FLUVANNA COUNTY PLANNING COMMISSION

REGULAR MEETING AGENDA

Carysbrook Performing Arts Center
8880 James Madison Highway
Fork Union, VA 23055

Tuesday, December 12, 2022
7:00 pm Regular Meeting

TAB	AGENDA ITEMS
	WORK SESSION AT 6:00 PM
	A. Call to Order, Pledge of Allegiance and followed by a Moment of Silence
	B. Short-term Rentals Ordinance
	C. Adjournment
	REGULAR MEETING
	1 – CALL TO ORDER, PLEDGE OF ALLEGIANCE AND FOLLOWED BY A MOMENT OF SILENCE
	2 – DIRECTOR'S REPORT – Douglas Miles, AICP, CZA, Community Development Director
	3 – PUBLIC COMMENTS #1 (5 minutes per speaker)
	4 – MINUTES: Review and Approval of Draft Minutes from November 8, 2023

5 – PUBLIC HEARINGS:

FY 2025-2029 Capital Improvement Plan – Public review and recommendation of the Capital Improvement Plan (CIP) for fiscal years 2025 through 2029 (FY2025 – FY2029) which is to be submitted in conjunction with the fiscal year 2025 (FY2025) Fluvanna County Budget. The CIP lists the major construction and acquisition efforts planned for the next five (5) fiscal years and it describes proposed methods of financing for CIP projects as is prescribed in Virginia State Code.

AFD 23:01 Quaint Lea Nahor– A request to create an Agricultural and Forestal District in the A-1, Agricultural, General District under §3.1-4 on 404 +/- acres and known as Tax Map 16 Section A Parcels 37 and 42; Tax Map 17 Section A Parcel 27. These parcels are generally located on the north and south sides of Nahor Manor Road (SR 636) and east of North Ruritan Drive in the Rural Residential Planning Area and Cunningham Election District.

SUP 23:10 Antioch Baptist Church – A Special Use Permit request in the A-1, Agricultural, General District to operate a Daycare center under §22-4-2.2 on 9.3 +/- acres and known as Tax Map 26 Section A Parcel 15. The existing church is located at 4422 Antioch Road and it is located in the Rural Preservation Area and Cunningham Election District.

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.

SUP 23:04 Sun Reventon Farm LLC - A Special Use Permit request in the A-1, Agricultural, General District to construct a **Central water system / major utilities 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.

SUP 23:05 Sun Reventon Farm, LLC – A Special Use Permit request in the A-1, Agricultural, General District to construct a Central sewer system / major utilities 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.

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.

ZTA 23:01 Marina Point at Lake Monticello, Inc - An Ordinance to amend Chapter 22, Zoning, Article 8 of the Fluvanna County Code by the addition of the following text under §22-8-3 Area and residential density regulations (C) The permitted residential density for such permitted uses shall be between two and nine-tenths (2.9) and five (5.0) units per acre by special use permit only.

SUP 23:07 Marina Point at Lake Monticello Inc - A Special Use Permit request in the R-4, Residential, Limited District to allow Multi-family dwellings under §22-8-3 as proposed, up to 5.0 dwelling units per acre on 5 +/- acres and known as Tax Map 18A Section 1 Parcels 296A, 296B, 296BA and 296C. These parcels are generally located south of Jefferson Drive and at Marina Point in the Rivanna Community Planning Area and the Rivanna Election District.

6 – PRESENTATIONS: None

7 – SITE DEVELOPMENT PLANS: None

8 – SUBDIVISIONS: None

9 – UNFINISHED BUSINESS: None

10 – NEW BUSINESS: SUP 23:01 White Oak Tree Solar – Shores Road Deferral request

11 – PUBLIC COMMENTS #2 (5 minutes per speaker)

12 – ADJOURNMENT

Douglas Miles

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Community Development Director Review

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PLEDGE OF ALLEGIANCE

I pledge allegiance to the flag
of the United States of America
and to the Republic for which it stands,
one nation, under God, indivisible,
with liberty and justice for all.

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ORDER

1. It shall be the duty of the Chairman to maintain order and decorum at meetings. The Chairman shall speak to points of order in preference to all other members.

2. In maintaining decorum and propriety of conduct, the Chairman shall not be challenged and no debate shall be allowed until after the Chairman declares that order has been restored. In the event the Commission wishes to debate the matter of the disorder or the bringing of order; the regular business may be suspended by vote of the Commission to discuss the matter.

3. No member or citizen shall be allowed to use abusive language, excessive noise, or in any way incite persons to use such tactics. The Chairman shall be the judge of such breaches, however, the Commission may vote to overrule both.

4. When a person engages in such breaches, the Chairman shall order the person's removal from the building, or may order the person to stand silent, or may, if necessary, order the person removed from the County property.

PUBLIC HEARING RULES OF PROCEDURE

1. PURPOSE
   - The purpose of a public hearing is to receive testimony from the public on certain resolutions, ordinances or amendments prior to taking action.
   - A hearing is not a dialogue or debate. Its express purpose is to receive additional facts, comments and opinion on subject items.
2. SPEAKERS
   - Speakers should approach the lectern so they may be visible and audible to the Commission.
   - Each speaker should clearly state his/her name and address.
   - All comments should be directed to the Commission.
   - All questions should be directed to the Chairman. Members of the Commission are not expected to respond to questions, and response to questions shall be made at the Chairman's discretion.
   - Speakers are encouraged to contact staff regarding unresolved concerns or to receive additional information.
   - Speakers with questions are encouraged to call County staff prior to the public hearing.
   - Speakers should be brief and avoid repetition of previously presented comments.
3. ACTION
   - At the conclusion of the public hearing on each item, the Chairman will close the public hearing.
   - The Commission will proceed with its deliberation and will act on or formally postpone action on such item prior to proceeding to other agenda items.
   - Further public comment after the public hearing has been closed generally will not be permitted.

FLUVANNA COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES

Carysbrook Performance Arts Center
8880 James Madison Hwy
Fork Union, VA 23055

Wednesday, November 8, 2023

Work Session 6:00 pm
Regular Meeting 7:00 pm

MEMBERS PRESENT:	Barry Bibb, Chair Mike Goad, Commissioner Bree Key, Commissioner Howard Lagomarsino, Commissioner Lorretta Johnson-Morgan, Commissioner Patricia Eager, Board of Supervisors member
ABSENT:	None
STAFF PRESENT:	Eric Dahl, County Administrator Douglas Miles, Community Development Director Dan Whitten, Fluvanna County Attorney Jason Overstreet, Senior Planner Valencia Porter-Henderson, Administrative Programs Specialist
STAFF AT WORK SESSION:	Tori Melton, Finance Director Aaron Spitzer, Parks and Recreation Director John Lye, Lake Monticello Water Rescue Bobby Popowicz, Public Utilities Director Captain Sean Peterson, Sheriff's Office Jim True, Emergency Medical Services

A. CALL TO ORDER, THE PLEDGE OF ALLEGIANCE AND A MOMENT OF SILENCE:
At 6:00 pm, Chair Bibb, called the November 8, 2023 Work Session to Order, led in the Pledge of Allegiance and then he conducted a Moment of Silence.

B. Capital Improvement Plan FY25-FY29 - Rankings
Fluvanna County's new Capital Improvement Plan (CIP) for FY25 – FY 29 has been prepared by the Finance Department in conjunction with the County Administrator. The CIP Plan has been forwarded to the Planning Commission for their review, in accordance with Virginia State Code §15.2-2239: Local Planning Commissions to prepare and submit annual capital improvement programs to the governing body, in our case it is to the Fluvanna County Board of Supervisors.

Several of the same CIP requests from last year were presented, so there was little change in these requests to the Planning Commissioners they were of status updates on these projects. The Schools Division had taken care of their additional school bus orders with other funding.

Eric Dahl, County Administrator stated that there were no more comments from county staff. The Planning Commissioners were ready for the FY25-FY29 CIP Plan to go to a Public Hearing. The Planning Commission will conduct a Public Hearing on December 12th, 2023 at 7:00 pm.

Substantial Accord State Code requirements for Solar Facilities: Dan Whitten, County Attorney

Virginia Code §15.2-2232 Review

- Once approved and adopted by the governing body, the comprehensive plan controls the general or approximate location, character, and extent of each feature shown thereon.
- Unless such feature is in fact shown on the plan, or is exempt from review under one of several statutorily specified categories, or unless the locality determines that the proposed feature is in substantial accord with the plan even if not expressly identified, then no street or connection to an existing street, public building, public structure, public utility facility, or public service corporation facility other than a railroad facility, an underground natural gas or underground electric distribution, whether publicly or privately owned, can be constructed, established, or

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authorized unless approved by the planning commission as being substantially in accord with the plan.

