

SUP 23:03 Sun Reventon Farm Camp Request Public Hearing

October 10, 2023

DOUGLAS MILES, AICP, CZA
COMMUNITY DEVELOPMENT DIRECTOR

Fluvanna County
Planning & Zoning Department



"Responsive & Responsible Government"

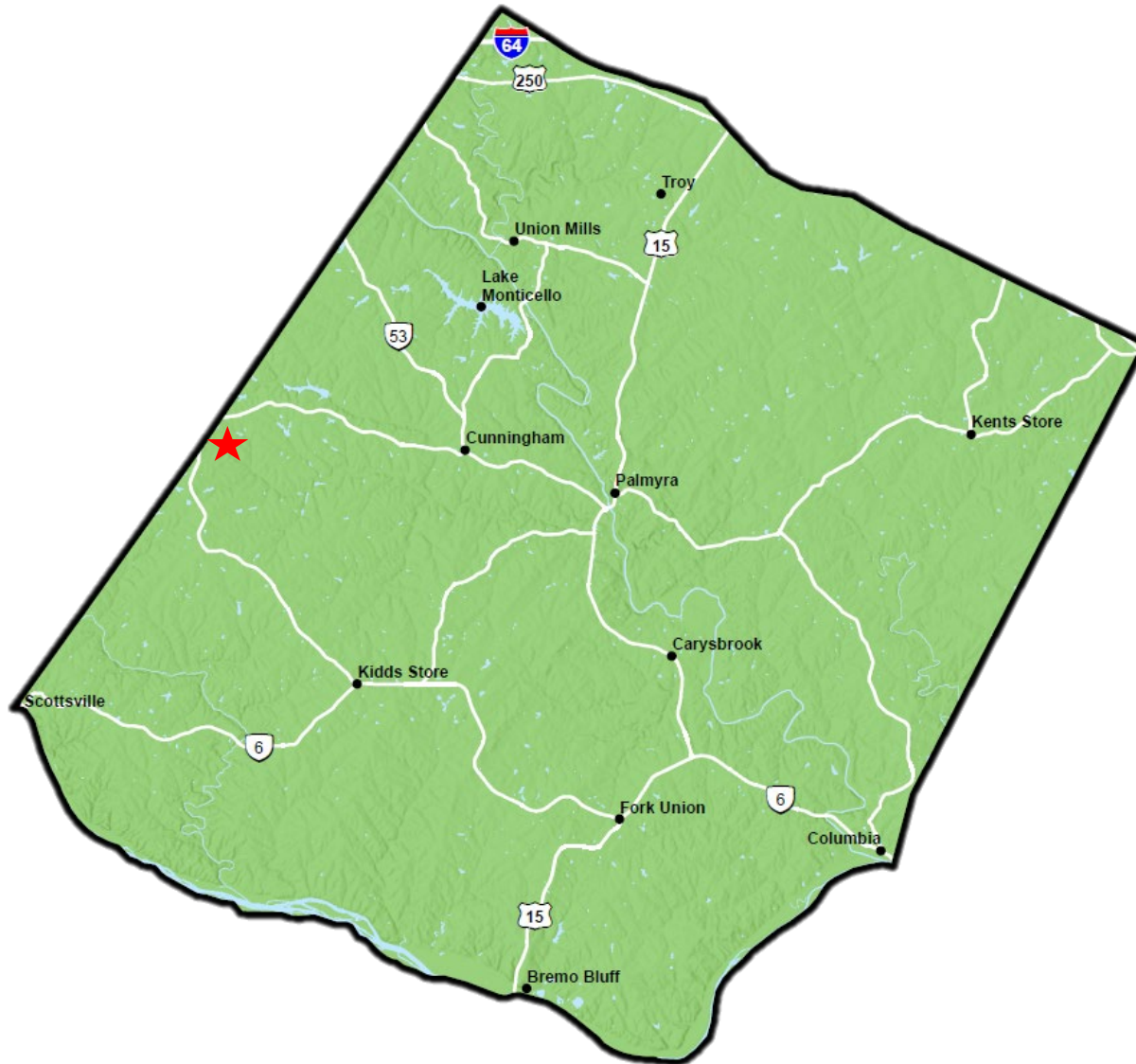
SUP 23:03 Briery Creek Farm Camp Use

Fluvanna County

SUP 23:03 Sun Reventon Farm, LLC – A Special Use Permit request in the A-1, Agricultural, General District to construct a Camp use under § 22-4-2.2 on 298 +/- acres and known as Tax Map 26 Section A Parcels A2, A5A, A37, A38 and 3. These parcels are generally located west of Rolling Road S (SR 620) and north of Briery Creek Road (SR 761) and along the Albemarle County line in the Rural Preservation Area and Cunningham Election District.

