



**County of Albemarle**  
**Community Development Department - Planning**

**Bill Fritz**  
[bfritz@albemarle.org](mailto:bfritz@albemarle.org)  
Telephone: (434) 296-5832 ext. 3242

September 25, 2023

Steven W. Blaine, Esq.  
Woods Roger Vandeventer Black  
123 East Main Street, 5<sup>th</sup> Floor  
Charlottesville VA 22902  
[steven.blaine@wrvblaw.com](mailto:steven.blaine@wrvblaw.com)

**Re: SP202300004 Briery Creek Farm (Reventon Farm)- Water Related Uses**  
**SP202300005 Briery Creek Farm (Reventon Farm) - Boarding Camp**

Dear Mr. Blaine,

The Albemarle County Planning Commission at its meeting, September 12, 2023, recommended approval of SP202300004 Briery Creek Farm (Reventon Farm) – Water Related Uses, by a vote of 5:0, with the conditions contained in attachment 6 of the staff report.

**Please note that this recommendation is based on the following conditions:**

1. Development of the water related uses must be in general accord (as determined by the Director of Planning and the Zoning Administrator) with the conceptual plans included in the applicant's submittal for SP202300004 Briery Creek Farm (Reventon Farm) – Water Related Uses (Attachment 2). To be in general accord with the Conceptual Plans, development must reflect the following major elements within the development essential to the design of the development:

- a. The location of improvements must be as shown on the Conceptual Plans.
- b. Structures are limited to the docks and storage racks for boats is limited those shown on the Conceptual Plan.

The Planning Commission recommended approval of SP202300005 Briery Creek Farm (Reventon Farm) – Boarding Camp, by a vote of 5:0, with the conditions contained in attachment 7 of the staff report.

**Please note that this recommendation is based on the following conditions:**

1. Development of the camp use must be in general accord (as determined by the Director of Planning and the Zoning Administrator) with the conceptual plans included in the applicant's submittal for SP202300004 Briery Creek Farm (Reventon Farm) – Boarding Camp (Attachment 3). To be in general accord with the Conceptual Plans, development must reflect the following major elements within the development essential to the design of the development:

- a. The maximum number of cabins is 200.
- b. The location of improvements must be as shown on the Conceptual Plans.

2. Use of recreational facilities and other facilities on site is limited to individuals staying in onsite cabins in either Albemarle County or in Fluvanna County as shown on the conceptual plans.

3. Prior to commencing the use, the permittee must provide contact information for on-site campground management to all owners within 1,000 feet of the exterior boundaries of the area included in the conceptual plans. The notice shall be resent to all owners within 1,000 feet of the exterior boundaries if any contact information changes. The notice must include:

- a. A telephone number at which the on-site manager may be contacted at any time when the facility is in operation, and
- b. The County's zoning complaint hotline telephone number, currently 434- 296-5834.

4. Other than the owners or their employees or agents, no one may reside on the property for more than 180 days in any calendar year.

5. The boundary of the property must be posted to alert people that they are approaching the boundary of the property and that they are not permitted to trespass on the abutting property.

Should you have any questions regarding the above-noted action, please contact me.

Sincerely,  
William D. Fritz, AICP  
Development Process Manager  
Planning Division

CC: Murcielago LLC  
27 Congress St Ste 510  
Salem MA 01970  
[kimpiver@mountidafarm.com](mailto:kimpiver@mountidafarm.com)

Sun Reventon Farm LLC, A Michigan LLC  
27777 Franklin Rd, Suite 300  
Southfield MI 48034  
[Braffoul@suncommunities.com](mailto:Braffoul@suncommunities.com)