Substantial Accord Review for Solar Facility under §15.2-2232(H)

- All solar facilities shall be reviewed for substantial accord with the comprehensive plan in accordance with this section.
- Solar facility deemed to be substantially in accord with the comprehensive plan if:
  - (i) such proposed solar facility is located in a zoning district that allows such solar facilities by right;
  - (ii) such proposed solar facility is designed to serve the electricity or thermal needs of the property upon which such facility is located, or will be owned or operated by an eligible customer-generator or eligible agricultural customer-generator under § 56-594 or 56-594.01 or by a small agricultural generator under § 56-594.2; or
  - (iii) the locality waives the requirement that solar facilities be reviewed for substantial accord with the comprehensive plan.

When does §15.2-2232 Review Take Place

- In connection with a substantial accord determination, the commission may, and at the direction of the governing body shall, hold a public hearing, after notice as required by § 15.2-2204.
- A locality may allow for a substantial accord review for such solar facilities to be advertised and approved concurrently in a public hearing process with a special use permit.
- However a Louisa Circuit Court held that a "2232" review is not required prior to rezoning and special use permit application approval. Such review is only required before a particular element of public infrastructure is actually located on the ground. *Merrick Land Trust I v. Bd. of Sup'rs of Louisa Cnty.,* No. 6158 (Louisa Cnty. Cir. Ct. Nov. 20, 2001).

Appeal of Substantial Accord Decision under §15.2-2232(B)

The commission shall communicate its findings to the governing body, indicating its approval or disapproval with written reasons therefor. The governing body may overrule the action of the commission by a vote of a majority of its membership. Failure of the commission to act within sixty days of a submission, unless the time is extended by the governing body, shall be deemed approval. The owner or owners or their agents may appeal the decision of the commission to the governing body within ten days after the decision of the commission. The appeal shall be by written petition to the governing body setting forth the reasons for the appeal. The appeal shall be heard and determined within sixty days from its filing. A majority vote of the governing body shall overrule the commission.

§ 15.2-2316.9. Effect of executed siting agreement; land use approval.

- Approval of a siting agreement by the Board of Supervisors shall deem the solar project or energy storage project to be substantially in accord with the comprehensive plan of the host locality, thereby satisfying the requirements of §15.2-2232.

C. Adjournment: Chair Bibb closed the Work Session at 6:40 pm.

1. <u>CALL TO ORDER, THE PLEDGE OF ALLEGIANCE AND A MOMENT OF SILENCE:</u>

At 7:00 pm, Chair Bibb, called the November 8, 2023 Regular Meeting to Order, led in the Pledge of Allegiance and then he conducted a Moment of Silence.

2. <u>DIRECTOR'S REPORT – Douglas Miles, AICP, CZA, Community Development Director</u>

Fluvanna County Planning & Community Development Staff

- **<u>Ben Frashure</u>**, Code Compliance Officer/Zoning Inspector started on Monday, September 25th and he is a 20 year resident of Fluvanna County and has been performing code enforcement inspections and posting zoning signs for our office.

- **<u>Joanna Lehtinen</u>**, Planner/GIS Technician started on Monday, November 6th and she lives in Charlottesville. She will be assisting with 2040 Comprehensive Plan document and compiling the Planning Commission's 2023 Annual Report.

<u>November 2023 – AFD Case and SUP Case Submittals</u>

- **<u>AFD 23:01 Quaint Lea and Nahor</u>** – New Agricultural and Forestal District request along the north and south sides of Nahor Manor Road with approximately 404 +/- acres.

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- **SUP 23:10** – New Special Use Permit request for a Daycare use that would be for infants up to school age children by providing commercial child care in the Cunningham District.

Date	Time	Observed Holidays and Upcoming Meetings	Location
NOV 10	CLOSED	Veteran's Day Holiday Observance Day	Countywide
NOV 23-24	CLOSED	Thanksgiving Holiday Observance Days	Countywide
DEC 5	4-7 PM	FEMA Open House Community Meeting	Morris Room
DEC 12	6:00 PM	Regular Planning Commission Meeting	Carysbrook Theatre

3. PUBLIC COMMENTS #1

Chair Bibb opened the Public Comments at 7:07 pm by giving each public speaker a limit of five minutes to speak in person, and asked that they state their name and address for the record. With no one else wishing to speak in person, Chair Bibb closed the first round of Public Comments at 7:07 pm.

4. DRAFT MINUTES:

MOTION:	To Approve the Regular meeting minutes of the Planning Commission of October 10, 2023.				
MEMBER:	Bibb	Goad	Key	Lagomarsino	Morgan
ACTION:		**Motion**		**Second**	
VOTE:	Aye	Aye	Aye	Aye	Aye
RESULT:	**5-0 Approved, as presented**				

MOTION:	To Approve the minutes of the Planning Commission of October 18, 2023. (Joint Meeting with Board of Supervisors)				
MEMBER:	Bibb	Goad	Key	Lagomarsino	Morgan
ACTION:		**Second**		**Motion**	
VOTE:	Aye	Aye	Aye	Aye	Aye
RESULT:	**5-0 Approved, as presented**				

5. PUBLIC HEARINGS:

SUP 23:01 White Oak Tree Solar, LLC – A Special Use Permit request in the A-1, Agricultural, General District to permit a Utility-scale, solar generation facility under §22-4-2.2 on 439 +/- acres and known as Tax Map 49 Section A Parcels 1, 5 and 8; Tax Map 48 Section A Parcel 35; Tax Map 48 Section 14 Parcels 4, 5, 6 and 6-A. These parcels are generally located east of Rockfish Run Road (SR 683) and west of Shores Road (SR 640) in the Rural Preservation Area and Fork Union Election District.

Douglas Miles provided a PowerPoint presentation and an overall summary of the Special Use Permit case request for a utility-scale solar generation facility known as White Oak Tree Solar.

Recommended Conditions:

Fluvanna County Staff recommends Approval of the proposed Utility-scale solar generation facility 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:

1. This Special Use Permit is granted for an up to 38-megawatt utility scale solar generation facility to White Oak Tree Solar, LLC or any successors as the owners or operators of such use on the Property.

2. All site activity required for construction, expansion, and/or operation of the utility scale solar generation facility (the "USSGF") shall be limited to the following days and times: All pile driving and site deliveries shall be limited to the hours from sunrise to sunset Monday through Saturday. All other site construction and expansion activity may occur Monday through Sunday from sunrise to sunset and be in compliance with the County noise ordinance, as amended.

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3. A Construction Traffic Management Plan (the "CTMP"), including certain mitigation measures shall be developed by the applicant, owner, or operator and shall be submitted to the Virginia Department of Transportation (VDOT) and the County Administrator or his designee for review and approval. The CTMP shall address traffic control measures, pre- and post-construction road evaluation, and any necessary repairs to the public roads that are required as a result of any damage from the USSGF site construction and/or expansion.

4. A Site Parking and Staging Plan shall be submitted as a part of the Site Development Plan approval process that demonstrates a site access plan directing both employee and delivery traffic to minimize conflicts with local traffic and state roads leading into the site to avoid traffic delays during the peak construction times.

5. A Construction Mitigation Plan shall be submitted as a part of the Site Development Plan approval process that addresses dust mitigation whereby water trucks or other approved methods shall be utilized to minimize dust on all construction roads and keep soil and sediment on the Property. Burning operations must follow all local and state burning restrictions and distances from property lines and combustibles. The plan must address both dust and smoke migration so as not to be of a general nuisance to adjoining property owners during site construction, expansion, and/or burning operations on the Property.

6. A minimum of a one hundred fifty (150) foot setback shall be maintained from the property line to the solar panels or associated equipment from all public right-of-ways and all agriculturally and residentially zoned properties, either occupied or unoccupied, until such time as the USSGF is decommissioned per the Decommissioning Plan. Once the USSGF had been decommissioned, the setback shall become the underlying zoning district setback amount for such districts.

7. A minimum of a three hundred (300) foot setback shall be maintained from occupied residential structures existing at the time of SUP approval to the solar panels or associated equipment.

8. The existing perimeter woodlands vegetation shall be preserved as a buffer strip with a minimum width of seventy-five (75) feet. The woodlands preservation area shall be placed in a recorded landscape easement to be recorded at the time of building permit issuance and shall terminate upon the decommissioning of the Project.

9. A fifty (50) foot vegetative buffer utilizing double staggered rows of evergreen trees planted every ten (10) feet on center with a minimum planting height of four (4) feet and achieving eight (8) feet in height within three (3) years shall be installed where there is not existing mature vegetation on the perimeter of the Property along the public right-of-way or adjacent to agricultural or residential land uses. Groundcover for the site should consist of a variety of native groundcovers that benefit bees, birds, and beneficial insects and the use of any synthetic herbicides to control and maintain groundcover areas post-construction or post-expansion shall not be permitted.

