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# COUNTY OF FLUVANNA

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*"Responsive & Responsible Government"*

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## PLANNING COMMISSION STAFF REPORT

**To:** Fluvanna County Planning Commission  
**Request:** Camp request in Fluvanna County

**From:** Douglas Miles, AICP, CZA  
**District:** Cunningham Election District

**General Information:** This Special Use Permit (SUP) request is to be heard by the Planning Commission on Tuesday, December 12, 2023 at 7:00 pm at the Carysbrook Performing Arts Center.

**Applicant:** Sun Reventon Farm, LLC (Briery Creek Farm)

**Representative:** Steven W. Blaine, Esquire – Woods, Rogers, Vandeventer & Black

**Requested Action:** **SUP 23:03 Sun Reventon Farm, LLC** – A Special Use Permit request in the A-1, Agricultural, General District to construct a **Camp use** under § 22-4-2.2 on 298 +/- acres and known as Tax Map 26 Section A Parcels A2, A5A, A37, A38 and 3. These parcels are generally located west of Rolling Road S (SR 620) and north of Briery Creek Road (SR 761) and along the Albemarle County line in the Rural Preservation Area and Cunningham Election District.

**Existing Zoning:** A-1, General Agricultural Zoning District

**Existing Land Uses:** Farmland, open fields, and agricultural outbuildings

**Planning Area:** Rural Preservation Planning Area

**Camp Request:** The proposed Camp request will include cabin structures that will be served by a Central water system that will be served by three (3) existing wells and Central sewer system that will include treatment facilities and subsurface disposal much in the same way as homes.

The proposed Camp use includes amenities that are located within Albemarle County and Fluvanna County and the amenities include:

Albemarle County: Arts and Crafts house, Camp store, Dining facility, Pool and Fitness center, Health and Wellness center, Lake with beach areas and water sports, and several walking path areas with most of the proposed cabins located in Albemarle County.

Fluvanna County: Guest meeting space building (Event facility), an Equestrian center with Horse barn and riding ring, Guest check-in gate house building, and open fields and pastureland to remain in its natural state and with several walking path areas. The current Water's Edge barn will become their Camp maintenance facility where the Camp construction vehicles and farm equipment could be housed and insured for Fluvanna commercial taxation purposes.

### **Community Meeting:**

The Applicant held an informal meeting prior to submitting applications to either locality. This meeting was held on the Property back on March 30th and was attended by approximately 120 persons. The primary concern raised at the meeting was that this would be an RV campground. Other comments included, transportation impacts, water and sewer availability, fire protection, noise, lighting, the potential of use of amenities by day users, quality of the construction and the maintenance of proposed cabins and amenities buildings and the Camp's construction schedule.

A formal community meeting was held on June 29th on the Property in the Water's Edge Barn after filing their applications with each locality for review and approval of the Camp use and supporting requests. This meeting was attended by approximately 50 persons with some of the same persons attending the March 30th meeting at the same location. Most comments included concerns about the transportation impacts, particularly to the current roads and intersections in Fluvanna County. Additional comments included the potential change in the rural character of the area, the potential of trespassing onto adjoining property, noise from Camp events and well water and central sewer availability to serve the proposed cabins and their supporting buildings.

### **Comprehensive Plan:**

The 2015 Fluvanna County Comprehensive Plan has this farmland and fields property within our Rural Preservation Planning Area that calls for rural residential uses that include both working farms and agricultural fields with limited, low-density residential development. The existing farm contains agricultural uses such as haymaking and livestock husbandry and it contains woodlands, streams, ponds and several outbuildings.

These existing land uses are matching the comprehensive plan goals and objectives and the proposed family-oriented Camp would feature guest cabins, with outdoor amenities reflecting the rural character of the land and its surroundings within the County and also it would generally be in compliance with the Fluvanna County Comprehensive Plan goals.

### **Economic Development Chapter:**

The Comprehensive Plan recommends that development within Rural areas preserve the character of the overall surrounding area and while promoting economic development. Accordingly, some commercial services for the convenience of those living out in the country are appropriate and may be considered if these uses are designed and arranged to

complement the overall rural character of the area and its surrounding uses. These uses are encouraged around existing communities, such as the Scottsville area, and landowners in and around these planning areas could be given the opportunity to pursue options that will supplement or provide income and may provide additional employment opportunities to the surrounding community. The Camp and Event facility uses, may provide seasonal employment to those who reside in Fluvanna County, in order to operate these land uses.

**Applicant Summary:**

The Applicant proposes to develop the Property into a family-oriented Camp featuring up to 250 guest cabins, with outdoor amenities reflecting the rural character of this farm land and its surroundings. Other improvements that would be constructed to support the guest experience include up to 45,000 square feet of accessory buildings with uses to include food and beverages to registered guests, fitness and wellness, group gathering spaces, educational spaces for arts, crafts cooking and other creative endeavors, retail and goods provisioning related to the Camp experience, along with facilities for outdoor adventure programming such as playgrounds, a ropes course, hiking, cycling and water based recreational activities and the support buildings for servicing the Property as a Camp use.

The Applicant plans to construct a new Event facility building under a Special Use Permit request or as they have shown on the Conceptual Plan, a Guest meeting space building in Fluvanna County that would replace the current Water's Edge Event facility barn use. The proposed Event facility will be a common Guest meeting space for the Camp's registered guests to host and/or to gather at for on-site events. Camp guests can book the Event facility for a wedding or anniversary event for the registered Camp guests.

**Water and Sewer:**

The water and sewer impacts have been analyzed for the potential impacts to some of the adjacent properties and within the general vicinity of this request. A July of 2023 Draft Groundwater Management Plan has been submitted for review and analysis as a part of this request. The Plan's overall conclusion is adequate groundwater is available to serve the proposed land uses. The Applicant has submitted a request for approval of a central water and sewer system. This request will be reviewed by the Board of Supervisors in both localities in conjunction with the Virginia Department of Health Blue Ridge Health District in Charlottesville for further analysis during the Site Plan and permitting process.

**Zoning Definitions:**

Camp: A tract of land, complete with all necessary and accessory uses and structures, used for organized recreational activities under trained supervision. Seasonal accommodations may be provided and such uses shall include boarding camps, day camps and summer camps.

Campground: An area to be used for transient occupancy by camping in tents, camp trailers, travel trailers, motor homes, or similar transportable or temporary sleeping quarters of any kind. For purposes of this definition, transient shall be for no more than 120 days.

### **Fluvanna Building Official: Note New Section**

ANSI 119.5 standard – In my review of this, these are and always will be defined as Recreational vehicles no matter if wheels are there or not. They are constructed and setup to this standard which deals with nothing but recreational vehicles whether known as “Park models” or mobile recreational vehicles with wheels on them and a towing tongue.

The “Park Models” are not regulated by the Virginia Uniform Statewide Building Code and the only item that we would have regulation over is the electrical power to the outside of the “Park Model” but no inspection and enforcement of the “Park Models” RVs there.

