

Live



Learn



COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Tuesday, September 12, 2023



Work



Play



SUP 23:03 Sun Reventon Farm LLC – Briery Creek Farm Use

- **The Albemarle County Planning Commission is conducting their September 12th Public Hearing tonight on Briery Creek Farm for a Boarding Camp use and Water Related uses through SUP requests.**
- **The Fluvanna County Planning Commission plans to conduct our October 10th Public Hearing on Briery Creek Farm for a Camp use along with a separate Briery Creek Farm Event facility land use.**
- **Note: Water's Edge Barn would become a Maintenance facility and a new Event facility barn would be further back on property.**

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Albemarle County Boarding Camp Recommended Staff Conditions:

- Development of the Camp use must be in general accord with the Conceptual Plans, with a maximum of 200 cabins, **with 50 cabins in Fluvanna County**. The location of the improvements, they must be shown on the Conceptual Plans, as submitted with the application.

- Use of the Recreational facilities and other facilities on-site will be limited to individuals staying in on-site cabins, in either Albemarle County or Fluvanna County, as shown on the conceptual plans. **This will include the proposed Event facility for the Camp guests use only.**

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Albemarle County Boarding Camp Recommended Staff Conditions:

- Prior to commencing the land use, the **developer** must provide the contact information for the on-site camp management to all owners within 1,000 feet of exterior boundaries as shown on the Conceptual Plans. If any contact information changes the notice shall be re-sent.
- The boundary of the property shall be posted **with signs** to alert Camp guests that they are approaching the boundary line and that they are not permitted to trespass onto the abutting property.

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Albemarle County Boarding Camp Recommended Staff Conditions:

- Other than the **developer** or their employees or agents; no one may reside on the property for more than 180 days in any calendar year.
- **Fluvanna County – No Recreational vehicles or Travel trailers, as defined within the Fluvanna County Zoning Ordinance, shall be permitted on the property.** This recommended SUP condition will ensure that these types of camping vehicles are not authorized at the Camp property; and cannot become a Campground use on property.

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Fluvanna County Camp Transportation Recommended Conditions:

- The developer shall inspect and record Briery Creek Road prior to any site construction. The VDOT – Louisa Residency staff will need in writing that the developer is responsible to repair all damages done to Briery Creek Road during site construction on the Camp property.
- The developer shall notify VDOT, **Albemarle County**, and Fluvanna County in writing thirty (30) days prior to commencing any site construction or site logging activity on the Camp property.

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Fluvanna County Camp Transportation Recommended Conditions:

- The developer shall construct or bond the site entrance(s) to the proposed Camp property to meet VDOT entrance and intersection requirements prior to the issuance of a Zoning Permit on property.**
- The developer shall construct a right turn, taper and/or transition lane on Rolling Road South onto Briery Creek Road to serve the Main Entrance (Entry Only) as shown on the Site Access Plan which is a part of the Conceptual Plans. The proposed improvements shall be constructed per VDOT specifications as shown on Approved plans.**

