottesville, VA, 22903
Current Use: Residential
Magisterial District: Samuel Miller
Zoning: Rural Areas
Proffered: No
Comp. Plan Area: Rural Area 3
Comp. Plan Primary: Rural Area
Comp. Plan Secondary: Unassigned
Land Use: Residential
Ag/Forest District: Hardware



A. PROPOSAL

The Applicant, Reclaimed Hope Initiative, seeks the issuance of a Special Use Permit (SUP) for the operation of a Boarding Camp/Day Camp with supporting accessory uses to occupy parcels 0800-00-00-02300 (2104/2106 Mooreland Lane) and 08800-00-00-023E0 (2102 Mooreland Lane), shown in photos 1 and 2 below, hereby referred to as the Site. The Site is 22 and 32 acres respectively and zoned rural, which allows Boarding/Day Camps with approval of a SUP. The Site is currently used for residential use, and the surrounding area is rural with a few immediate neighbors, all with residential use and a combination of wooded and lands cleared for pasture use.



Photo 1



Photo 2

The Site is located in south-central Albemarle County approximately 11 miles southwest of Charlottesville. Upon approval of this SUP application, The Applicant will occupy the current properties located at these sites to carry out their programming. Additionally, the Applicant intends to make improvements to the existing structures as well as build new structures to allow for full utilization of organizational programming. The current structures on The Site include approximately 7,500 Sqft of finished/unfinished space. Over the course of multiple phases, the Applicant will add approximately 14,000 Sqft in new construction to the already cleared areas of the site (see table below for breakdown of structures). The size and scale of the new structures will serve to complement the current character of The Site, and will also be reversible so that the land can easily return to farming, forestry, conservation, or other preferred rural uses. This will in turn conserve and protect natural resources, which include mountains, hills, valleys, rivers, streams, groundwater, and retain continuous and unfragmented land for agriculture, forestry, biodiversity, and natural resource protection. Additionally, these parcels will be utilized under one organization for a common mission which will keep the current properties intact rather than subdividing further.



Existing and Planned Buildings			
Map	Program Element	Existing Sqft	New Sqft
A	Main House (Modern Farmhouse)	2,800	1,265
B	Self-Care Center	0	2,000
H	The Hall	0	4,300
I	The Lodge (Old House)	3,660	0
J	The Cottage (Guest House)	1,060	0
K + L	Camp Cabins	0	3,450
R	Barn/Small Event Space	0	1,500
S	Groundskeeper House	0	1,200
Total		7,520	13,715

On the Site, the Applicant aims to further their services to foster, adoptive and special needs families by providing rest/respice services to parents in these demographics while concurrently offering a trauma-informed, medically equipped onsite camp for children. The purpose of the camp is to alleviate the burden of caregiving and give margin for mental, physical and emotional health gains for both child and parent. The camp will serve to offer parents a break from the rigors of caregiving and will allow children with varying intellectual, developmental and physical needs the ability to come enjoy a camp experience with safety and inclusion. Success of the camp and its programming is based on its setting in a rural area. The goal of the Applicant is to provide a beautiful, natural environment for families to find healing in nature.

Despite the fact that the surrounding parcels are also for residential use, the Applicant intends to ensure the camp will not be a detriment to the adjacent lots. Based on the current model of programming and intended programming, the Site will primarily be used as intermittent respice between September-May, with a maximum of six (6) household families staying overnight and utilizing the property per week. Maximum occupancy during non-camp months (September-May) would be 40 people, including children, adults