### **Special Use Permits:**

When evaluating all proposed uses for a special use permit, in addition to analyzing the potential adverse impacts of the use, staff utilizes two (2) general guidelines for evaluation as set forth in the Zoning Ordinance. First, the proposed use should not tend to change the character and established pattern of the area or community. The proposed location of the Camp and the Event facility building has been designed to blend in with the farm and the pastoral setting area as an agricultural-style building will be considered the main Guest meeting space on Saturday nights or weekends. Overall, the Camp use itself intends to become a part of the continuing rural character within Albemarle County and Fluvanna County and in Central Virginia overall by also providing for a rural destination location to better serve and enhance the available agri-tourism land uses that are found within both localities that offer up day trip experiences to orchards and to wineries.

An analysis of the 2015 Comprehensive Plan indicates general support for tourism activities and including the potential for lodging provided any such negative impacts on the character of the rural area and natural resources are protected which County staff believes the Applicant has addressed in its Special Use Permit applications to each locality for the proposed Camp request.

The impacts of this Camp request on the rural character of the area are minimal and that natural resources and farmland will be protected both by the recommended conditions of the special use permit and the Zoning Ordinance requirements included in the review and approval of a site plan and related state and county building permits. Potential traffic impacts have been addressed with the VDOT - Louisa Residency Office and with the Applicant’s traffic engineer for this Camp use.

Second, the proposed use should be compatible with the uses permitted by right in that zoning district and shall not adversely affect the use of or the value of neighboring property. The proposed Camp and Event facility uses on the premises would seek to enhance the serene, rural lifestyle in the immediate area. The recommended case conditions would seek to ensure that the proposed indoor and outdoor events would remain in compliance with all State and/or County

requirements as they relate to health, safety, noise and traffic purposes to not adversely affect the value of the neighboring properties and surrounding community with its unique, rural character.

### **Transportation Planning:**

The proposed access to the Property consists of one main, one-way ingress off of Briery Creek Road (SR 671) and one main, one-way egress out to Rolling Road South (SR 620) at the existing entrance location to the current Event barn; and one ingress and egress to the proposed equestrian center to Rolling Road South (SR 620) and one emergency only ingress and egress access to Rolling Road South (SR 620) and one Camp employee only ingress and egress access to Rolling Road South (SR 620) at the existing entrance to the existing Event barn which would become the Camp's maintenance facility barn. This Camp would have circular and redundant access points.

The Applicant's attorney, Fluvanna's Planning Commission Chair and Community Development Director, in conjunction with the Applicant's traffic engineer and VDOT's land use engineer all performed field work this Summer to actively address and identify where the potential Camp use traffic would find its way through Albemarle and Fluvanna County from the main interstate roads and onto the secondary roads to reach the Camp location. This work was done specifically to be able to avoid having potential tourists or other visitors from crossing the Briery Creek ford area.

There would be several signs to be coordinated and located as approved by VDOT in accordance with their state guidelines for Tourist-oriented directional signs during VDOT's review of the detailed site engineering plans for Briery Creek Farm. This will allow for Albemarle County and Fluvanna County to both benefit from the increased tourism visits to the Camp location while maintaining a safe, and welcoming environment. While also in the end allowing for area farming and livestock activities from being interrupted within this very rural portion of Fluvanna County.

### **Summary Conclusion:**

The Planning Commission members should consider any potential adverse impacts, such as the slight increase in Camp traffic along Rolling Road South and on Briery Creek Road during the planned indoor and outdoor events on the Property. The Applicant and their traffic engineering consultant have worked with the VDOT – Louisa Residency Office engineer, Albemarle County and Fluvanna County staff members to limit and/or remove any perceived, adverse impacts due to perceived higher traffic counts during peak periods for the Camp and Event facility land uses.

The Fluvanna County Sheriff's Office and the Fluvanna County Fire members have reviewed and provided comments relative to the proposed Event facility planned events. These same agencies will provide additional comments during both the site plan and building permit review processes.

These recommended conditions provide further guidance for the Applicant to coordinate these events with Fluvanna County staff, and especially with the Sheriff's Office, on traffic control on Rolling Road South and Briery Creek Road when entering or exiting the Camp during the larger functions at the Event facility building. The Applicant its management team will need to remain in constant contact with the Fluvanna County Sheriff's Office to make them aware the larger Event facility functions in order to remain in compliance with these recommended conditions.

**Recommended Conditions:**

Fluvanna County Staff recommends Approval of the proposed Event facility use provided that the impact upon the surrounding property owners is minimal. Staff has proposed recommended conditions to ensure that this use complies with all Federal, State and County Code requirements:

**Note: Recommended condition changes are shown in bold as discussed with the applicant.**

**The applicant intends to discuss these changes since the October 10, 2023 Public Hearing.**

1. Development of the Camp use shall be in general accordance, as determined by the Zoning Administrator, with the Reventon Farms Conceptual Plan – Special Use Permit Application, dated April 28, 2023 and known as Exhibit A. In order to be in general accordance with the Conceptual Plan, development must reflect the following major elements within the development essential to the design of the development:
  - a. The maximum number of cabins is 40 in Fluvanna County.
  - b. The location of improvements shall generally be shown on the Conceptual Plan.
2. Use of recreational facilities and other facilities, to include the Event facility on-site, is limited to Camp guests staying in the on-site cabins as their registered guests, in either Albemarle County or in Fluvanna County, as shown on the Conceptual Plan.
3. No **motorized** Recreational vehicles or Travel trailers nor any other temporary vehicles or tents as defined in Campgrounds in the Fluvanna County Zoning Ordinance shall be permitted on the Property. Camp structures as defined in Camp in the Fluvanna County Zoning Ordinance shall be permitted **which states that all necessary and accessory uses and structures used for organized recreational activities under trained supervision. For the purpose of this condition, “Park Model” cabins shall be deemed permanent structures if they meet the ANSI 119.5 standards and once established at the Camp have had their wheels and towing tongue removed and are located on a foundation.**
4. Prior to commencing the Camp use, the Developer shall provide contact information for on-site Camp management to all property owners within 1,000 feet of the exterior boundaries of the area that is included in the Conceptual Plan. The notice shall be re-sent to these same property owners if the contact information changes or additional information needs to be provided by the Camp management.
5. The boundary of the Property shall be posted to alert Camp guests that they are approaching the boundary of the property and that they are not permitted to trespass onto the abutting property.
6. The Developer shall inspect and record Briery Creek Road (SR 761) prior to any site construction. The VDOT – Louisa Residency will need in writing that the Developer is responsible to repair all damages done to Briery Creek Road (SR 761) during site construction of the Camp property.
7. The Developer shall construct or bond for construction the site entrance(s) to the proposed Camp property to meet VDOT entrance and intersection requirements prior to the issuance of a Zoning Permit.