10. The applicant shall install a permanent security fence, consisting of chain link, 2-inch square mesh (or comparable fencing), a minimum of 6 feet in height around the USSGF prior to the commencement of operations of the USSGF. Failure to maintain the fence in a good and functional condition will result in revocation of the special use permit.

11. The applicant, owners, or operator shall coordinate directly with the Fluvanna County Fire Chief to provide solar energy educational information and/or training to the respective County personnel. Such information and/or training shall address County personnel responses to the solar energy facility use in regards to how to respond to any emergencies that may occur on the Property. The Fire Chief shall be provided with the construction manager's direct contact information during construction or expansion and the remote manager's direct contact information during site operations.

12. Payment of all applicable rollback taxes for parcels in the land use program shall be paid a minimum of forty-five (45) days prior to the County's issuance of a land disturbance permit.

13. The applicants, owners or operator shall notify VDOT and Fluvanna County in writing thirty (30) days prior to commencing any site construction or logging activity on the Property.

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14. A Decommissioning Plan shall be approved by the County Administrator or his designee prior to approval of a Site Development Plan or any building permits being issued for the USSGF. If the USSGF is completely inactive or substantially discontinuing the delivery of electricity to an electrical grid for a continuous twenty-four (24) month period, it shall be considered abandoned. The applicant, owners, or operator shall provide notice to the County Administrator or his designee in writing once the property becomes completely inactive as a USSGF. The decommissioning of the site shall commence within six (6) months of the date of receipt of such notice from the applicant, owners, or operator to the County. Such notice shall contain the name and physical address of the entity performing the decommissioning of the solar generation facility.

15. Surety. Unless the utility scale solar generating facility project is owned by a public utility within the Commonwealth of Virginia, the net costs of decommissioning shall be secured by an adequate surety in a form agreed to by the County Attorney, including but not limited to a letter of credit, cash, bond or a guarantee by an investment grade entity, posted within 30 days of the project receiving its certificate of completion or equivalent from Fluvanna County to operate the use. If adequate surety is required, the cost estimates of the decommissioning shall be updated at least every five (5) years by the applicant, owners or operator, and provided to the County. If the USSGF is sold to an entity that is not a public utility, the Special Use Permit shall not transfer to the purchaser until such time as adequate replacement surety is provided for the USSGF. At its option, the County may require that a surety amount be increased based upon the net cost of decommissioning the use and as approved by the County Attorney.

Harry Kingery, Commonwealth Energy Partners (CEP) he provided a Powerpoint presentation.

Chair Bibb opened up the Public Hearing at 7:40 pm by giving each public speaker a limit of five minutes to speak in person and asked that they state their name and address for the record.

- Sandra Radford 121 Mulberry Drive: Discussed the pros and cons of solar.
- Kimberly Duran 745 Rockfish Run Rd: Spoke in opposition to the project.
- Clyde Royston 534 Rockfish Run Rd: Spoke in opposition to the project.
- Martha Mcaloon 56 Pine Lane: Spoke in opposition to the project.
- Corvin Flynn 319 Shiloh Church Rd: Spoke in opposition to the project.
- Barry Meade 912 Shores Rd: Spoke in opposition to the project.
- Jason Sweeney 3456 James Madison Hwy: Spoke in opposition to the project.
- Suzie Morris 6840 Thomas Jefferson Hwy: Spoke in opposition to the project.
- Karen Bowles 5520 James Madison Hwy: Spoke in opposition to the project.
- Mario Kuhar 3247 West River Rd: Spoke in opposition to the project.
- Michael Pruitt 9925 Elden Way Pl, Henrico: spoke on behalf of the property ownership.
- Nadine Armstrong 2979 Bremo Rd: Spoke in opposition to the project.
- Betty Arritt 356 Sanctuary Ln: Spoke in opposition to the project.

Chair Bibb asked for a 5 minute recess at 8:43 pm. Chair Bibb reopened the meeting at 8:48 pm.

Harry Kingery: Answered some of the questions that were asked.

With no one else wishing to speak in person Chair Bibb closed the Public Hearing at 8:55 pm. Chair Bibb opened up the discussion to the Planning Commissioners on the special use permit.

Chair Bibb: stated that he had a lot more questions and he would like if some of the citizens' questions would be answered going forward by the applicant and are we going to be behind?
Mr. Goad, Commissioner: stated that it would be pulled out of land use either way. He would like to hear more on solar from Fluvanna County staff. He feels there is not enough information on solar projects to move forward right now.
Mrs. Johnson-Morgan, Commissioner: stated that she has major concerns about solar. What are the effects in Virginia? We need to find appropriate places or areas that would be better for the solar facilities here in Fluvanna County.
Mr. Goad, Commissioner: stated that he would rather be late to the game to make sure he has all the information as needed than not enough information on solar projects.
Mrs. Johnson-Morgan, Commissioner: There is a need, but where in the county should it be for solar projects. We do not want to push the younger people out and still need more information on Substantial Accord reviews especially for this solar project.

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Vice Chair Lagomarsino, Commissioner: stated that we need to see both sides to really form an opinion. Solar is very new to Fluvanna County. It is about getting all the information so that we can make an informed decision. **Chair Bibb**: stated that we all need more solar information.

MOTION:	I move that the Planning Commission recommends deferral of SUP 23:01 White Oak Tree Solar, Inc. as a Special Use Permit in the A-1, Agricultural, General District to permit a Utility-scale solar generation facility under 22-4-2.2 on 439 +/- acres and known as Tax Map 49 Section A Parcels 1, 5, and 8; Tax Map 48 Section A Parcel 35; Tax Map 48 Section 14 Parcels 4, 5, 6, and 6-A along with the fifteen (15) recommended conditions found in the staff report.				
MEMBER:	Bibb	Goad	Key	Lagomarsino	Morgan
ACTION:		**Motion**			**Second**
VOTE:	Aye	Aye	Aye	Aye	Aye
RESULT:	**5-0, Recommended Deferral for 60 days to January 9, 2024**				

SUP 23:08 James River Water Authority – A Special Use Permit request in the A-1, Agricultural, General District to permit Major Utilities under §22-4-2.2 on 75.5 +/- acres known as Tax Map 61 Section 1 Parcel 6 – raw water intake and pump station; Tax Map 53 Section A Parcels 54, 56, 58. 59 and 59A; Tax Map 53 Section 11 Parcels 6, 7, 8, 10, 11, 11A and 19; Tax Map 53 Section A Parcels 52, 53, 56A and 76; and Tax Map 61 Section A Parcel 1; and Tax Map 61 Section 1 Parcels 1 and 2B – that have a below ground 24-inch raw water pipeline. These parcels are generally located south of Bremo Road and along Bremo Road (SR 656) and then along East River Road (RT 6) in the Columbia Community Planning Area, Rural Residential and Rural Preservation Districts and the Columbia and Fork Union Election Districts.

Douglas Miles, provided a PowerPoint presentation from Fluvanna County staff on the request.

Recommended Conditions:

1. The construction, operation and maintenance of the James River Water Authority (JRWA) raw water line and pump station shall comply with local, state and federal permitting requirements.

2. The vehicular access to all businesses, residences and/or the farms along the raw water line route shall be maintained at all times. The James River Water Authority (JRWA) and/or its contractors shall be responsible for returning all the affected access points or mailboxes to equal or better conditions upon project completion.

Eric Dahl, County Administrator, spoke as a JRWA board member on this application request.

Project Need:

- Long term water source for Fluvanna & Louisa County
- Remove reliance on wells and groundwater sources
- Drought reliability (2002 drought)
- Economic Development
- Accessible fire hydrants (13) along the route

Project Description:

- The proposed improvements associated with this application include:
  - A raw water intake at the James River
  - A raw water pumping station to be located on the Rose Property
  - A below ground 24’ diameter raw water pipeline (approx. 4 miles)

- The pumping station includes an above ground structure, elevated above the existing flood plain grade.
- The raw water intake is the structure that will be located below grade in the James River.

Project Progress:

- Department of Environmental Quality (DEQ) Permit has been issued
- U.S. Army Corp. of Engineers (USACE) Permit pending at this time.

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- Phase I and Phase II cultural resources surveys completed
- Phase III cultural resources firm selected, work pending USACE permit
- Property acquisition and ROW easements underway
- Final Design and Construction contract executed

Discussion:
Mrs. Johnson-Morgan, Commissioner: asked if this will this bring water to Fork Union?
Mr. Dahl, Administrator: replied, yes.
Mrs. Johnson-Morgan, Commissioner: which direction will the water go?
Mr. Dahl, Administrator: replied, that is yet to be determined. Once the JRWA gets the preliminary report funds then we will know what the best way to go is.