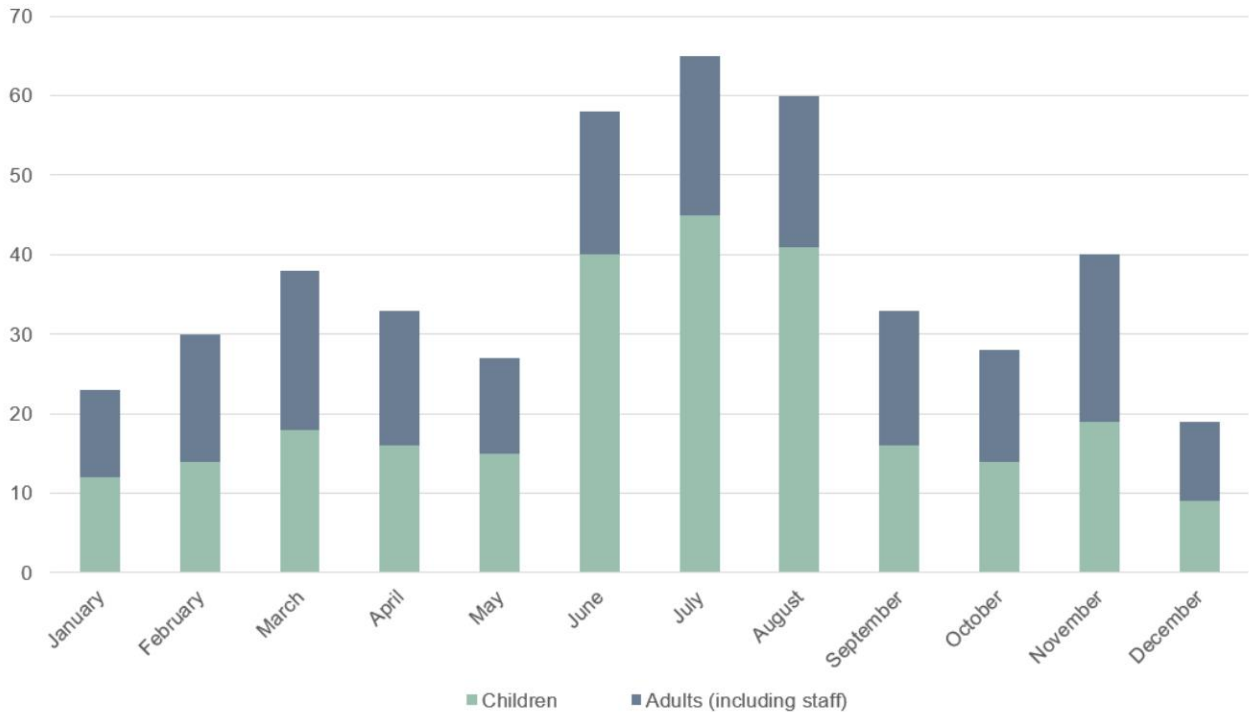
and staff. No family reunions or large family functions will be permitted. This will not disrupt traffic entering or leaving the property as only six (6) guest cars would be present, and would arrive at staggered times limiting any unintentional impacts on traffic. Additionally, since the property is located directly off Rt. 29 South, there would be no appreciable increase of traffic/use of rural roads.

Household families will stay for a period of 1-7 days and will be accommodated by reservation only. They will be in separate parts of the property during their stay which will limit noise or other disturbances. Household families will utilize programming on the property during their stay. Children will participate in camp-like activities including, but not limited to: fishing, swimming, outdoor sports/games, arts/crafts, challenge courses, playground structures, nature exploration and hiking. Adults will participate in relaxation activities including but not limited to: therapeutic counseling, exercise, hiking/nature exploration, gardening, group activities, and water activities (kayaking, fishing, swimming, etc). Quiet hours will be in effect nightly from 10:00 p.m. - 7:00 a.m. There will be two (2) overnight staff to accommodate the adults, and an overnight staff ratio of 1:3 for children. For example, if we had twelve (12) children utilizing the respite camp, we would have four (4) overnight staff to assist with childcare needs.

From June-August (twelve (12) weeks in total), the Site will be used as a youth day camp for children ages 4-12. The program intends to be smaller in size, having a maximum of 45 campers per week, with a staff ratio of 1:3, for a maximum total of fifteen (15) caregiving staff paired with our groups and five (5) additional support staff. Maximum occupancy during Camp months (June-August) would be 65 people, including children, and staff. Full day camp will run Monday-Friday for the hours of 9:00 a.m. - 4:30 p.m. and half day camp will run Monday-Friday for the hours of 9:00 a.m. - 1:00 p.m. Staff will arrive onsite at a minimum of 30 minutes before the campers, and will leave at least 30 minutes after the campers. Staggered drop-off and pick-up times will be utilized by the camp to limit any increase in traffic. Additionally, approximately fifteen (15) of our campers will utilize a half day schedule, which will have them picked up by 1:00 p.m. leading to a natural staggering of camper pick-up. No overnight campers will be permitted during the Summer months.



Estimated Monthly Peak Occupants



Note: Graphic does not include peak occupancies for supplemental activities or rental events

Supplemental activities that further the mission will also be performed onsite. We intend to build an event space (see structures table) on a portion of parcel 0800-00-00-023E0 which will be utilized for staff training, staff meetings, educational conferences (150 people maximum), community/parent training, fundraising events (150 people maximum) and small community workshops (50 people maximum). Large events greater than fifty (50) people will be capped at four (4) per year, with the intent of having one (1) per quarter. No weddings, airbnb rentals, or family reunions will be permitted. Parking lots will be used for all initial parking for a larger event, and then overflow parking on the grass will be used to supplement the increased number of vehicles.

Non-camp related events will be utilized with the intention of renting out a portion of the camp as an event/host space for other community organizations to use, in turn generating supplemental revenue for The Applicant. All outside events would be limited to seventy-five (75) people or less and would occur no more than 6-8 times per year. These events will meet the restrictions for outdoor amplified music for farm wineries, breweries, and distilleries, and sound generated by outdoor amplified music will be prohibited Monday-Sunday between 10:00 p.m. and 7:00 a.m. the following morning. All sounds will not exceed the limits described in the noise ordinance, and outside organizations will be held to strict contractual regulations. Renting the facility for outside events is not meant to be a regular occurrence due to the nature of our programming, and organizations who



align with our mission and vision will have preference for facility use. For property maintenance, we will have two (2) full-time homes onsite; one (1) for a groundskeeper and family, and one (1) for the Camp Director and their family. The rest of our staff will be hourly, and will be present based on needed ratio during household family reservations.