8. The Developer shall notify VDOT, Albemarle County and Fluvanna County in writing thirty (30) days prior to commencing any site construction or logging activity on the Camp property.
9. The Developer shall construct a right turn, taper and/or transition lane on Rolling Road South (SR 620) onto Briery Creek Road (SR 761) to serve the Main Entrance as shown on the Site Access Plan which is a part of the Conceptual Plan. The proposed improvements shall be constructed per VDOT specifications and as shown on the approved site development plans for the Camp property.
10. A minimum twenty-five (25) foot buffer shall be maintained along all property lines that adjoin agricultural or residential zoning districts. Land clearing is not permitted within this buffer area, except for the removal of dead or diseased vegetation, utilities installation and/or for maintenance purposes. The Developer may meet the required Zoning Ordinance buffer and screening requirements by supplementing the existing screening materials to the reasonable satisfaction of the Zoning Administrator.
11. The Developer will be responsible for compliance with the Fluvanna County lighting and noise ordinance requirements, as amended.
12. The Fluvanna County Board of Supervisors, or its representative, reserves the right to inspect the property for compliance with these conditions at any time and upon reasonable notice.
13. Under Section 22-17-4(F) (2) of the Fluvanna County Code, the Board of Supervisors has the authority to revoke a Special Use Permit if the property owner has substantially breached the conditions of the Special Use Permit.

**Suggested Motion:**

I move that the Planning Commission recommends (Approval / denial / deferral) of SUP 23:03, a request to permit a Camp use with respect to 298 +/- acres of Tax Map 26 Section A Parcels A2, A5A, A37, A38 and 3 subject to the thirteen (13) conditions listed in the staff report.



COMMONWEALTH OF VIRGINIA  
**COUNTY OF FLUVANNA**  
**Application for Special Use Permit (SUP)**

**RECEIVED**

MAY - 1 2023

Fluvanna County  
 Planning Dept

**Owner of Record:** Murcielago, LLC **Applicant of Record:** Sun Reventon Farm LLC  
 Address: 27 Congress Street, Suite 502, Salem, MA 01970 Address: 27777 Franklin Road, Suite 300, Southfield, MI 48034  
 Phone: 978.741.0049 Fax: \_\_\_\_\_ Phone: 248.208.2602 Fax: \_\_\_\_\_  
 Email: kimpiver@mountidafarm.com Email: braffoul@suncommunities.com

**Representative:** Steven W. Blaine, Esq.  
 Address: 123 East Main Street, 5th Fl, Charlottesville, VA 22902  
 Phone: 434.220.6831 Fax: \_\_\_\_\_  
 Email: Steven.Blaine@wrvblaw.com

**Note: If applicant is anyone other than the owner of record, written authorization by the owner designating the applicant as the authorized agent for all matters concerning the request shall be filed with this application.**

If property is in an Agricultural Forestal District, or Conservation Easement, please list information here:  
 \_\_\_\_\_  
 \_\_\_\_\_

**Tax Map and Parcel(s)** 26-A-A2, A5A ,A37, A38, 3

**Acreage** 298 **Zoning** A-1

**Deed Book and Page:** \_\_\_\_\_

**Location of Parcel:** 6055 Rolling Road S., Scottsville

**If any Deed Restrictions, please attach a copy**

Request for an SUP for the purpose of: Camp

\*Ten copies of a sketch plan (8.5x11 inches or 11x17 inches) must be submitted, showing size and location of the lot, dimensions and location of the proposed building, structure or proposed use, and the dimensions and location of the existing structures on the lot.

By signing this application, the undersigned owner/applicant authorizes entry onto the property by County Employees, the Planning Commission, and the board of Supervisors during the normal discharge of their duties in regard to this request and acknowledges that county employees will make regular inspections of the site.

Date: \_\_\_\_\_ **Signature of Owner/Applicant:** \_\_\_\_\_

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Notary Public: \_\_\_\_\_ Register # \_\_\_\_\_

My commission expires: \_\_\_\_\_

Certification: Date: \_\_\_\_\_

Office Use Only	
Date Received: <u>05/01/2023</u>	Pre-Application Meeting: _____ PH Sign Deposit Received: <u>05/01/2023</u> Application #: SUP _____
\$800.00 fee plus mailing costs paid:	Mailing Costs: \$20.00 Adjacent Property Owner(APO) after 1st 15, Certified Mail
Amendment of Condition: \$400.00 fee plus mailing costs paid:	
Telecommunications Tower fee plus mailing costs paid:	Telecom Consultant Review fee paid:
Election District: _____	Planning Area: _____
Public Hearings	
Planning Commission	Board of Supervisors
Advertisement Dates: _____	Advertisement Dates: _____
APO Notification: _____	APO Notification: _____
Date of Hearing: _____	Date of Hearing: _____
Decision: _____	Decision: _____





**Commonwealth of Virginia  
County of Fluvanna  
Public Hearing Sign Deposit**

Name: Sun Reventon Farm LLC, a Michigan limited liability company

Address: 27777 Franklin Road, Suite 300

City: Soulhfield,

State: Michigan Zip Code: 48034

I hereby certify that the sign issued to me is my responsibility while in my possession. Incidents which cause damage, theft, or destruction of these signs will cause a partial or full forfeiture of this deposit.

[Signature] per Applicant      Date 4/20/2023

\*Number of signs depends on number of roadways property adjoins.

OFFICE USE ONLY	
Application #: BZA _____ : CPA _____ : SUP _____ : ZMP _____ : ZTA _____ :	
\$90 deposit paid per sign*:	Approximate date to be returned:

Describe briefly the **improvements** proposed. State whether new buildings are to be constructed, existing buildings are to be used, or additions made to existing buildings.

Please see attached Narrative.

**NECESSITY OF USE:** Describe the reason for the requested change.

Please see attached Narrative.

**PROTECTION OF ADJOINING PROPERTY:** Describe the effects of the proposed use on adjacent property and the surrounding neighborhood. What protection will be offered adjoining property owners?

Please see attached Narrative.

**ENHANCEMENT OF COUNTY:** Why does the applicant believe that this requested change would be advantageous to the County of Fluvanna? (Please substantiate with facts.)

Please see attached Narrative.