Chair Bibb opened the Public Hearing at 9:37 pm by giving each public speaker a limit of five minutes to speak in person, and asked that they state their name and address for the record. With no one else wishing to speak in person, Chair Bibb closed the Public Hearing at 9:38 pm.

Chair Bibb, stated he thinks that this will be a good idea and investment for Fluvanna County.
Mrs. Johnson – Morgan, Commissioner: stated, she agreed.
Mr. Goad, Commissioner: stated, he agreed.
Mrs. Johnson-Morgan, Commissioner: asked is there a time frame for the JRWA project now?
Mr. Dahl, Administrator, replied an optimistic start is spring to summer of 2024 for the project.
Mrs. Eager, BOS representative, stated this is a really good project for Fluvanna County.

MOTION:	I move that the Planning Commission recommends Approval of SUP 23:08 James River Water Authority a Special Use Permit request in the A-1, Agricultural, General District to permit Major Utilities under §22-4-2.2 on 75.5 +/- acres known as Tax Map 61 Section 1 Parcel 6 – raw water intake and pump station; Tax Map 53 Section A Parcels 54, 56,58. 59 and 59A; Tax Map 53 Section 11 Parcels 6, 7, 8, 10, 11, 11A and 19; Tax Map 53 Section A Parcels 52, 53, 56A and 76; and Tax Map 61 Section A Parcel 1; and Tax Map 61 Section 1 Parcels 1 and 2B – that have a below ground 24-inch raw water pipeline along with the two recommended case conditions found in the staff report.				
MEMBER:	Bibb	Goad	Key	Lagomarsino	Morgan
ACTION:		**Motion**			**Second**
VOTE:	Aye	Aye	Aye	Aye	Aye
RESULT:	**5-0, Recommended Approval with two conditions**				

6. **PRESENTATIONS:**
None

7. **SITE DEVELOPMENT PLANS:**
None

8. **SUBDIVISIONS:**
None

9. **UNFINISHED BUSINESS:**
None

10. **NEW BUSINESS:**
None

11. **PUBLIC COMMENTS #2:**
Chair Bibb opened Public Comments #2 at 9:42 pm by giving each speaker a limit of five (5) minutes to speak in person and asked that they state their full name and property address for the record. With no one coming forward wishing to speak in person, he closed the Public Comments period at 9:42 pm.

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12. ADJOURNMENT

Chair Bibb called for a motion to adjourn the November 8, 2023 Planning Commission Regular meeting with Vice Chair Lagomarsino motioning with Commissioner Goad seconding his motion.

MOTION:	Adjournment				
MEMBER:	Bibb	Goad	Key	Lagomarsino	Morgan
ACTION:		**Second**		**Motion**	
VOTE:	Aye	Aye	Aye	Aye	Aye
RESULT:	**5-0**				

The Planning Commission's Regular meeting was adjourned at 9:43 pm.

Minutes were recorded by Valencia Porter-Henderson, Administrative Programs Specialist.

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Barry Bibb, Chair
Fluvanna County Planning Commission

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COUNTY OF FLUVANNA

"Responsive & Responsible Government"

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Fax (434) 591-1911
www.fluvannacounty.org

STAFF REPORT

AGRICULTURAL AND FORESTAL DISTRICTS ADVISORY COMMITTEE

October 13, 2023

SUBJECT: AFD 23:01 Quaint Lea of Nahor – Creation of New Agricultural and Forestal District

ISSUE: The Planning Department has received an application for the creation of a new Agricultural and Forestal District (AFD). The proposed Quaint Lea of Nahor AFD is located on Nahor Manor Road in the Cunningham Election District. The proposed district consists of three parcels containing approximately 404 acres. The proposed district is located within a Rural Residential Planning Area.

FISCAL IMPLICATIONS:

POLICY IMPLICATIONS: This application has been referred to the Agricultural and Forestal District Advisory Committee in accordance with Section 3.1-13 of the County Code. The advisory committee shall review and make recommendations concerning the application to the Planning Commission who must hold a public hearing and then report its recommendations to the Board of Supervisors. The Board of Supervisors must then hold a public hearing after receiving the report of the planning commission and the advisory committee.

STAFF ANALYSIS:

The purpose of Agricultural and Forestal Districts, as outlined in the Virginia Agricultural and Forestal District Act (Virginia Code), is *"…to conserve and protect and to encourage the development and improvement of the Commonwealth's agricultural and forestal lands for the production of food and other agricultural and forestal products…and to conserve and protect agricultural and forestal lands as valued natural and ecological resources which provide essential open space for clear air sheds, watershed protection, wildlife habitat, as well as for aesthetic purposes."*

When evaluating applications for a proposed district or for an addition to an existing district, Sec. 3.1-5 of the county code lists several criteria that are to be evaluated by the Agricultural and Forestal Districts Advisory Committee and the Planning Commission prior to making any recommendations. The criteria are as follows:

1. *The agricultural and forestal significance of land within the district or addition and in*

areas adjacent thereto.

All three of the subject parcels currently participate in the land use valuation program which encourages and promotes the preservation of real estate devoted to agricultural, horticultural, forest, and open space uses within the county. Current land use includes cattle grazing, hay and timber production. Additionally, the parcels have been identified by the USDA Natural Resources Conservation Service as containing additional farmland of statewide importance in its classification of important farmland.

2. *The presence of any significant agricultural lands or significant forestal lands within the district and in areas adjacent thereto that are not now in active agricultural or forestal production.*

   Staff is not aware of any significant agricultural lands or significant forestal lands that are currently being used for other purposes.

3. *The nature and extent of land uses other than active farming or forestry within the district and in areas adjacent thereto.*

   Many of the adjacent parcels of the proposed district contain either residential or agricultural uses, or they are undeveloped.

4. *Local developmental patterns and needs.*

   Local development patterns suggest that property within this area will continue to remain rural and used for agriculture and forestry. Land division has been limited to family or one lot subdivisions and there are no major subdivisions in the area. Additionally, over a thousand acres in the area are protected from development by VOF conservation easements. Increased growth has brought and will continue to bring pressure to develop agricultural and forested lands within the county.

5. *The comprehensive plan and applicable provisions of the zoning ordinance.*

   The parcels are zoned A-1 (Agricultural, General) and located within a Rural Residential Planning Area. In accordance with the 2015 Comprehensive Plan, *"Agricultural lands provide economic value and contribute to the unique character of the county. A challenge in preserving this valuable land use is the fact that land suitable for agricultural use is also suitable for development."*

6. *The environmental benefits of retaining the lands in the district for agricultural and forestal uses.*

   The subject parcels contain an intermittent and perennial stream that contribute water to Cunningham Creek and Ruritan Lake. Conservation of this area will help maintain the environmental integrity of the county and conservation aids in the protection of ground and surface water, wildlife habitat, historic landscape, and open space.

7. *Any other matter which may be relevant.*

   The application for the creation of the Quaint Leah district appears to meet the required criteria for designation as an AFD. Its creation conforms to the general requirements of the current Comprehensive Plan. AFDs were, "*established to conserve, protect, and encourage the development of agricultural and forestal lands for food and other agricultural and forestal products. The districts conserve and protect agricultural and forestal lands as valued natural and ecological resources that provide open space for watershed protection, wildlife habitat, and aesthetic purposes*". Preservation of land through the creation of the Quaint Leah of Nahor AFD will ultimately help to maintain the rural character of the county.

DISCUSSION:

Does the land to be included in the proposed AFD meet all requirements, codified in Chapter 3 of the County Code, that are necessary for the creation of a new AFD.

MOTION: I move to recommend [approval/denial] of the creation of the Quaint Lea of Nahor Agricultural and Forestal District.

Staff: Jason Overstreet

Attachments:

A. Application
B. Map of Proposed Ag/For District
C. Memo
D. County Code, Chapter 3.1, Agricultural and Forestal Districts

Reset Form

Attachment A

Print Form

RECEIVED
SEP 5 2023
Fluvanna County
Planning Dept

Application for the Creation of or Addition to an

AGRICULTURAL/FORESTAL DISTRICT

FEES payable with application: **Establishment of a new district = $500.00**
Additions and reviews to existing districts = $500.00
Withdrawal from district = $500.00

A copy of this completed form and required maps shall be submitted by the applicant landowner(s) to the Planning and Zoning Department. This form shall be accompanied by:

1 - United States Geological Survey 7.5 minute topographic maps that clearly show the boundaries of the district or addition and boundaries of the property each applicant owns within the district or addition and
2 - A Department of Transportation general highway map for the locality that shows the general location of the district or addition
3 - Fluvanna County Land Map(s) showing the parcels or boundaries within the parcels included in the district.

