

RESOLUTION TO APPROVE
SP202300005 Briery Creek Farm (Reventon Farm) - Boarding Camp

WHEREAS, upon consideration of the staff reports prepared for SP 202300005 Briery Creek Farm (Reventon Farm) – Boarding Camp and all of their attachments, the information presented at the public hearings, any comments received, and the relevant factors in Albemarle County Code § 18-10.2.2(20) 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 zoning district, with the applicable provisions of 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 SP 202300005 Briery Creek Farm (Reventon Farm) – Boarding Camp, subject to the conditions 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 _____.

Clerk, Board of County Supervisors

	<u>Aye</u>	<u>Nay</u>
Mr. Andrews	_____	_____
Mr. Gallaway	_____	_____
Ms. LaPisto-Kirtley	_____	_____
Ms. Mallek	_____	_____
Ms. McKeel	_____	_____
Ms. Price	_____	_____

SP202300005 Briery Creek Farm (Reventon Farm) - Boarding Camp

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 in Albemarle County is 210.
 - 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 owner(s) 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 must be re-sent to all owners within 1,000 feet of the exterior boundaries if any contact information changes. The notice must include:
 - a. Telephone number(s) 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 subject property for more than 180 days in any calendar year.
5. The boundary of the subject 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.