**PLAN:** Furnish plot plan showing boundaries and dimensions of property, width of abutting right-of-ways, location and size of buildings on the site, roadways, walks, off-street parking and loading space, landscaping, etc. Architect's sketches showing elevations of proposed buildings and complete plans are desirable and may be required with the application.  
Remarks:

**Commonwealth of Virginia**  
**County of Fluvanna**  
**Special Use Permit Checklist**

The following information shall be submitted with the application and is to be provided by the applicant for the processing of the application:

Applicant must supply	Staff Checklist
Completed Special Use Permit signed by the current owner(s) or lessee or written confirmation from the current owner or lessee granting the right to submit the application	
Ten (10) copies of a Site Plan for any expansion or new construction Include: <ul style="list-style-type: none"> <li>• Plot plan or survey plat at an appropriate scale</li> <li>• Location and dimension of existing conditions and proposed development</li> <li>• <i>Commercial and Industrial Development:</i> parking, loading, signs, lighting, buffers and screening</li> <li>• Copy of the Tax Map showing the site (preferred)</li> <li>• General Location Map (preferred)</li> </ul>	
Supporting photographs are not required, but suggested for evidence	

*All maps and plans submitted are to be either 8.5"x 11" or 11"x 17". One original of any size may be for staff use at the public hearing.*

Staff Only	Staff Checklist
Preliminary review by planning staff for completeness and content: <ul style="list-style-type: none"> <li>• Technical Review Committee review and comment</li> <li>• Determine all adjacent property owners</li> <li>• Placed as a Public Hearing on the next available agenda of the Planning Commission.</li> </ul>	
Notification of the scheduled Public Hearing to the following: <ul style="list-style-type: none"> <li>• Applicant</li> <li>• All adjacent property owners</li> <li>• Local Newspaper advertisement</li> </ul>	
Staff Report to include, but not be limited to: <ul style="list-style-type: none"> <li>• General information regarding the application</li> <li>• Any information concerning utilities or transportation</li> <li>• Consistency with good planning practices</li> <li>• Consistency with the comprehensive plan</li> <li>• Consistency with adjacent land use</li> <li>• Any detriments to the health, safety and welfare of the community.</li> </ul>	

The Special Use Permit application fee is made payable to the **County of Fluvanna**.

**Meetings for the processing of the application**

Applications must be submitted by the first working day of the month to have the process start that month. Applications received after the first working day will have the process start the following month.

**Process:**

1. Placed on next available Technical Review Committee Agenda.
2. Placed as a Public Hearing on the next available agenda of the Planning Commission the following month. Staff Report and Planning Commission recommendation forwarded to the Board.
3. Placed as a Public Hearing on the next available agenda of the Board of Supervisors (usually the same month as the Planning Commission).

**Applicant or a representative must appear at the scheduled hearings.**

The Technical Review Committee provides a professional critique of the application and plans. The Planning Commission may recommend to the Board of Supervisors: approval; approval subject to resubmittal or correction; or denial of the special use permit.

**Board Actions**

After considering all relevant information from the applicant and the public, the Board will deliberate on points addressed in the Staff Report.

The Board may approve; deny; or defer the request pending further consideration; or remand the case back to the Planning Commission for further consideration.

With **approval**, the development may proceed.

If **denied**, an appeal to the Courts may be prescribed by law

*No similar request for a Special Use Permit for the same use at the same site may be made within one year after the denial.*

**Signature Page for Special Use Permit Application  
Reventon Farm Camp**

**Fluvanna Tax Map Parcels: 26-A-A2, 26-A-A5A, 26-A-A37, 26-A38, 26-A-3**


**By signing this Application, the undersigned hereby certifies that it has the legal power to act on behalf of the owner of the subject parcels listed in County Records. This is also to certify that the information provided on this Application and accompanying information is accurate, true and correct to the best of my knowledge. By signing this Application, the undersigned is consenting to written comments, letters and or notifications regarding this Application being provided to the undersigned or its designated contact via fax or e-mail. This consent does not preclude such written communication from also being sent via first class mail.**

**APPLICANT:**

**Sun Reventon Farm LLC,**  
a Michigan limited liability company

By: Sun Communities Operating Limited Partnership,  
a Michigan limited partnership, Sole Member

By: Sun Communities Inc.,  
a Maryland corporation, General Partner

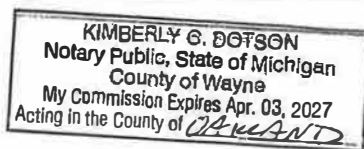
By:   
Bill Raffoul  
Authorized Representative

Date: 4/28/23

Subscribed and sworn to before me this 28<sup>th</sup> day of April, 2023

Notary Public:  Register # \_\_\_\_\_

My commission expires: \_\_\_\_\_



RECEIVED

MAY - 2 2023

Fluvanna County  
Planning Dept

Reventon Farm

Special Use Permit Application Narrative - Camp  
Original Submission: May 1, 2023

## Project Proposal

On behalf of Sun Reventon Farm LLC ("Sun" or the "Applicant"), we hereby request the approval of a Special Use Permit ("SUP") for Tax Map Parcels 26-A-A2, 26-A-A5A, 26-A-A37, 26-A-A38, and 26-A-3 (the "Property"). We specifically request a permit for the 298 acres comprising the Property located in Fluvanna to allow a Camp (Section 22-4-2.2) and accessory uses, as described in this Application (the "Project"). Enclosed as Attachment A is the Project's Conceptual Plan, entitled, "Reventon Farms – Conceptual Plan- Special Use Permit Application," dated April 28, 2023, consisting of five sheets: **Cover Sheet (Sheet 1 of 4), Vicinity Map (Sheet 2 of 4), Existing Conditions (Sheet 3 of 4), and Master Plan (Sheet 4 of 4), together comprise the four -page "Conceptual Plan."**

### The Applicant:

The Applicant's Manager, Sun Communities Inc., is a publicly traded Real Estate Investment Trust (NYSE: SUI) which has been in operation since 1975 and today owns and stewards over 660 properties in the US, Canada, and the United Kingdom. The company is responsible for over \$20 Billion in real estate assets and has the financial capacity to ensure the full completion of the proposed project as envisioned and the track record to ensure its long-term success. One of Sun Communities' main subsidiaries is Sun Outdoors, which is the nation's premier operator of outdoor recreational resorts with 179 locations throughout the US and Canada. The company's portfolio of properties comprises a spectrum of accommodation types and experiences, and the proposed project at Reventon Farm is intended to be a unique proposition of exceptional character reflecting the passion for the outdoors that is at the core of our leadership's values.

It is the Applicant's intention to develop a project that captures the beauty and pace of the rural and agricultural setting; to preserve, sustain and enhance the environmental features of the Property, and to provide visitors to the region an opportunity to experience outdoor recreation in a setting that is authentic, peaceful and reflective of the regions character.

### Existing Uses:

As shown on Sheet 3 ("Existing Conditions") of the Conceptual Plan, the Property contains farmland, open fields, woodlands, streams, ponds, and several agricultural outbuildings. Agricultural uses currently being supported on the Property include haymaking, livestock husbandry and the presence of a small vineyard. The current owner periodically allows weddings

to take place within an existing agricultural barn which has been refurbished. The Property is further utilized by the current owner for social and leisure purposes. The Property is zoned General Agriculture (A-1).