Name of Existing or Proposed Agricultural/Forestal District: Quaint Lea of Nahor

General Location of the District: Nahor Manor Road

Total Acreage in the District or Addition: 404.1

Name	Address *current legal address*	Total Acreage owned in the District or Addition	Land Book Reference *Tax Map/Parcel Number*
Sandra F. Morris	6840 Thomas Jefferson Pkwy Palmyra, Va. 22963	126.0	16 A37
Robert K. Morris	6840 Thomas Jefferson PKWY Palmyra, VA 22963	~~126.0~~ 120.2	16A37
Linda Von Ottenritter	2126 Nahor Manor Rd. Palmyra, VA 22963		16A42
Karen L. Mayry	467 North Rivitan Dr. Palmyra, VA 22963	157.9	17A27

OFFICE USE ONLY

$500.00 Fee: Date Received: 09/05/2023 **Check#** 1368 **AFD:** 23:01 **AFD Name:** _____

Submitted to Board of Supervisors: _____ **Referred to Planning Commission:** _____

Referred to Advisory Committee: _____ **Planning Commission Public Hearing Date:** _____

Board of Supervisors Public Hearing Date: _____ **Election District:** Cunningham

Approved: **Modified:** **Rejected:**

Please read below the Proposed Conditions to Creation of the District Pursuant to Section 15.2-4309 of the Code of Virginia

RECEIVED
SEP 5 2023
Fluvanna County Planning Dept

Conditions to Creation of the District

As a condition to creation of the district, no parcel within the district shall be developed to a use more intensive than that existing on the date of creation of the district, other than uses resulting in more intensive agricultural or forestal production, without the prior approval of the Board of Supervisors.

Except as provided below, a parcel shall be deemed to be developed to a more intensive use if: The proposed development would remove any portion of a parcel from agricultural or forestal production; or the proposed development would increase the population density of the level of activity on the parcel including, but no limited to, the rental of more than one dwelling unit on the parcel.

A parcel shall not be deemed to be developed to a more intensive use if: The proposed development is permitted by right in the Agricultural General (A-1) zoning district; the proposed development is permitted by special use permit in the A-1 zoning district and the Board of Supervisors, in considering the application for a Special Use Permit, determines that the development allowed by the permit is consistent with the purposes of this chapter; the proposed development is the proposed division of the parcel by subdivision and the minimum lot size of such division is twenty-two (22) acres or greater; the proposed development is the proposed division of the parcel by family division; or the proposed development is the occupation of dwelling units on the parcel by members of the immediate family of any of the owners of such parcel or by bona fide farm employees, together with their respective families, if any.

Current agricultural or forestal use of the property: Livestock (≈100 head), Hay, Timber

Total number of existing dwellings including rental units: 2

The Proposed period before the First Review (select 4 to 10 years) : 10 years

Contact Person for District: James M. von Ottenritter (tel: 646-420-2165)

Owner/Applicant Must Read and Sign

We the undersigned landowners have read the information and conditions on this page and request the property described above be designated an Agricultural/Forestal District.

Signature	Witness	Date
Sandra F. Morris		8/26/2023
Robert K. Morris		8/26/2023
Signgture		8/28/2023
Karen L Krayer		8/28/2023

WITHDRAWAL FROM A DISTRICT:

By-right Withdrawal:

1. A property owner may withdraw by written notice at any time before the Board of Supervisors act on the application.

2. A property owner may withdraw by written notice during the time of review.

3. Upon the death of a property owner, any heir or devisee of an owner of land within the district may withdraw such land upon inheritance by written notice within two years of the date of death of the owner. Such a withdrawal, regardless of the acreage or location of the parcel, has no effect on the continuation of the district until the following review time.

4. No fee is require for a by-right withdrawal.

Petition for Withdrawal:

1. Withdrawal from an established district may be permitted by the Board of Supervisors for "good and reasonable cause shown".

2. The property owner requesting withdrawal must make application to the Board of Supervisors and submit a fee of $500.

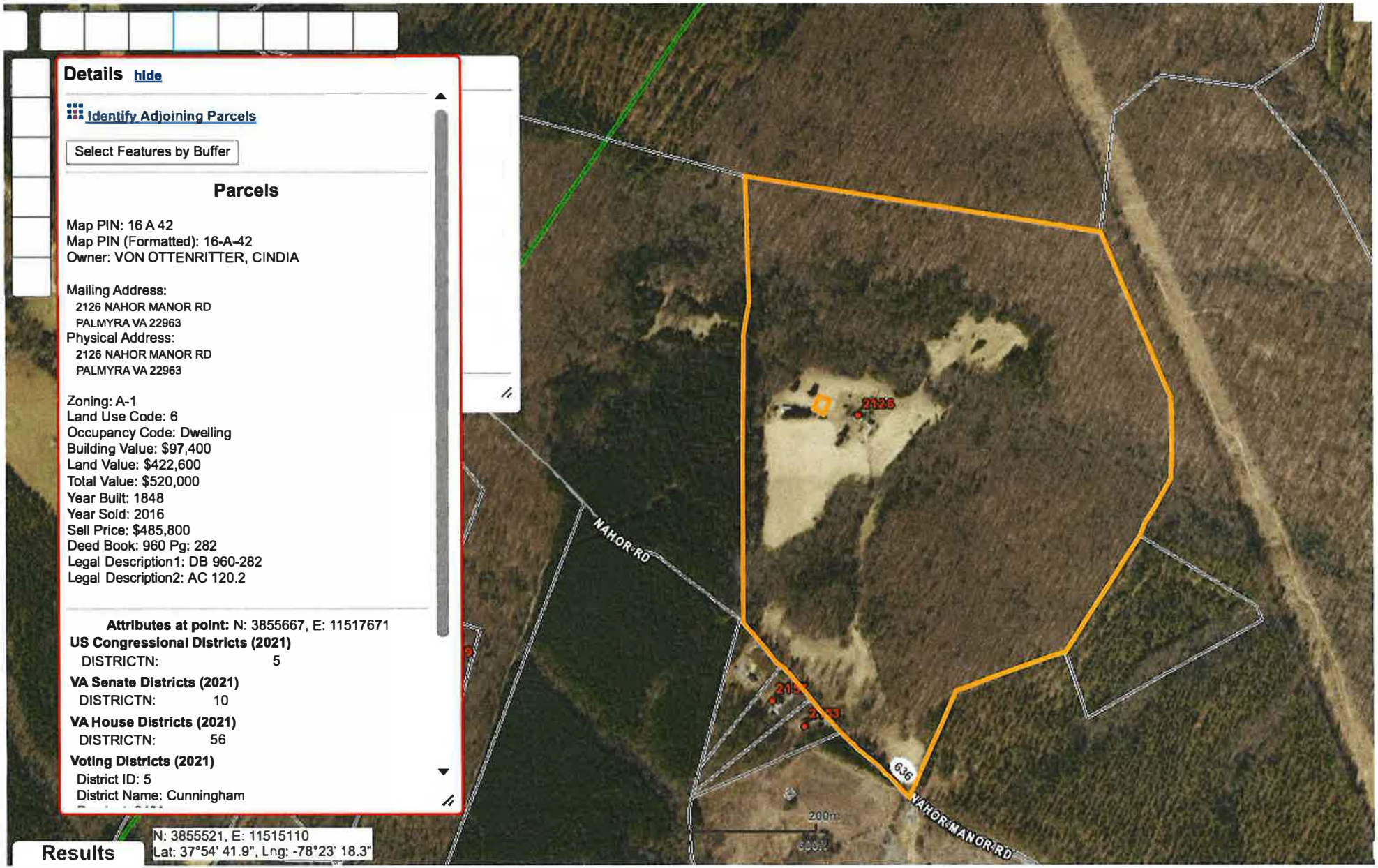
3. Any petition to withdraw property from a district must meet the following criteria:
    a. The proposed new land use will not have an adverse effect upon farming or forestry operations in the remaining portion of the district.
    b. The proposed new land use is in compliance with the most recently approved Comprehensive Plan.
    c. The proposed land use is consistent with the public interest of the County and not solely to serve the proprietary interests of the landowner requesting withdrawal.
    d. The proposed land use was not anticipated by the landowner at the time the property was placed in the district, and there has been a change in conditions or circumstances since that time.