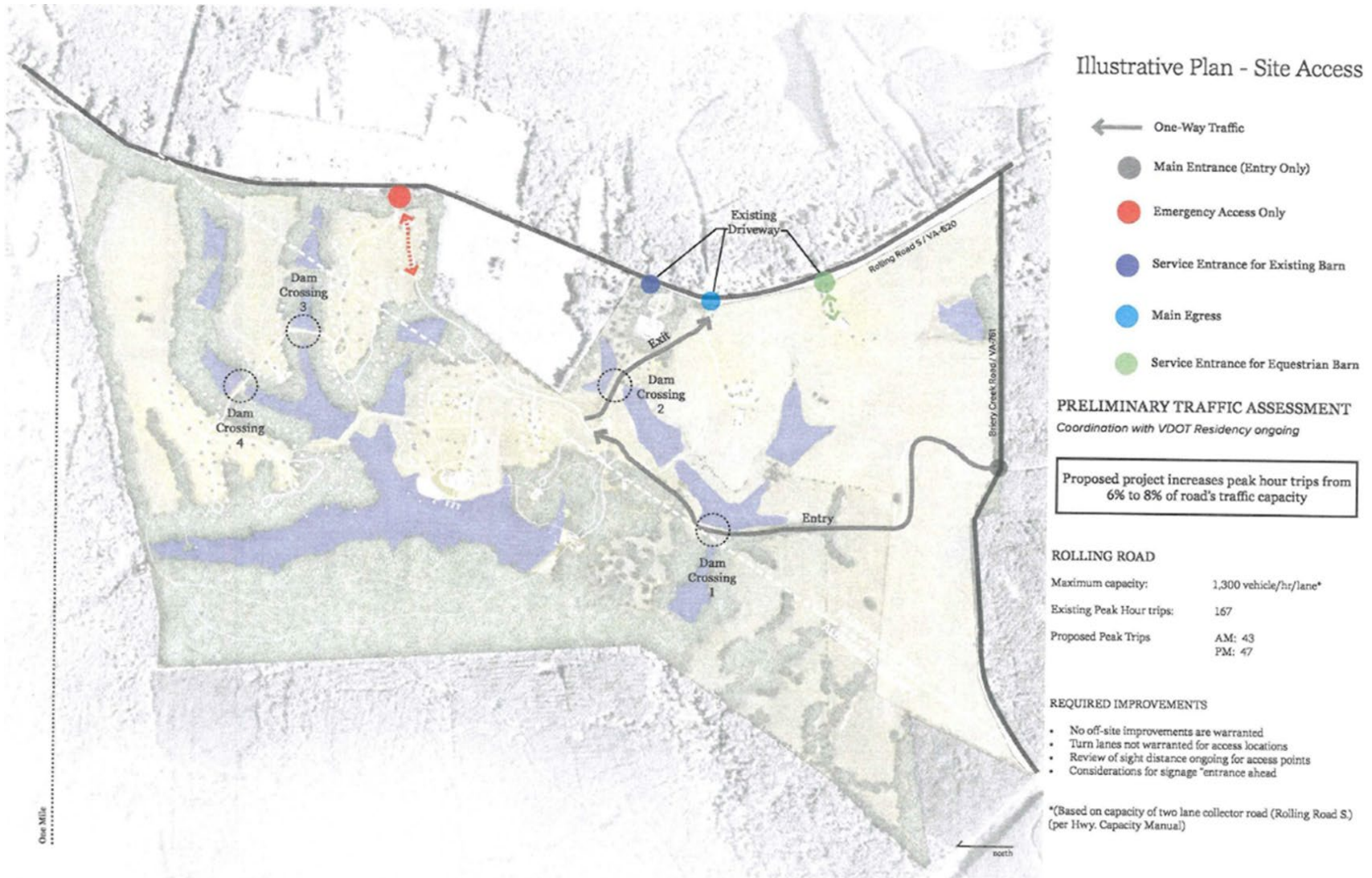
SUP 23:03 Briery Creek Farm Camp use

Fluvanna County



Briery Creek Farm Illustrative Plan

Fluvanna County



Recommended Conditions - Camp use

Fluvanna County

- 1. Development of the Camp use shall be in general accordance, as determined by the Zoning Administrator, with the Reventon Farms Conceptual Plan – Special Use Permit Application, dated April 28, 2023 and known as Exhibit A. In order to be in general accordance with the Conceptual Plan, development must reflect the following major elements within the development essential to the design of the development:**
 - a. The maximum number of cabins is 40 in Fluvanna.**
 - b. The location of improvements shall generally be as shown on the Conceptual Plan.**

Recommended Conditions

Fluvanna County

2. Use of recreational facilities and other facilities, to include the Event facility on-site, is limited to Camp guests staying in the on-site cabins as their registered guests, in either Albemarle County or in Fluvanna County, as shown on the Conceptual Plan.

Recommended Conditions

Fluvanna County

3. No Recreational vehicles or Travel trailers nor any other temporary vehicles or tents as defined in Campgrounds in the Fluvanna County Zoning Ordinance shall be permitted on the Property. Camp structures as defined in Camp in the Fluvanna County Zoning Ordinance shall be permitted and all permanent structures will be considered under the Building Code to be considered for Camp guests or employees and then be shown on the Conceptual Plan.

Recommended Conditions

Fluvanna County

4. Prior to commencing the Camp use, the Developer must provide contact information for on-site Camp management to all property owners within 1,000 feet of the exterior boundaries of the area that is included in the Conceptual Plan. The notice shall be re-sent to these same property owners if the contact information changes or additional information needs to be provided by the Camp management.