Proposed Uses:

The Applicant proposes developing the Project into a family-oriented boarding camp featuring up to 250 guest cabins, with outdoor amenities reflecting the rural character of the land and its surroundings. Guest cabins may be built in phases over time subject to assessment of market demand. Other improvements that would be constructed to support the guest experience include up to 45,000 square feet of accessory buildings with uses to include provision of food and beverages to guests of the Project, fitness and wellness, group gathering spaces, educational spaces for arts & crafts, cooking, and other creative endeavors, retail and goods provisioning relating to the camp experience, facilities for outdoor adventure programming such as playgrounds, a ropes course, hiking, cycling and water based recreational activities, and support buildings for servicing the Property. As shown on the Conceptual Plan, the predominate number of cabins, as well as the accessory buildings will be located in Albemarle County. However, the uses within the Project are intended to be fully integrated. Lastly it is intended that the Property will continue to maintain agricultural uses which may include equestrian programming, animal husbandry, hay and traditional crop farming. Among the features that will be preserved for the use, discovery and enjoyment of guests will be a preserved forest, passive open space, and agricultural fields. The cabins are designed as guest cottages rather than single family dwellings. In terms of density, the number of guest cabins would be comparable to a gross density of 0.33 dwelling units per acre (DUA). The Conceptual Plan shows the locations of the building envelopes for guest cabins, a trails system and other travel ways, amenities, and greenspace. Illustrative plans of the Project and the supporting amenities are also attached.

The Conceptual Plan depicts the building locations for the particular uses contemplated. With reference to the Conceptual Plan – Master Plan those uses are as follows:

1. Main Entry (Fluvanna County)

This will serve as the main access point into the project off Briery Creek Road/VA-761. The driveway radii will be designed and constructed to accommodate Fluvanna & Albemarle County's largest emergency response vehicle turning maneuvers.

2. Entry Drive (Fluvanna County)

This roadway will be designed for 20' wide one-way traffic to accommodate emergency vehicles per the National Fire Protection Association (NFPA) guidelines and the local Fluvanna & Albemarle County fire marshal standards.

3. Arts & Crafts House (Split along County line between both Counties)

This is the existing farm home located on the east side of Reventon Lake. It will be converted to an onsite Arts and Crafts studio. This amenity will be for the benefit of registered guests only and therefore is an accessory use of the Camp (Fluvanna) and Boarding Camp (Albemarle) primary uses.

4. Guest Check-In (Fluvanna County)

This building will serve as the facility where guests arrive and check-in for the booked stays. This is an accessory use to the Camp (Fluvanna) and Boarding Camp (Albemarle) primary uses.

5. Dining Facility & Camp Store (Albemarle County)

This facility will entail an area for dining with interior and exterior seating for the registered guests only. The Camp Store will provide an opportunity for guests to purchase camp provisions, as well as refreshments, snacks, food sales; it is not intended for sales to the general public, and therefore is an accessory use of the Boarding Camp (Albemarle).

6. Pool Building (Albemarle County)

This is intended to be an outdoor pool amenity space for registered guests only and therefore is an accessory use of the Boarding Camp (Albemarle).

7. Fitness (Albemarle County)

This facility will be utilized as a fitness/gym area that will feature gym equipment for exercise by registered guests only and therefore is an accessory use of the Camp (Fluvanna) and Boarding Camp (Albemarle).

8. Health & Wellness (Albemarle County)

This area will entail a few different buildings that are spa and relaxation facilities which will provide for the provision of services including massage treatments, relaxation elements such as Sauna and Steam Room, studios for yoga and fitness classes, and general wellness oriented activity spaces. These facilities are for registered guests only and therefore are an accessory use of the and Boarding Camp (Albemarle)

9. Guest Meeting Space (Fluvanna County)

This facility will entail a common gathering/meeting space for registered guests to host gather together for onsite events. Guests can book the space for an onsite wedding or other organizational function for the registered guests. This facility will not be allowed to be booked by the open public.

10. Walking Paths (Both Counties)

This area will serve as a passive open space that can be enjoyed by the registered guests. These walkways will provide pedestrian connectivity to creating a walkable community. These pathways will consist of various materials with a dedicated light touch on the land.



11. Lakes (Both Counties)

These lakes will be protected and used for recreational uses (kayaks, canoes, paddle boards, etc.). These lakes will also be utilized for firefighting activities per Fluvanna and Albemarle Fire Marshal's direction of adhering to NFPA 1142 codes.

12. Open Meadow (Albemarle County)

This area will serve as a passive open space that can be enjoyed by the registered guests. Guests can utilize this for picnics, throwing a frisbee, playing catch, etc.

13. Pastures (Fluvanna County)

Similar uses to the Open Meadows mentioned above, this area will serve as a passive open space that can be enjoyed by the registered guests. Guests can utilize this for picnics, throwing a frisbee, playing catch, etc.

14. Horse Barn (Fluvanna County)

This is an equestrian facility for keeping of horses to be utilized by registered guests. It will be an enclosed barn with riding rings and fencing. The guests can book a horseback riding experience. This use is consistent with "Outdoor Recreation Facilities" as listed in Section 22-4-2.2 of the Fluvanna County LDC. This use is also consistent with Section 10.2.1, item #20 and with Section 5.1.03 of the Albemarle County LDC.

15. Existing Barn/Maintenance Facility (Fluvanna County)

This building is the existing barn that previously had been utilized to host events. This barn will be converted to the project's maintenance facility. The existing entrance to this area will be removed and access will be reconfigured off the new drive to the east of the existing barn. We would consider this an accessory use to Camp as defined per Section 22-4-2-2.1 of the Fluvanna County LDC.

16. Emergency Access Only

This roadway will be designed for 20' wide one-way traffic to accommodate emergency vehicles per the NFPA guidelines and the local Fluvanna & Albemarle County fire marshal standards.

17. Exit Drive

This roadway will be designed for 20' wide one-way traffic to accommodate emergency vehicles per the NFPA guidelines and the local Fluvanna & Albemarle County fire marshal standards.

Surrounding Properties:

The Property abuts Rolling Road South, (State Route 620) a 40' public right of way, and Briery Creek Road (State Route 761). The surrounding properties consist primarily of farmland and woodlands. The Fluvanna County properties across Rolling Road, and for the almost the entire frontage along Rolling Road consist of small lot (one-two acres) single family dwellings served by well and septic.

I. **Necessity of Use.** Describe the reason for the requested change.

The Project provides a public need for well-planned, rural and agri-tourism.

The proposed plan concentrates lodging to an area where impact on the rural character is minimized while providing needed accommodations to capture regional economic benefits. The Applicant has an interest in partnering with other farmers and heritage destinations to provide access to and promote the area's offerings to its guests. Furthermore the Property's character as an operating farm and destination for outdoor recreation is consistent with the tourism values of the region.

The Project offers a more stable, unified accommodations alternative to the rapid growth and fragmentation of short-term rentals or Homestays in the rural areas.

According to recent market data<sup>i</sup>, the short term rental market in the Charlottesville, Albemarle, and Fluvanna area has experienced unprecedented levels of occupancy following the onset of the pandemic. The seasonality of short term rentals that was prevalent before 2020 has also become less variable, with occupancy in February 2023 well above prior winter levels. Short term rentals occupancy averaged 47.7% from 2018 to 2019 but increased to 61.6% average occupancy from June 2020 to February 2023 the latest market data. This trend has prevailed despite an increase in listings in 2022. It is estimated that with the continued growth of demand for short term occupancy in the rural areas of Fluvanna and Albemarle County, in particular, by the time the Project is completed (likely around 2024 to 2025 at the earliest), demand for short term rentals will outpace supply for several years, creating unmet demand for roughly 325 short term rentals.