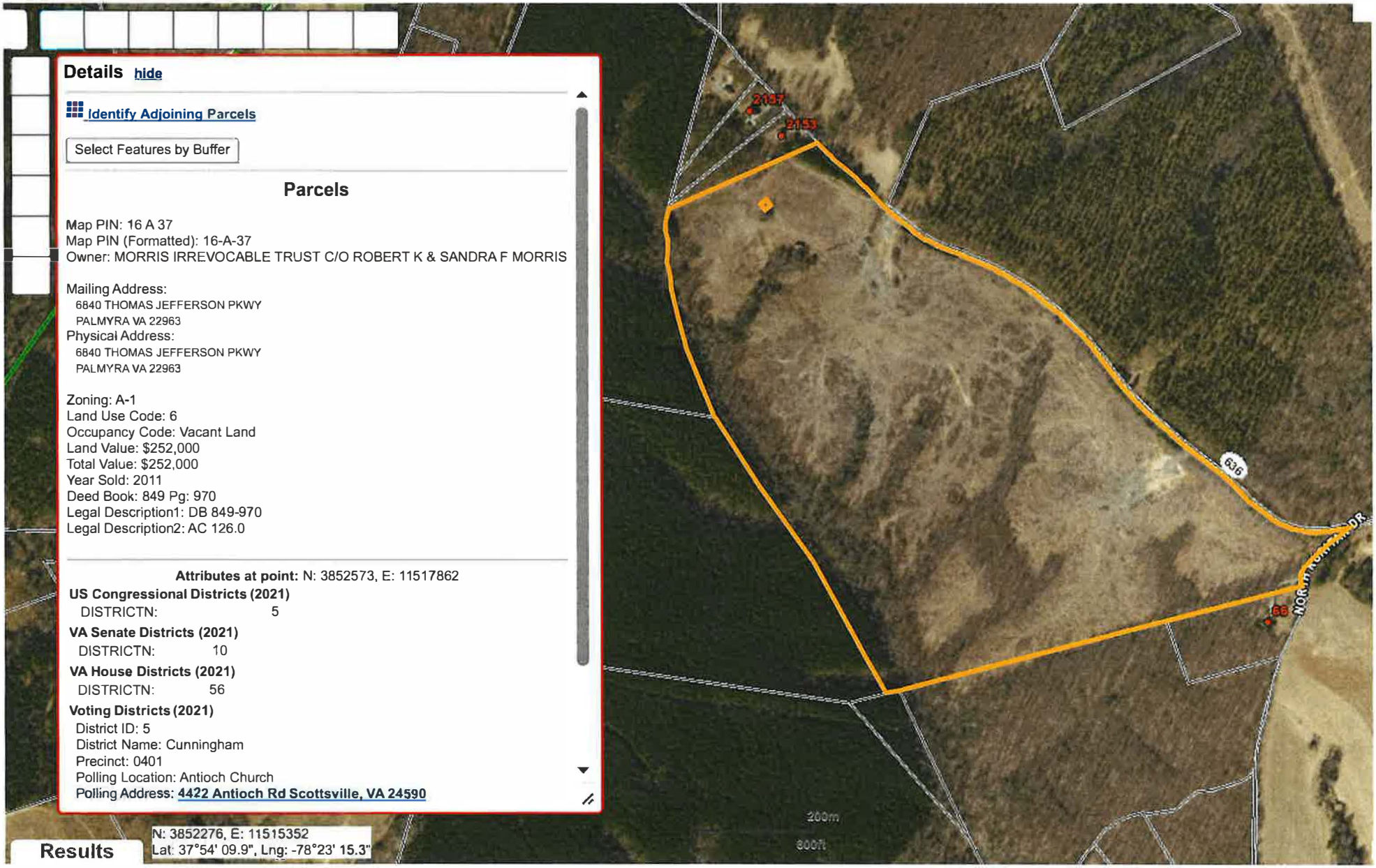
4. Such petition for withdrawal is referred to the Advisory Committee for recommendation to the Planning Commission.

5. The Planning Commission holds a public hearing and makes a recommendation to the Board of Supervisors.

6. The Board of Supervisors holds a public hearing and makes a determination.

7. If denied favorable action, the applicant may appeal the Board's decision to the Circuit Court.


Details hide
Identify Adjoining Parcels
Select Features by Buffer
Parcels
Map PIN: 16 A 42
Map PIN (Formatted): 16-A-42
Owner: VON OTTENRITTER, CINDIA
Mailing Address:
2126 NAHOR MANOR RD
PALMYRA VA 22963
Physical Address:
2126 NAHOR MANOR RD
PALMYRA VA 22963
Zoning: A-1
Land Use Code: 6
Occupancy Code: Dwelling
Building Value: $97,400
Land Value: $422,600
Total Value: $520,000
Year Built: 1848
Year Sold: 2016
Sell Price: $485,800
Deed Book: 960 Pg: 282
Legal Description1: DB 960-282
Legal Description2: AC 120.2
Attributes at point: N: 3855667, E: 11517671
US Congressional Districts (2021)
DISTRICTN: 5
VA Senate Districts (2021)
DISTRICTN: 10
VA House Districts (2021)
DISTRICTN: 56
Voting Districts (2021)
District ID: 5
District Name: Cunningham
2126
NAHOR RD
636
NAHOR MANOR RD
200m
Results
N: 3855521, E: 11515110
Lat: 37°54' 41.9", Lng: -78°23' 18.3"


Details hide
Identify Adjoining Parcels
Select Features by Buffer
Parcels
Map PIN: 16 A 37
Map PIN (Formatted): 16-A-37
Owner: MORRIS IRREVOCABLE TRUST C/O ROBERT K & SANDRA F MORRIS
Mailing Address:
6840 THOMAS JEFFERSON PKWY
PALMYRA VA 22963
Physical Address:
6840 THOMAS JEFFERSON PKWY
PALMYRA VA 22963
Zoning: A-1
Land Use Code: 6
Occupancy Code: Vacant Land
Land Value: $252,000
Total Value: $252,000
Year Sold: 2011
Deed Book: 849 Pg: 970
Legal Description1: DB 849-970
Legal Description2: AC 126.0
Attributes at point: N: 3852573, E: 11517862
US Congressional Districts (2021)
DISTRICTN: 5
VA Senate Districts (2021)
DISTRICTN: 10
VA House Districts (2021)
DISTRICTN: 56
Voting Districts (2021)
District ID: 5
District Name: Cunningham
Precinct: 0401
Polling Location: Antioch Church
Polling Address: 4422 Antioch Rd Scottsville, VA 24590
2137
2153
636
66
200m
600ft
Results
N: 3852276, E: 11515352
Lat: 37°54' 09.9", Lng: -78°23' 15.3"

Swipe Left or ...

Ab... Lay... Leg...