Recommended Conditions

Fluvanna County

5. The boundary of the Property shall be posted to alert Camp guests that they are approaching the boundary of the property and that they are not permitted to trespass onto the abutting property.

Recommended Conditions

Fluvanna County

6. The Developer shall inspect and record Briery Creek Road (SR 761) prior to any site construction. The VDOT – Louisa Residency will need in writing that the Developer is responsible to repair all damages done to Briery Creek Road (SR 761) during site construction of the Camp property.

Recommended Conditions

Fluvanna County

7. The Developer shall construct or bond for construction the site entrance(s) to the proposed Camp property to meet VDOT entrance and intersection requirements prior to the issuance of a Zoning Permit.

Recommended Conditions

Fluvanna County

8. The Developer shall notify VDOT, Albemarle County and Fluvanna County in writing thirty (30) days prior to commencing any site construction or logging activity on the Camp property.

Recommended Conditions

Fluvanna County

9. The Developer shall construct a right turn, taper and/or transition lane on Rolling Road South (SR 620) onto Briery Creek Road (SR 761) to serve the Main Entrance as shown on the Site Access Plan which is a part of the Conceptual Plan. The proposed improvements shall be constructed per VDOT specifications and as shown on the approved site development plans for the Camp property.

Recommended Conditions

Fluvanna County

10. A minimum twenty-five (25) foot buffer shall be maintained along all property lines that adjoin agricultural or residential zoning districts. Land clearing is not permitted within this buffer area, except for the removal of dead or diseased vegetation, utilities installation and/or for maintenance purposes.