II. **Protection of adjoining property:** Describe the effects of the proposed use on adjacent property and the surrounding neighborhood. What protection will be offered adjoining property owners?

As shown on the Conceptual Plan, preservation of extensive open space will serve to buffer visual and other impacts to adjacent lots. Agricultural activities such as pasture, equestrian activities, hay and other traditional crops within the open space areas adjacent to lots along Rolling Road will help preserve the existing, visual and cultural experience of those currently residing in the neighborhood.

The existing, natural stream buffers, wetlands and mature woodlands adjacent to the waterways, all of which contribute to the natural and scenic character of the Property are essential characteristics of the area. These elements are intended for protection to the maximum extent practicable as they are also essential features for the experience of camp guests. The Conceptual Plan depicts wooded areas and open spaces that will remain minimally disturbed, as well protection for important buffers and environmentally sensitive areas where no development is proposed.

The Property's character as an operating farm and destination for outdoor recreation is consistent with the character of the surrounding area.

The approach to the clustering of cabins, as illustrated on the Conceptual Plan offers additional protection of scenic vistas and mutual enjoyment by the neighborhood by maximizing contiguous open space to embody rural land character. As depicted in the Conceptual Plan, development envelopes are contained toward the center of the larger, 743 acre property, preserving view corridors from roadways and ensuring that the rural character of the surrounding area remains minimally disturbed. The previous events facility, which was located proximate to Rolling Road South has been converted to a maintenance barn.

The Applicant will employ best management practices for protecting the public health and safety in all aspects of operations. The Applicant has developed highly effective operations practices designed to protect health and safety over the many years, and extensive experience in the hospitality industry.

For the protection of the general welfare, best management practices will also be implemented for forest health, maintenance of wetlands and streams, management of human/wildlife interaction, sustainability of soil productivity for agricultural uses, water conservation and energy efficiency, and will seek to minimize impact on the natural environmental features of the Property.

### **III. Enhancement of the County: Why does the applicant believe this requested change would be advantageous to the County of Fluvanna?**

The Project provides substantial public benefits in the form of public revenues from tourism.

A Fiscal and Economic Impact Analysis for the proposed boarding camp was conducted by RCL CO, real estate consultants, dated March 30, 2023 ("Economic Analysis"). The Economic Analysis is attached to this Application for reference.

Among the findings of the Economic Analysis were that the one time economic benefits arising from this project would include \$48.6 million in total labor output (wages, salaries, and benefits paid to direct indirect and workers) associated with construction of the project.

RCL CO estimates 809 total job years (including direct onsite jobs plus the multiplier effect of indirect and induced jobs with 689 of these jobs years estimated to be construction jobs) located directly on site.

RCL CO also estimates that the total economic output associated with construction would be \$110.4 million in the regional economy of which \$87.9 million reflects the value of direct project construction that occurs on site.

The recurring, annual economic impacts from the operations include the creation of up to 163 total jobs. Of these jobs, 118 are estimated to be directly created on site by the businesses or in the local economy by employee/visitor spending.

RCL CO also estimates that \$ 6.7 million in total labor out output on an annual basis. Of this amount, \$4.4 million is projected to be directly generated on site annually.

The total, annual economic output with operations is estimated at \$37.5 million in the regional economy, of which \$32.2 million reflects the value of direct project operations.

## Impacts on Public Facilities & Public Infrastructure

### Water:

The Property is not located within the jurisdictional area for County water and sanitary sewer service.

### Existing Conditions:

The existing site is served by 3 onsite private wells. The Red Barn Well is located near Rolling Road South and serves the existing event barn onsite. The Pavilion Well is located near Reventon Lake and serves the Pavilion Well, and the Cabin Well is located near the existing private residence and serves the existing residential building onsite.

### Proposed Conditions:

#### Approach:

Preliminary fracture tracing and electric resistivity testing were performed under the supervision of a licensed hydrogeologists to identify potential test well locations. The hydrogeologist and well driller achieved consensus on the well locations, and both are experts in well siting and drilling in the piedmont area of the Commonwealth. Based on the prior mentioned analysis, two test wells were drilled recently onsite with the siting of those wells being approved by the

Virginia Department of Health (VDH). Additional electric resistivity testing is ongoing in the southern portion of the property to identify additional redundant well sites. The existing and proposed well sites can be seen in the Illustrative Plan- Potable Water Sources..

Design:

Test Well B was sited, drilled, and tested to a depth of 600 feet below ground surface. When Test Well B was tested at a depth of 600' the yield of the well at the time of drilling was determined to be roughly 32 GPM during the air-lift yield test. Upon further analysis of the existing wells onsite, the Red Barn Well was investigated for conversion from a private well to a public well. Upon further coordination with VDH, conversion of the Red Barn Well was determined to be an acceptable approach and was investigated further. The step drawdown test of the Red Barn Well resulted in a yield of 28 GPM. The Red Barn Well will be modified to deepen the well, replace the casing per VDH standards, and provide the appropriate grouting for public well applications.

Both Test Well B and the Red Barn Well supply roughly 60 GPM of available yield to the development site.

Well B will include the installation of a small, prefabricated building to house the treatment system, hydropneumatics tank, and well pumps for use in the proposed development.

The Red Barn Well is in the process of upgrades to convert the well to public well standards including modification to the casing pipe depth and material, grouting, and deepening of the well. Similarly, it is anticipated that a small, prefabricated building will be installed to house the treatment system, hydropneumatics tank, and well pumps for use in the proposed development.

At this time, the Red Barn Well and Test Well B locations are anticipated to provide adequate yield for the proposed development. All well yields, water quality and drawdown impacts will be analyzed and coordinated with the County and VDH during the permitting stage of the project.

The locations of Well B, Red Barn Well, and preliminary water main routing are shown on the Illustrative Plan- Potable Water Sources. .

A Tier 4 assessment in accordance with Section 17-1004 of the Albemarle Code, and the comparable assessment required by Fluvanna County shall be completed prior to final County approval.

Sewer:

The Property is not located within the jurisdictional area for County sewer service, therefore, onsite wastewater treatment and disposal are required to provide adequate wastewater treatment and disposal for the Project.

#### Existing Conditions:

Per the records provided by VDH, there are three existing drainfields located on the property. One serves the existing residence, one serves the existing event barn, and one serves the existing event pavilion. Existing sanitary waste is currently characterized as residential sanitary waste. In the three known existing wastewater disposal drainfield permits the perc. Rates were noted as 26-50 minutes per inch, 46 minutes per inch, and Soil Texture Group III. Similarly, a desktop study of the existing soils has been completed for the property by an Approved Onsite Soil Evaluator (AOSE). This report shows large areas of possible, favorable soil types and percolation rates anticipated onsite in the range of 60-90 minutes per inch. Groundwater is also anticipated to be greater than 10' below existing grade.