Fluvanna County, VA Geographic Information System

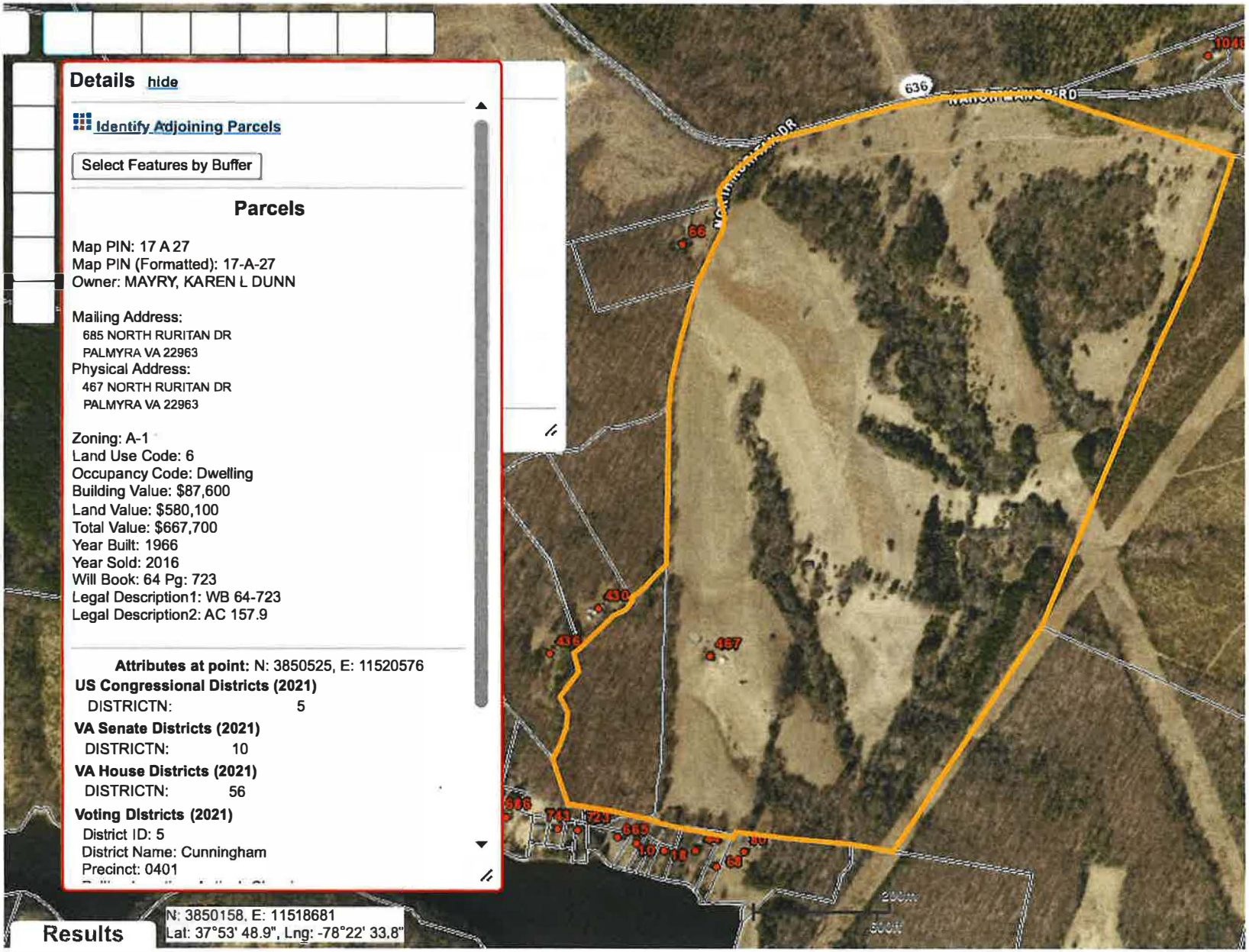
DISCLAIMER: The information contained on this site is furnished by government and private industry sources and is believed to be accurate but accuracy is not guaranteed. **Mapping information is a representation of various data sources and is not a substitute for information that would result from an accurate land survey.** The information contained hereon does not replace information that may be obtained by consulting the information's official source. In no event shall Fluvanna County, VA or the consultants of Fluvanna County, VA be liable for any damages, direct or consequential, from the use of the information contained on this site.

Should you have questions or comments about this site, please contact:

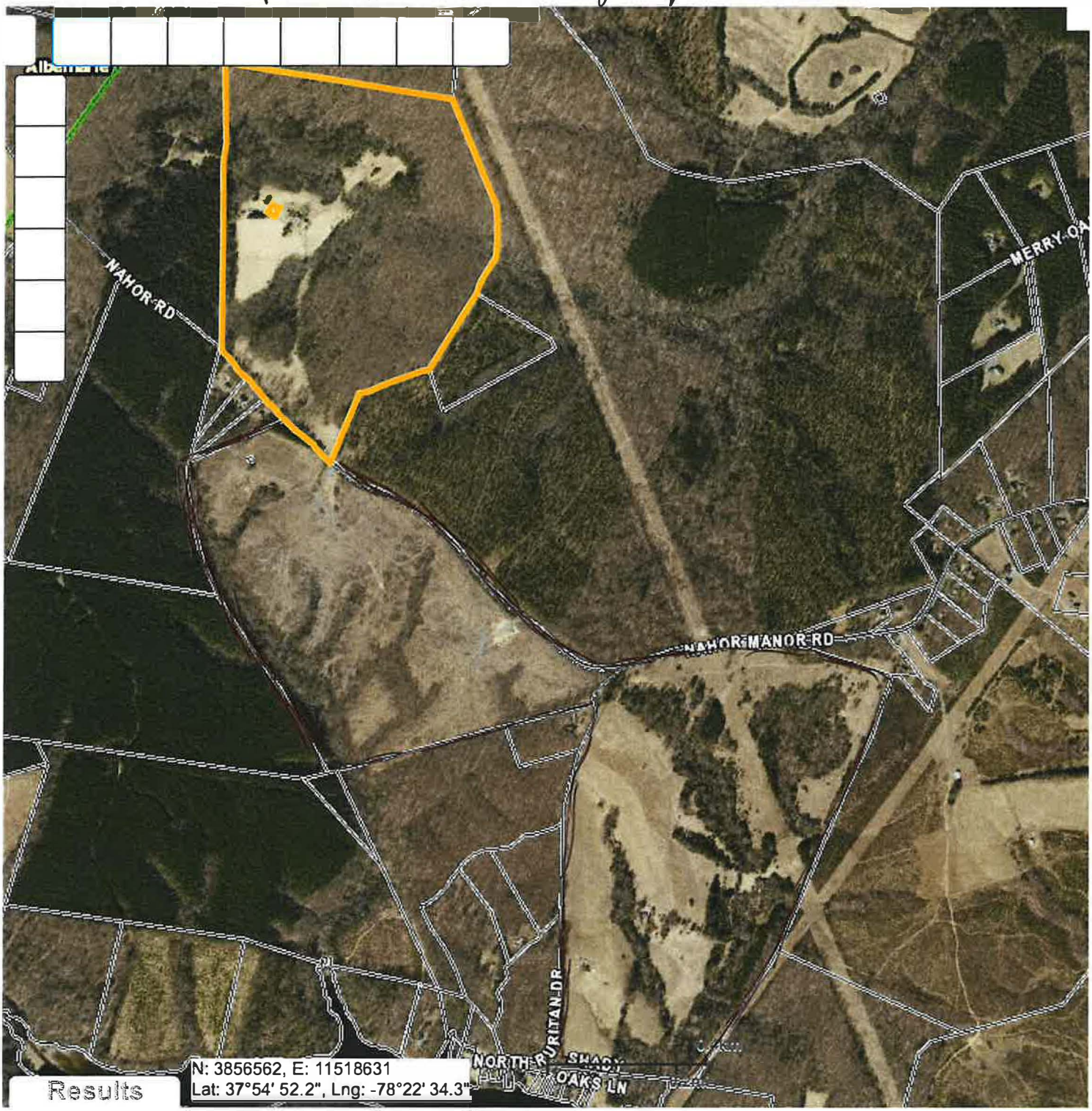
Related Links:
Fluvanna County Website
Fluvanna County Census Dashboard

Email: WebGIS Support
Webpage: WebGIS.net

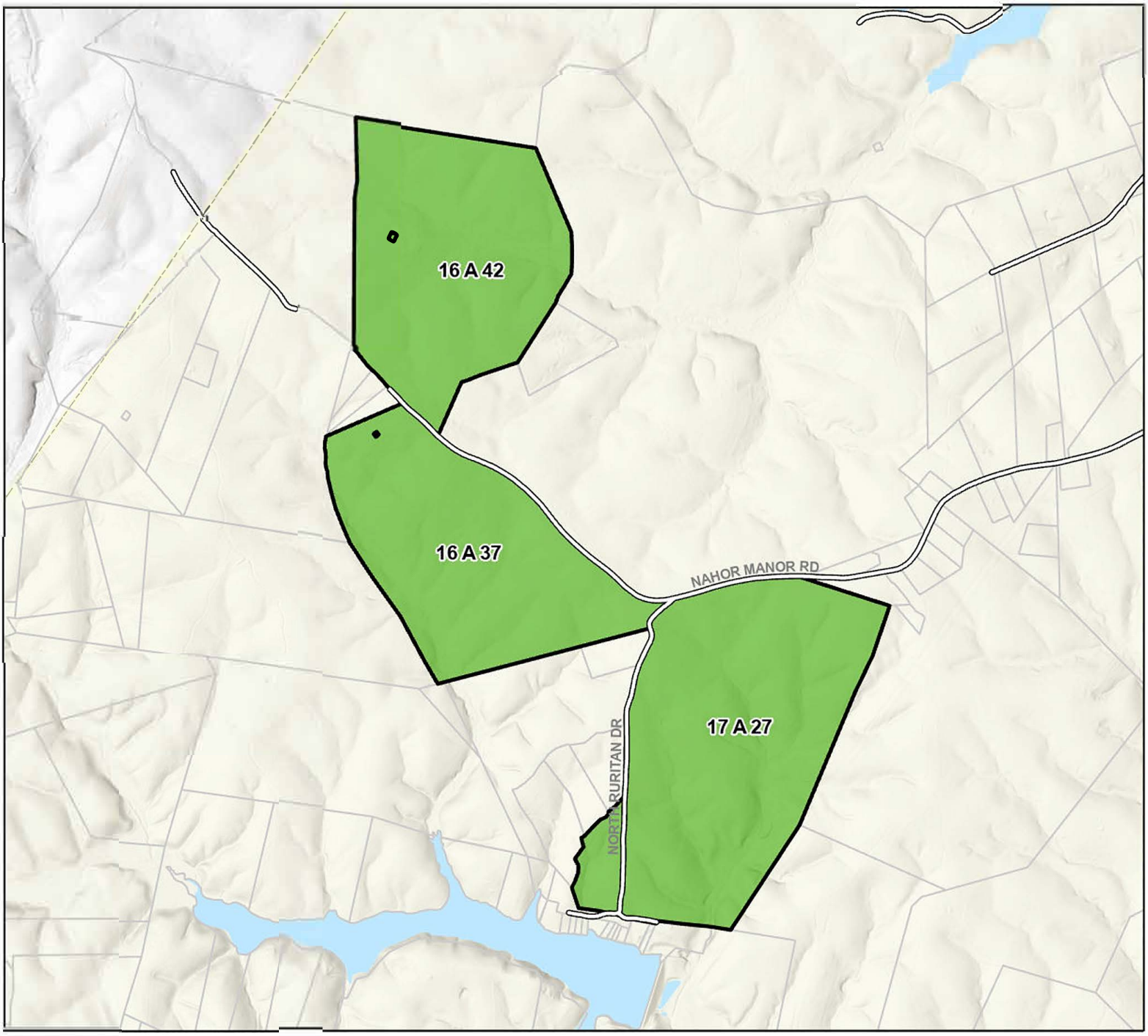
Developed by:
Hurt & Proffitt, Inc.



