



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

132 Main Street
P.O. Box 540
Palmyra, VA 22963
(434) 591-1910
Fax (434) 591-1911
www.fluvannacounty.org

PLANNING COMMISSION STAFF REPORT

To: Fluvanna County Planning Commission
Request: Event facility 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 23:06 Sun Reventon Farm, LLC** – A Special Use Permit request in the A-1, Agricultural, General District to construct an Event facility 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

Comprehensive Plan:

The 2015 Fluvanna County Comprehensive Plan has this farmland and fields property within the 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 area 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 boarding Camp featuring guest cabins, with outdoor amenities reflecting the rural character of the land and its surroundings within the County would also generally comply with the 2015 Fluvanna County Comprehensive Plan goals.

Economic Development Chapter:

The Comprehensive Plan recommends that development within Rural areas preserves the rural character of the overall surrounding area 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 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 should 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 this 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.

The Event facility use cannot be booked by the general public and note it will be located further back on the Property. Thus reducing both event noise and traffic generation issues that have occurred at the Water's Edge barn currently located on Rolling Road South and in close proximity to residential homes. The proposed Event facility use would be under the consistent on-site management to ensure that it is not detrimental in any way to the surrounding rural community as the current Event facility barn has been in the past there.

Zoning Definitions:

The requested land use request is an Event facility – *A place of public assembly, used primarily as a facility for hosting functions including, but not limited to, weddings, receptions, banquets, anniversaries, meetings or conferences. The event facility may be located in a building or tent, be in an uncovered, outdoor gathering space of less than 200 people or a combination thereof.*

An event facility is a place that charges a fee or that requires compensation to use the space or charges an entry fee or other fee for the uses related to the facility and does not include a Lodge.

Lodge: A facility, owned or operated by a corporation, association person or persons, for social, educational or recreational purposes, to which membership is required for participation and not primarily operated for profit nor to render a service that is customarily carried on as a business and does not include facilities for members to reside. (examples: Rotary or Ruritan Club lodges)

The land use request of Outdoor Gatherings – Any temporary, organized gathering expected to attract 200 or more persons at one time in open spaces outside an enclosed structure such as entertainment, food and music festivals would not be permitted on the premises. This land use would require a separate Special Use Permit (SUP) with specific case conditions for this request.

Special Use Permits:

When evaluating 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 Event facility building has been designed to blend in with the farm and the pastoral setting area as an agricultural-style building that will be considered the main Guest meeting space on a Saturday night or weekends.

The main intent at the Event facility building is to allow for mainly indoor meeting space areas along with limited outdoor gathering areas such as patio outdoor seating areas to enjoy the farm's views of the mountains across the pastureland while ensuring that the rural character will remain for Camp guests as well as existing farm owners and residents who have lived in this community for many years and some for several generations on century farms that use the farmland for their own livelihoods while having a Camp and Event facility joining their business community there.

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 within this 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 special, rural character.

Summary Conclusion:

The Planning Commission members should consider any potential adverse impacts, such as the increased traffic along Rolling Road South and Briery Creek Road during the planned indoor and outdoor events on the Property. The Applicant and their civil engineering consultant have worked with both VDOT and Fluvanna County staff members to limit and/or remove any adverse impacts due to higher traffic counts during peak periods for Camp and Event facility functions.

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: There have been no changes to these proposed Special Use Permit (SUP) conditions.

1. This Special Use Permit is granted for an Event facility use to Sun Reventon Farm, LLC or its successor LLC related to the Applicant and is subject to Tax Map 26 Section A Parcels A2, A5A, A37, A38 and 3 located in Fluvanna County and as shown on Reventon Farms Conceptual Plan, dated April 28, 2023 and known as Exhibit A in the application.
2. The Applicant will provide staffing for private parking and traffic circulation purposes from Briery Creek Road with event personnel clearly marked as "Event Staff" for safety reasons. The Fluvanna County Sheriff's Office (FCSO) shall be notified at least thirty (30) days prior to the Event facility events that are between 100 to 200 persons to be located on the Property. It is on the Applicant to remain in regular contact with the FCSO.
3. Use of the Event facility is limited to registered Camp guests staying in the on-site cabins and their registered guests, in either Albemarle or in Fluvanna County, as shown on the Conceptual Plan and provided that no Event facility function shall exceed 200 persons.
4. The applicants shall ensure compliance with the Noise Ordinance of the Code of the County of Fluvanna, as adopted and as enforced by the Fluvanna County Sheriff's Office.
5. The site shall be maintained in a neat and orderly manner so that the visual appearance from the public right-of-way and adjacent properties is acceptable to County officials.
6. The Board of Supervisors, or its representative, reserves the right to inspect the property for compliance with these conditions at any time.
7. 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 owners have substantially breached the conditions of the Special Use Permit.

Suggested Motion:

I move that the Planning Commission recommends (approval / denial / deferral) of SUP 23:06, a request to permit an Event facility use with respect to 298 +/- acres of Tax Map 26 Section A Parcels A2, A5A, A37, A38 and 3 subject to the seven (7) conditions listed in the staff report.