

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

AGENDA TITLE: SP202200001 Misty Mountain Camp Resort	AGENDA DATE: June 7, 2023
SUBJECT/PROPOSAL/REQUEST: Special use permit amendment to permit 158 total campsites (increasing by 53), to permit 19 cabins, and to permit year-round cabin use (30-day occupancy limit) rather than prohibiting cabin use from November 15 to March 15.	STAFF CONTACT(S): Filardo, McDermott, Ragsdale, Clark
SCHOOL DISTRICTS: Brownsville Elementary – Henley Middle – Western Albemarle High School	PRESENTER (S): Scott Clark, Natural Resources Program Manager

BACKGROUND:

At its meeting on January 10, 2023, the Planning Commission (PC) voted 6:0 to recommend approval of SP202200001, with the four conditions recommended in the staff report, provided that the following conditions were added:

5. Other than the owners or their employees or agents, no one may reside or camp on the Property for more than 180 days in any calendar year.
6. The proposed new bath house may not be located within 150 feet of any adjacent parcel.

The Commission further recommended that staff work with the applicants to determine appropriate locations for screening and security fencing, to make the new campground layout more compact, and to increase visual buffering, before the Board of Supervisors hearing.

The PC staff report, action letter, and minutes are attached (Attachments A, C, and D).

DISCUSSION:

Since the PC hearing, the applicants have provided a revised conceptual plan (Attachment B) to show a more compact design of the proposed new camping area in the southeastern portion of the property. The proposed bathhouse location in that area has been moved to the west side of the new campground area, in order to increase the distance between the bathhouse and the neighboring properties to the east. Also, notes on the conceptual plan regarding the location and design of screening fences have been revised by the applicants following discussion with the adjacent landowners.

A proposed resolution is provided as Attachment E and reflects several updates to conditions. The date of the conceptual plan identified in Condition 1 has been changed to refer to the revised plan that incorporates changes. Conditions 5 and 6 have been added to address PC recommendations. Also, after additional public input was received following the PC hearing, staff has added the standard condition used for Rural Areas special use permits, specifying that any new lighting fixtures on the property must be full-cutoff fixtures. This requirement is now included as Condition 7. Thus, the final recommended conditions of approval are as follows:

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 plan titled "Misty Mountain Camp Resort Redevelopment – Concept Plan - Overview," prepared by Line + Grade, and dated 9/19/2022 02/21/2023. To be in accord with the Conceptual Plan, development must reflect the following major elements within the development essential to the design of the development:

- Maximum number of RV and tent campsites is 158.
- Maximum number of camping cabins is 19.
- Location of screening fences must be as shown on the Conceptual Plan.

Minor modifications to the plan that do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance.

2. No new campsites may be established within the 100-year floodplain.
3. Prior to commencing the expanded use, the permittee must provide contact information for on-site campground management to all owners of parcels within 1,000 feet of the exterior boundaries of Parcel 07100-00-00-00300 and to the Zoning Administrator. The notice must include:
 - A telephone number at which the on-site campground manager may be contacted at any time when the campground is in operation, and
 - The County's zoning complaint hotline telephone number (currently 434-296-5834), identified as such.
4. The expanded use must not commence until the campground's water and septic systems have been approved by the Board of Supervisors pursuant to Article I of Chapter 16 of the County Code.
5. Other than the owners or their employees or agents, no one may reside or camp on the Property for more than 180 days in any calendar year.
6. The proposed new bath house may not be located within 150 feet of any adjacent parcel.
7. Any new outdoor lighting must be only full cut-off fixtures and shielded to reflect light away from all abutting properties.

RECOMMENDATIONS:

Staff believes that the changes to the conceptual plan and additional conditions address PC and neighbor concerns. Staff recommends that the Board adopt the attached Resolution (Attachment E) to approve SP202200001, subject to the conditions contained therein.

ATTACHMENTS

- A – Planning Commission Staff Report
 - A.1 – Location Map
 - A.2 – Project Narrative
 - A.3 – Conceptual Plan
- B – Revised Conceptual Plan
- C – Planning Commission Action Letter
- D – Final Meeting Minutes from January 10, 2023 PC Public Hearing
- E – Resolution to Approve SP202200001