#### Proposed Conditions:

##### Approach:

The onsite sewer systems will be designed and installed according to the Virginia Sewage Handling and Disposal Regulations as well as the Virginia Alternative Onsite Regulations. During the design process, detailed information regarding the flow assumptions, AOSE soil work, setbacks, and proposed treatment will be provided and coordinated with the County and VDH. The design will include a nitrate dilution analysis as well as groundwater mounding calculations. Both the nitrate dilution analysis and groundwater mounding calculations will evaluate the drainfield sites individually as well as all together for the entirety of the site. The groundwater mounding calculations will be provided to ensure that the drainfields are spaced out appropriately to not result in groundwater mounding. As required in the Alternative Onsite Treatment Regulations, a level of treatment will be required such that the Total Nitrogen at the property boundary does not exceed 5 mg/l. During discussions with Albemarle County VDH, the AdvanTex® AX-Max™ systems, (or equal) were suggested as a proposed method of wastewater treatment. This system is a recirculating media filter that offers nutrient-removal, is energy efficient, modular, and has minimal operational and maintenance needs compared to conventional technologies.

##### Design:

The proposed onsite sewer system design has been arranged to work around the natural topography, wetlands, dams, and streams, to serve as a decentralized sewer collection, treatment and disposal system serving each 3 distinct cabin development and amenity areas. The purpose behind this approach is to avoid crossing critical structural and environmental features with sewer piping and avoiding the risk of potential adverse impacts to the health and safety of the public and environment.

Three mass drainfield locations and reserve areas have been preliminarily identified, totaling roughly 3 acres. This considers the estimated 90 mpi percolation rate and TL-2 quality effluent. It is likely the proposed available drainfield area exceeds the drainfield required, however, specific soil analysis by a licensed AOSE will be required to locate and size specific drainfield areas for permitting by VDH. The use will be considered transient in nature with guests staying temporarily and no permanent residences being offered at this time. Each treatment system and drainfield is

anticipated to be designed to treat roughly 10,000 gallons per day. Reserve drainfields of equal size to the principal drainfields will be remain undeveloped for possible future use as the system reaches its service life. See the Illustrative Plan- Wastewater for an exhibit of the proposed, preliminary sewer collection system layout, package lift stations, decentralized treatment plants and drainfield areas. Therefore, the likely available drainfield area exceeds the drainfield required, however, specific soil analysis by a licensed AOSE will be required to locate and size specific drainfield areas for permitting by VDH.

It is important to note that while having three more decentralized systems, the design will be completed to comply with the standards set forth by the County for a centralized wastewater system. This system will have a single owner/operator who will be required to comply with the maintenance obligations set forth by VDH. It is in the best interest of the single owner/operator to maintain the system in a high working order to facilitate their guest stays within the development.

Kimley-Horn will continue to work with VDH from this conceptual design forward to produce the final engineered plans and specifications.

Road Infrastructure:

The proposed access to the Project consists of one main, one-way ingress off of Briery Creek Road, one main, one-way egress to Rolling Road S. (at existing entrance location to event barn), one ingress/egress to the proposed equestrian experience barn to Rolling Road S., 1 emergency only ingress and egress to Rolling Road S., and one employee only ingress and egress to Rolling Road S. (at existing entrance location to event barn).

A Traffic Assessment memorandum, dated March 20, 2023, is included with this Application. The assessment includes the analysis of the trip generation generated from the proposed Project. The purpose of the report is to provide trip generation calculations, evaluate turn lane warrants for the Project's entrances, analyze sight distance for entrances and to analyze capacity of the adjacent roadway network. The current assessment has been coordinated with both the Albemarle and Louisa residencies of VDOT as well as County Staff. A summary of the findings are below:

Trip Generation was analyzed using the Institute of Transportation Engineers Trip Generation Manual, 11<sup>th</sup> Edition.. The results of the trip generation analysis are below:

AM Peak Hour Traffic: 43 vehicles per hour

PM Peak Hour Traffic: 47 vehicles per hour

Analysis of the adjacent road network was completed as compared to the capacity of Rolling Road S. The summary of this analysis is below:

Peak Hour Traffic: 167 vehicle per hour

Capacity of Rolling Road S.: 1,300 vehicles per hour per lane

(per Highway Capacity Manual for 2-lane major collector roadway)

Existing traffic as compared to capacity: 6%

Proposed traffic and existing traffic as compared to capacity: 8%

Turn lane warrant analyses were completed for the access locations in accordance with the VDOT Road Design Manual. It was determined that neither left turn lane nor right turn lane warrants were met based on the existing mainline traffic (Rolling Road and Briery Creek) and the peak hour ingress and egress trip generation.

Sight Distance was also analyzed for guest traffic exiting the property onto Rolling Road S. There are two methodologies for analyzing sight distance; 1 being intersection sight distance (vehicles exiting site) and stopping sight distance (vehicles traveling along Rolling Road S.). A summary of the required sight distances (per the VDOT Access Management Design Standards for Entrances and Intersections Appendix F) that were taken into account during the conceptual site planning are noted below:

Rolling Road S. 2-lane undivided major collector with a design speed of 55 MPH

Sight Distance in accordance with VDOT Appendix F Table 2-5: 610 Feet

The proposed guest egress does comply with this requirement by providing an unobstructed sight distance (including grade changes on Rolling Road S.) of greater than 610 feet.

Stopping Sight Distance in accordance with VDOT Appendix A1 Table A1-1: 495 Feet

The proposed guest egress complies with this requirement by providing an unobstructed stopping sight distance (including grade changes on Rolling Road S.) of greater than 495 feet.

Additional coordination is ongoing with County and VDOT Staff to perform a community wayfinding study to assess the use of rural road networks to access the property from nearby regional metropolitan hubs. It is anticipated that additional assessment addressing this concern will be provided during the review process.

#### Fire Rescue:

Fire rescue service to the site is currently served through a joint response County Agreement between Albemarle and Fluvanna Counties. Scottsville Fire Department is the first to respond to this site in the event of an emergency.

#### Firefighting Standards:

All fire requirements will be designed to comply with NFPA 1142: Standard on Water Supplies for Suburban and Rural Firefighting. Dry fire hydrants will be designed and installed per the department of forestry standards as well as any open burning fire pits. Buildings will be designed and constructed in accordance with local and state building codes.



#### Exterior Firefighting:

To respond to fires onsite, the fire department will complete a drafting exercise using one of the many water bodies located onsite to fill tanker trucks and pumper trucks to fight fires onsite. This is the same as they do today in this area. To assist in the drafting exercise for Fluvanna County, dry drafting fire hydrants will be permanently installed throughout the site to assist in response times, ultimately more readily freeing up the emergency services. Wayfinding signage and additional communication technologies such as Wifi will also be provided to direct the emergency services response more efficiently to the emergency as reported thus further reducing response time and time on scene. Utilizing the dry fire hydrants in lieu of the water wells also reduces the withdrawal impacts to the aquifer during firefighting events.