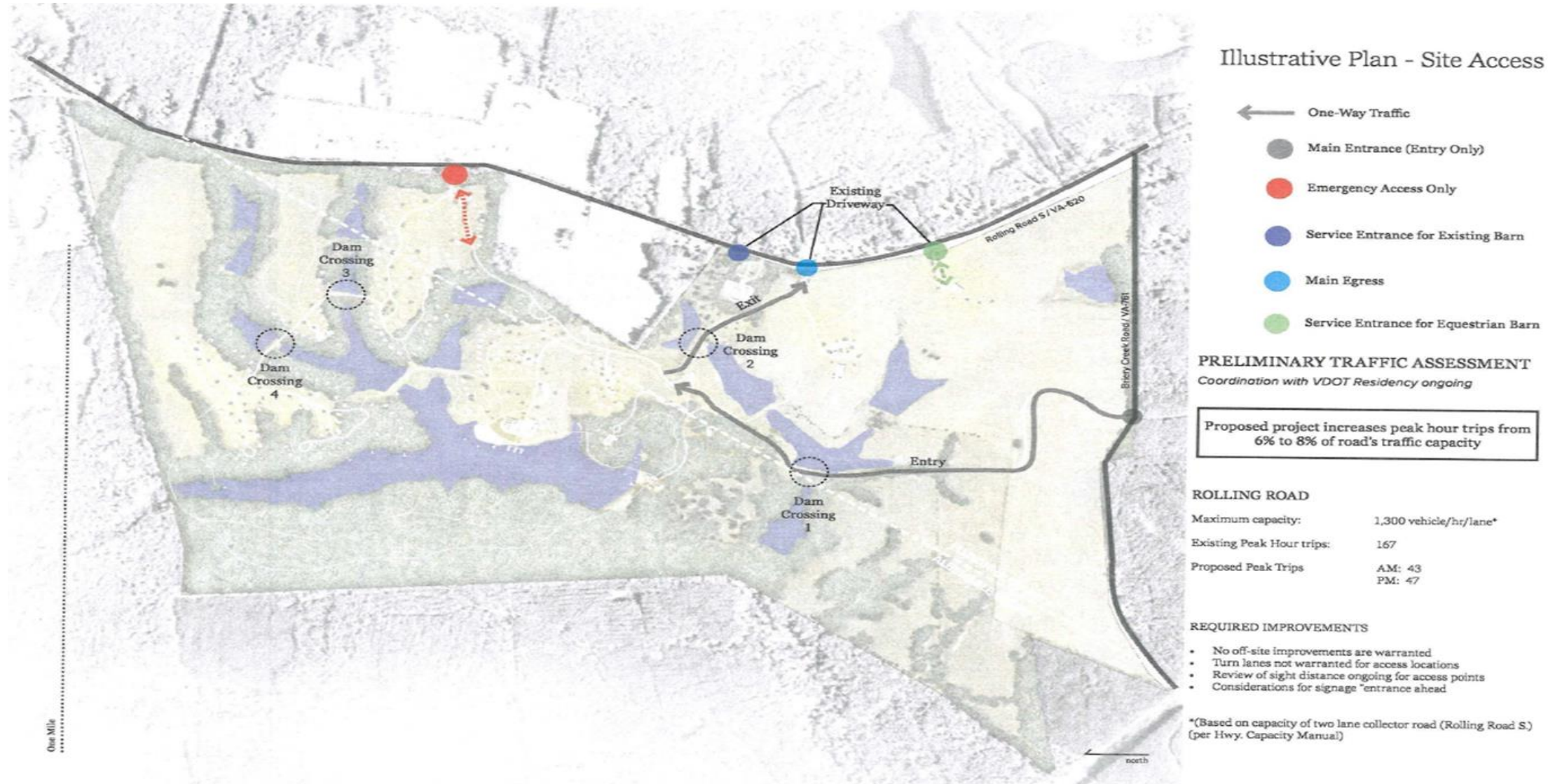
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Fluvanna County Camp Standard SUP Recommended Conditions:

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

- The developer will be responsible for compliance with the Fluvanna County lighting and noise ordinance requirements, that are amended from time to time. These recommended conditions are made since the Fluvanna County side has more potential for adverse impacts to Fluvanna County residents and property owners near this Camp use.**

Briery Creek Farm Camp Access – Traffic Assessment Map



VDOT Design Public Hearing – Route 600 and Route 618 Int.

- **VDOT Culpeper District staff will be hosting a design public hearing on Monday, September 25th from 5:00 pm – 7:00 pm at the Lake Monticello Fire and Rescue Department within the Maple Room.**
- **VDOT plans to add a Left Turn Lane on South Boston Road (SR 600) to gain access to Lake Monticello Road (SR 618) and then plans to regrade the slopes on Route 618 to improve the sight distances.**

September 14th Technical Review Committee Meeting

- WAWA at Zion Crossroads new Site Development Plans submittal.
- Village Oaks Commercial a resubmittal of Site Development Plans.
- Marina Point at Lake Monticello R-4 Text Amendment submittal to allow for residential density for permitted uses between 2.9 to 5.0 units per acre by Special Use Permit in R-4 under Section 22-8-3.
- Marina Point at Lake Monticello Special Use Permit request to construct an additional ten (10) units at Marina Point Condos and the property is zoned R-4 and it contains a total of 5.138 acres.

Fluvanna County Planning Commission Meetings

Day	Date	Time	Public Meetings	Location
TUES	SEPT 12	6:00 PM	Planning Commission Work Session and Meeting	Carysbrook Theatre
TUES	OCT 10	6:00 PM	Planning Commission Work Session and Meeting	Carysbrook Theatre
WEDS	NOV 8	6:00 PM	Planning Commission Work Session and Meeting	Carysbrook Theatre
TUES	DEC 12	6:00 PM	Planning Commission Work Session and Meeting	Carysbrook Theater