

**RESOLUTION TO APPROVE
SP202200001 MISTY MOUNTAIN CAMP RESORT**

WHEREAS, upon consideration of the staff reports prepared for SP 202200001 Misty Mountain Camp and all of their attachments, including staff's supporting analysis, the information presented at the public hearings, any comments received, and all of 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 *County Code* § 18-5, 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 202200001 Misty Mountain Camp, 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 _____.

Clerk, Board of County Supervisors

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

SP202200001 Misty Mountain Camp Special Use Permit 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 plan titled “Misty Mountain Camp Resort Redevelopment – Concept Plan - Overview,” prepared by Line + Grade, and dated 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:
 - a. Maximum number of RV and tent campsites is 158.
 - b. Maximum number of camping cabins is 19.
 - c. 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. A telephone number at which the on-site campground manager may be contacted at any time when the campground is in operation, and
 - b. 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.