

**COUNTY OF ALBEMARLE**  
**TRANSMITTAL TO THE BOARD OF SUPERVISORS**  
**SUMMARY OF PLANNING COMMISSION ACTION**

<p><b>AGENDA TITLE:</b> SP202300004 Briery Creek Farm (Reventon Farm)- Water Related Uses SP202300005 Briery Creek Farm (Reventon Farm) - Boarding Camp</p> <p><b>SUBJECT/PROPOSAL/REQUEST:</b> The applicant has requested a special use permit for a boarding camp with 250 cabins (210 in Albemarle and 40 in Fluvanna) and a special use permit for water-related activities in the floodplain.</p> <p><b>SCHOOL DISTRICT:</b> Scottsville/Walton/Monticello</p>	<p><b>AGENDA DATE:</b> November 15, 2023</p> <p><b>STAFF CONTACT(S):</b> Richardson, Rosenberg, McDermott, Herrick, Fritz</p> <p><b>PRESENTER (S):</b> Bill Fritz</p>
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**BACKGROUND:**

The Planning Commission held a public hearing on September 12, 2023, and by a vote of 5:0 (Clayborne, Missel absent) recommended approval of SP202300004 Briery Creek Farm (Reventon Farm)- Water Related Uses and SP202300005 Briery Creek Farm (Reventon Farm) - Boarding Camp.

**DISCUSSION:**

The applicant has provided updated information about the distribution of cabins between Albemarle and Fluvanna County. The applicant is requesting a total of 250 cabins. The original distribution was 200 in Albemarle and 50 in Fluvanna. The applicant has amended the distribution to 210 in Albemarle and 40 in Fluvanna.

During its public hearing, the Planning Commission raised some concern about reversibility of the development and a lack of cellular phone service. The Commission confirmed that no cabins would be located in an inundation zone in the event of dam failure. The applicant confirmed an intention to provide excursion vans for visits to local wineries and breweries.

**RECOMMENDATIONS:**

Staff recommends that the Board adopt the attached resolutions to approve SP202300004 Briery Creek Farm (Reventon Farm)- Water Related Uses (Attachment D) and SP202300005 Briery Creek Farm (Reventon Farm) - Boarding Camp (Attachment E).

**ATTACHMENTS:**

- A – Planning Commission staff report
  - Attachment A1- Map
  - Attachment A2- Applicant’s Submittal for SP202300004 Briery Creek Farm (Reventon Farm) – Water Related Uses
  - Attachment A3- Applicant’s Submittal for SP202300005 Briery Creek Farm (Reventon Farm) - Boarding Camp
  - Attachment A4- Draft Groundwater Management Plan
  - Attachment A5- Purpose and Intent of the Zoning Ordinance and Rural Areas
  - Attachment A6- Conditions for SP202300004 Briery Creek Farm (Reventon Farm) – Water Related Uses
  - Attachment A7- Conditions for SP202300005 Briery Creek Farm (Reventon Farm) – Boarding Camp
- B – Planning Commission action letter
- C – Planning Commission minutes

D – Resolution of approval for SP 2023-04  
E – Resolution of approval for SP 2023-05