Recommended Conditions

Fluvanna County

The Developer may meet the required Zoning Ordinance buffer and screening requirements by supplementing the existing screening materials to the reasonable satisfaction of the Zoning Administrator.

11. The Developer will be responsible for compliance with the Fluvanna County lighting and noise ordinance requirements, as amended.

12. The Fluvanna County Board of Supervisors, or its representative, reserves the right to inspect the property for compliance with these conditions at any time and upon reasonable notice.

Recommended Conditions

Fluvanna County

13. Under Section 22-17-4(F) (2) of the Fluvanna County Code, the Board of Supervisors has the authority to revoke a Special Use Permit if the property owner has substantially breached the conditions of the Special Use Permit.

Planning Commission CAMP Motion

Fluvanna County

- **I move that the Planning Commission recommends (Approval / denial / or deferral) of SUP 23:03, a request to permit a Camp use with respect to 298 +/- acres of Tax Map 26 Section A Parcels A2, A5A, A37, A38, and 3 subject to the thirteen (13) conditions listed in the staff report.**

SUP 23:04 Sun Reventon Farm Water Request Public Hearing

October 10, 2023

DOUGLAS MILES, AICP, CZA
COMMUNITY DEVELOPMENT DIRECTOR

Fluvanna County
Planning & Zoning Department



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SUP 23:04 Briery Creek Farm Water Use

Fluvanna County

SUP 23:04 Sun Reventon Farm, LLC – A Special Use Permit request in the A-1, Agricultural, General District to construct a **Central water system** / major utilities use under § 22-4-2.2 on 298 +/- acres and known as Tax Map 26 Section A Parcels A2, A5A, A37, A38 and 3. These parcels are generally located west of Rolling Road S (SR 620) and north of Briery Creek Road (SR 761) and along the Albemarle County line in the Rural Preservation Area and Cunningham Election District.

Virginia Department of Health Approval

Fluvanna County

- **The Applicant would file for Central Water system review and approval with the VDH – Blue Ridge Health Dept – Charlottesville.**
- **The ECS Mid-Atlantic Draft Groundwater Management Plan has been posted online since July of 2023 for community review.**

Planning Commission WATER Motion

Fluvanna County

- **I move that the Planning Commission recommends (Approval / denial / or deferral) of SUP 23:04, a request to permit a Central water system / major utilities use with respect to 298 +/- acres of Tax Map 26 Section A Parcels A2, A5A, A37, A38, and 3 subject to the thirteen (13) conditions listed in the staff report.**

SUP 23:05 Sun Reventon Farm Sewer Request Public Hearing

October 10, 2023

DOUGLAS MILES, AICP, CZA
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Fluvanna County
Planning & Zoning Department



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SUP 23:05 Briery Creek Farm Sewer Use

Fluvanna County

SUP 23:05 Sun Reventon Farm, LLC – A Special Use Permit request in the A-1, Agricultural, General District to construct a **Central sewer system** / major utilities use under § 22-4-2.2 on 298 +/- acres and known as Tax Map 26 Section A Parcels A2, A5A, A37, A38 and 3. These parcels are generally located west of Rolling Road S (SR 620) and north of Briery Creek Road (SR 761) and along the Albemarle County line in the Rural Preservation Area and Cunningham Election District.

Virginia Department of Health Approval

Fluvanna County

- The Applicant would file for sewage waste water treatment review and approval with the VDH – Blue Ridge Health Department in Charlottesville and they have performed soils analysis with positive test results.
- The Virginia State Code requirements shall apply for the applicant to receive Approval.

Planning Commission SEWER Motion

Fluvanna County

- I move that the Planning Commission recommends (Approval / denial / or deferral) of SUP 23:05, a request to permit a Central sewer system / major utilities use with respect to 298 +/- acres of Tax Map 26 Section A Parcels A2, A5A, A37, A38, and 3 subject to the thirteen (13) conditions listed in the staff report.

Briery Creek Farm Illustrative Plan

Fluvanna County