#### Buildings:

Cabins and structures are currently proposed to be located a minimum of 50' apart to reduce the communication of fires from one structure to another. Sprinklers will not be located within the cabins at this time. It is anticipated some of the amenity structures will be sprinklered and that the sprinkler service will similarly be handled by a mix of fire pumps and dry hydrants.

#### Access:

The project has 4 possible emergency access locations as defined in the roadway infrastructure section of the narrative. All onsite drive aisles will have a minimum width of 20' all weather roadway surface complying with the requirements of the fire department. Where road grades exceed 10% slope, asphalt will be required to be provided. Other alternative onsite pavements include chip seal and gravel. All fire access routes will be designed by a geotechnical engineer for structural integrity of the pavement. In addition, ongoing assessments on the onsite earthen embankments separating the onsite water bodies is ongoing by a dam civil engineer and geotechnical engineer.

#### Fire Pits:

Fire pits will be required to comply with the department of forestry standards for open burning fire pits. For gas fire pits a minimum 15' setback will be maintained to any structure. For wood burning fire pits less than 36" in diameter and 24" in height a minimum 25' setback will be maintained to any structure and any wood burning fire pit greater than that will be required to be setback 50' from any structure. Where feasible, spark arrestor screens will be utilized to prevent the dispersal of embers from wood burning fire pits.

## Impacts on Environmental Features

There are no proposed development impacts to the existing streams or wetlands on the property beyond those determined to be water dependent or passive in nature (docks, water activities, trails, etc.). The location of guest cabins and other amenities will minimize impacts to streams

and wetlands and all proposed development will be limited to the areas outside of the critical slopes, including the preserved and managed slopes, and outside of the existing floodplain, streams, and wetland areas on the Property.

#### Existing Conditions:

A wetland delineation was prepared by an environmental scientist for the property. It was noted in the delineation where wetlands exist on the property including the existing 16 water impoundments onsite. It was also confirmed that the water bodies onsite fall within the County's Water Protection Ordinance. The Water Protection Ordinance specifies a 100' buffer from the water's edge to proposed development. Located within a number of the water bodies is also the 100-year floodplain. The terrain of the remainder of the site is rolling terrain with slopes generally varying between 2% and 10% grade. There are minimal critical slopes onsite (slopes defined as having a slope greater than 25%). Impacts to environmental features onsite will be limited to those desired for water dependent recreational uses, fire safety, and earthen embankment/dam maintenance and safety.

#### Standards:

The project will be designed to comply with County Water Protection, Floodplain, and Critical Slopes ordinances. In addition, applicable USACE and Virginia DEQ wetlands standards and permitting processes will be followed for any impacts to jurisdictional waters.

#### Water Bodies:

There are 16 onsite water impoundments separated by dams and/or earthen embankments. The current project plan proposes use of Reventon Lake for water dependent recreational uses. This can include water slides, docks, piers, and swimming. Additional review with the County will be required for approval of encroachments or exceptions to the Water Protection Ordinance and Floodplain Ordinance. These uses will be designed to minimize the impact to the water body and 100' WPO buffers by limiting clearing and promoting stabilization of lake banks to limit erosion and continue to promote natural stormwater treatment. It is anticipated at this time, within the large lake, additional water quality measures will be proposed including aeration, bank stabilization and in some areas living shorelines to enhance the overall water quality of the lake.

Additional proposed impacts to the WPO include the installation of dry fire hydrants in a number of the onsite impoundments to improve onsite response time for emergency services and to provide the necessary firefighting services onsite.

Lastly, additional impacts proposed to the WPO include the maintenance of the existing earthen embankments and dams located onsite. A dam civil engineer is preparing a scope for any maintenance or repairs to the existing dams and earthen embankments onsite. Maintenance includes but is not limited to removal of woody vegetation, regrading of dams/embankment tops, replacement and upgrades to control structures, and analysis of dam soils. This work is to be completed in the best interest of the integrity of the dams for mitigation against failures for the development and the surrounding community.

#### Stormwater and Erosion Control:

Stormwater and erosion control measures will be utilized onsite in compliance with the County's Water Protection Ordinance and the requirements of VADEQ. The existing drainage patterns and flow paths will be maintained to the maximum extent practicable. The limits of mass grading will be limited to those areas only necessary to facilitate development of roads, cottages, and amenity buildings. Preservation of the existing landscape, terrain, and character of the property are at the forefront of the design principles for stormwater treatment.

Erosion and sediment control will be designed to County and VADEQ standards and will generally consist of perimeter controls (diversions, silt fence, CRAFS, brush barriers, wattles, etc.), construction entrances, construction dust control and sweeping of pavement, check dams and other sediment trapping measures. The goal is to minimize clearing and grading to the minimum extents needed to facilitate development. Some strategies around this include having cabins elevated above the natural topo on columns as shown in the character materials in in the Illustrative Plan- Grading and Drainage Concept Plan routing the onsite roads along natural contour lines, and locating cabins in pods along natural highpoints or along contour lines.

Stormwater will be treated for the development in accordance with the WPO and the Part IIB state stormwater criteria. The ultimate outfall for the property is the Briery Creek that flows from north to south through the property. There are 16 impoundments onsite with existing control structures that will continue to detain and mitigate water quantity onsite. In addition, the regulated dams onsite will have a Dam Break Inundation Zone study completed with the inclusion of any proposed impervious cover to assess downstream emergency impacts. Stormwater quality is proposed to be complied with upstream of the existing impoundments as required by VADEQ for phosphorous removal. The strategies proposed to be employed are conservation of open space, sheetflow to vegetated filter strips and conserved open space, grass channels with compost amendment filters, and rooftop disconnection of the cottages to downstream features such as a dry well. The goal is to treat the runoff at the immediate point of discharge before being conveyed to the existing impoundments onsite. These strategies directly mimic the existing natural drainage patterns and natural treatment methods and maintain the rural character of the site.

#### Suggested Conditions to Address Impacts

The Applicant proposes the following conditions:

1. The Project shall be developed consistent with the Conceptual Plan.
2. Maximum number of guest cabins shall be 250.
3. There shall be no guest overnight stay in recreational vehicles.

#### Attachments

A ***Reventon Concept Plan:***

**Sheet 1 of 4: Cover Sheet**  
**Sheet 2 of 4: Vicinity**  
**Sheet 3 of 4: Existing Conditions**  
**Sheet 4 of 4: Master Plan**

**B**     ***Reventon Illustrative Plans***

Open Space  
Site Access  
Fire Coordination  
Wastewater 1 and 2  
Potable Water Sources  
Grading and Drainage Concept Plan

**C**     Traffic Impact Analysis from Kimley Horn, dated March 20, 2023

**D**     Economic Impact Analysis from RCLCO Dated March 30, 2023

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<sup>i</sup> Fiscal and Economic Impact Analysis for the proposed boarding camp was conducted by RCLCO, real estate consultants, dated March 30, 2023.