Supplemental Regulations

We understand this SUP application is subject to supplemental regulations as stated in Sec. 5.1.05. One of the criteria in the supplemental regulations specifies that provisions for outdoor cooking, campfires, cooking pits, etc., shall be subject to Albemarle County fire official approval whether or not a site development plan is required. Since The Applicant plans to utilize outdoor campfires as part of their programming, they would be sure to seek official approval from Albemarle County Fire before performing these activities.

B. CONSISTENCY WITH THE COMPREHENSIVE PLAN

The proposed development is substantially in accordance with the County's Comprehensive Plan, as is detailed in the text of this narrative. The Applicant has proposed a number of conditions to ensure compliance with the ordinance and ongoing responsible operations and maintenance. Approximately twelve (12) acres of the total 54-acre Site is currently cleared and developed with three (3) residential structures. The Virginia Department of Historic Resources identifies Mooreland, the brick residence on parcel 08800-00-00-02300 built in 1850, as a historic resource. There is also a smokehouse/icehouse, which is recorded as a second historic residence. The Applicant plans to preserve this historic home site and maintain its structure in the development of the camp. Additionally, The Applicant will:

- Retain and maintain all historic resources on the property,
- Document all historic resources on site in photos and drawings prior to making any changes on site,
- Locate new structures away from the historic resources and such that the Mooreland residence retains primary focus, and
- Consider listing the property in the State and National Registers of Historic Places.

The rural heritage of the Site is of value to the Applicant as it will provide scenic beauty and natural resources to the community they serve, and will be in direct correlation with the vision of their respite facility. The further development of the Site will not conflict with agricultural/forestral conservation of natural resources or other objectives for the Rural Area. Additionally, the Applicant will utilize both the surrounding forest and the current gardens to facilitate connection with nature through earth skills such as plant



identification, bird/animal tracking, fishing, outdoor survival and gardening. The Applicant will use camp programming to conserve, protect and encourage the development and improvement of The Site's agricultural and forestal lands for the production of food and other agricultural and forestal products. Furthermore, the Site will serve as a way for the community - patrons, staff and volunteers alike - to enjoy rural and historic landscapes that enhance the visitor's experience, all of which were formerly utilized exclusively by the property owners. Since minimal site clearing will be needed for the new structures, this will keep the current agricultural and forestal lands as valued natural and ecological resources which provide essential open spaces for clean air sheds, watershed protection, wildlife habitat, as well as for aesthetic purposes. The Site changes will have a negligible impact, on natural, cultural, and historic resources, and will not conflict with nearby agricultural and forestal uses.

Additionally, based on the age of structures (a majority of new construction) and programming of the Site, there is little anticipated additional demand for fire, rescue and police services on the Site. Each building modification, addition and new construction will involve an engineered water well and septic system, ensuring no need for public water and sewer. The Site has also sustained a lake for many years, providing irrigation water for a majority of the Site. The existing structures utilize a well system for potable water, indicating the presence of groundwater. Although additional structures are to be added to the Site, the overall building square footage is still minimal for the total 54 acre site.

C. IMPACTS ON PUBLIC FACILITIES AND PUBLIC INFRASTRUCTURE

The project proposes no direct impact on public transportation facilities, public safety facilities, public school facilities, and public parks. The structures will be designed and built to all applicable Virginia Construction Codes and Regulations. The design of each building and improvements will incorporate emergency vehicle requirements, specifically allowing access to the lake and all sides of the ground floor, within 150' of all buildings. Historically, emergency vehicles have been able to access both the lower and upper parcels via the current driveways. They have successfully navigated the required turns and were not limited by the width (20' wide) or load bearing of the bridge over the existing creek when traveling to the upper parcel. Additionally, this current bridge was part of the VDOT owned and maintained Monacan Trail Road which was re-routed to its current location.

D. IMPACTS ON ENVIRONMENTAL FEATURES

With the developed area being set in the middle of the property, there will be a substantial tree buffer on all sides limiting any potential noise disruption to adjacent lots. Additionally,



the traffic noise from Rt. 29 will also mitigate relative sound from the Site. Furthermore, the children and adults will be separated during their stay, lending to smaller groups which will limit noise to surrounding lots.

As the site is converted from residential use to a day/ boarding camp, it will increase the amount of water use and septic requirements. As this property is not connected to municipal utilities, this will not provide a strain on the overall system. Although the water and septic use will increase, the Applicant will continue to work with VDH (we have previously been in contact), a Professional Engineer and a soil consultant to understand the current septic systems and how additional use will impact these systems. New systems will be designed to handle the anticipated uses and new structures will implement the use of low or no flow fixtures to mitigate the impact.