

**RESOLUTION TO APPROVE SP202500009
JAMES RIVER RUNNERS AMENDMENT**

WHEREAS, upon consideration of the staff report prepared for SP202500009 James River Runners Amendment, the recommendation of the Planning Commission and the information presented at the public hearings, any comments received, and all of the relevant factors in *Albemarle County Code* §§ 18-5.1.05 and 18-33.8(A), the Albemarle County Board of Supervisors hereby finds that the proposed special use would:

- 1. not be a substantial detriment to adjacent parcels;
- 2. not change the character of the adjacent parcels and the nearby area;
- 3. be in harmony with the purpose and intent of the Zoning Ordinance, with the uses permitted by right in the Rural Areas district, with the regulations provided in *Albemarle County Code* §18-5.1.05, and with the public health, safety, and general welfare (including equity); and
- 4. be consistent with the Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED that the Albemarle County Board of Supervisors hereby approves SP202500009 James River Runners Amendment, subject to the conditions attached hereto.

* * *

I, Claudette K. Borgersen, do hereby certify that the foregoing writing is a true, correct copy of a Resolution duly adopted by the Board of Supervisors of Albemarle County, Virginia, by a vote of _____ to _____, as recorded below, at a regular meeting held on August 5, 2026.

Clerk, Board of County Supervisors

	<u>Aye</u>	<u>Nay</u>
Mr. Gallaway	_____	_____
Ms. Duncan	_____	_____
Ms. LaPisto-Kirtley	_____	_____
Ms. Mallek	_____	_____
Ms. Missel	_____	_____
Mr. Pruitt	_____	_____

SP202500009 James River Runners Amendment - Conditions

1. Development of the use must be in general accord with the Conceptual Plan. To be in general accord with the Conceptual Plan, development must reflect the following major elements essential to the design of the development:
 - a. Location of proposed campsites;
 - b. Number of campsites;
 - c. Disturbance of wooded and vegetative areas is prohibited
2. Accessory structures within the floodplain shall be constructed and secured in accordance with County Code §18-30.3.15.
3. The use of fireworks on the property is prohibited.
4. The owner must establish and enforce Campground Quiet Hours, which must be from 10pm to 7am and must include a prohibition on outdoor amplified music during those hours.
5. Permanent outdoor lighting is prohibited.
6. A staff member must be on the premises at all times when individuals are utilizing camp sites on the property.