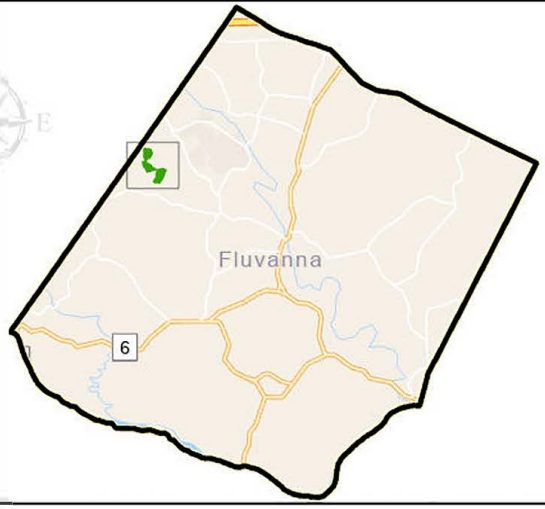
Map of all 3 properties



Proposed AFD: Quaint Lea of Nahor



Tax Parcel	Owner	Parcel Acreage
16 A 42	VON OTTENRITTER, CINDIA	120.2
16 A 37	MORRIS IRREVOCABLE TRUST	126
17 A 27	MAYRY, KAREN L DUNN	157.9



G:\ArcGIS Pro Projects\AFD & Con Esmts\Quaint Lea AFD Creation\Quaint Lea AFD Creation.aprx 9/27/2023

Attachment C

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

Memorandum

To: Agricultural and Forestal Districts Advisory Committee

From: Jason Overstreet, Senior Planner

Date: October 2, 2023

Subject: Application for the creation of a new agricultural and forestal district

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The Planning Department has received an application for the creation of a new agricultural and forestal district. The proposed new district, if approved, would be the twentieth district in the County.

The proposed district, Quaint Lea of Nahor, is located in the Nahor area and will be comprised of 3 parcels totaling 404.1 acres. The parcels currently support agricultural and forestal uses.

A meeting is scheduled for October 17th, 2023 in order to review and make recommendations concerning the application to the planning commission. The meeting will be held at 2:00 pm in the Morris Room of the County Administration Building

Attachment: Map of Proposed District Parcels

Chapter 3.1 - AGRICULTURAL AND FORESTAL DISTRICTS

Sec. 3.1-1. - Definitions.

As used in this chapter, unless the context requires a different meaning:

Advisory committee means the agricultural and forestal districts advisory committee.

Agricultural products means crops, livestock and livestock products, including but not limited to: field crops, fruits, vegetables, horticultural specialties, cattle, sheep, hogs, goats, horses, poultry, furbearing animals, milk, eggs and furs.

Agricultural production means the production for commercial purposes of crops, livestock and livestock products, and includes the processing or retail sales by the producer of crops, livestock or livestock products which are produced on the parcel or in the district.

Agriculturally and forestally significant land means land that has recently or historically produced agricultural and forestal products, is suitable for agricultural or forestal production or is considered appropriate to be retained for agricultural and forestal production as determined by such factors as soil quality, topography, climate, markets, farm structures, and other relevant factors.

Application means the set of items a landowner or landowners must submit to the governing body when applying for the creation of a district or an addition to an existing district.

District means an agricultural, forestal, or agricultural and forestal district.

Forestal production means the production for commercial purposes of forestal products and includes the processing or retail sales, by the producer, of forestal products which are produced on the parcel or in the district.

Forestal products includes, but is not limited to, saw timber, pulpwood, posts, firewood, Christmas trees and other tree and wood products for sale or for farm use.

Landowner or *owner of land* means any person holding a fee simple interest in property but does not mean the holder of an easement.

Program Administrator means the governing body or official appointed by the governing body to administer the agricultural and forestall districts program.

(Ord. 11-4-98; Ord. 11-18-15)

Sec. 3.1-2. - Enactment of ordinances; application form and fees; maps.

(A) The governing body may, by ordinance, create one or more agricultural and forestal districts within the County in accordance with title 15.2, chapter 43 of the Code of Virginia. The zoning administrator shall, subject to the approval of the governing body, promulgate forms in substantially the form prescribed in section 15.2-4303 of the Code of Virginia. Each application submitted pursuant to this chapter shall be accompanied by a fee of $500.00 or the costs of processing and reviewing an application, whichever is less.

(B) Each application shall include but need not be limited to the following information:

(1) The general location of the district;

(2) The total acreage in the district or acreage to be added to an existing district;

(3) The name, address, and signature of each landowner applying for creation of a district or an addition to an existing district and the acreage each owner owns within the district or addition;

(4) The conditions proposed by the applicant pursuant to section 15.2-4309 of the Code of Virginia;

(5) The period before first review proposed by the applicant pursuant to section 15.2-4309 of the Code of Virginia; and

(6) The date of application, date of final action by the governing body and whether approved, modified or rejected.

(C) The application form shall be accompanied by maps or aerial photographs, or both, that clearly show the boundaries of the proposed district and each addition and boundaries of properties owned by each applicant.

(D) For each notice required by this chapter to be sent to a landowner; notice shall be sent by first-class mail to the last known address of such owner as shown on the application hereunder or on the current real estate tax assessment books or maps. A representative of the planning commission or governing body shall make an affidavit that such mailing has been made and file such affidavit with the papers in the case.

(Ord. 11-4-98; Ord. 5-19-10; Ord. 11-18-15)

Sec. 3.1-3. - Agricultural and forestal districts advisory committee.

Upon receipt of the first agricultural and forestal districts application, the governing body shall establish an advisory committee, which shall consist of four landowners who are engaged in agricultural or forestal production, four other landowners of the County, the commissioner of revenue, and a member of the governing body. The members of the committee shall be appointed by and serve at the pleasure of the governing body. The advisory committee shall elect a chairman and a vice-chairman and elect or appoint a secretary who need not be a member of the committee. The advisory committee shall serve without pay. The committee shall advise the planning commission and the governing body and assist in creating, reviewing, modifying, continuing or terminating districts within the County. In particular, the committee shall render expert advice as to the nature of farming and forestry and agricultural and forestal resources within the district and their relation to the entire County.

(Ord. 11-4-98)

Sec. 3.1-4. - Application for creation of district in one or more localities; size and location of parcels.

On or before November 1 of each year, any owner or owners of land may submit an application to the County for the creation of a district or addition of land to an existing district within the County. Each district shall have a core of no less than 200 acres in one parcel or in contiguous parcels. A parcel not part of the core may be included in a district if the nearest boundary of the parcel is within one mile of the boundary of the core, or if it is contiguous to a parcel in the district the nearest boundary of which is within one mile of the boundary of the core. No land shall be included in any district without the signature on the application, or the written approval of all owners thereof. A district may be located in more than one county, provided that (i) separate application is made to each county involved, (ii) each governing body approves the district, and (iii) the district meets the size requirements of this section. In the event that the governing bodies of one or more such counties disapproves the creation of a district within its boundaries, the creation of the district within Fluvanna County shall not be affected, provided that the district otherwise meets the requirements set out in this chapter. In no event shall the act of creating a single district located in two localities pursuant to this subsection be construed to create two districts.

(Ord. 11-4-98)

Sec. 3.1-5. - Criteria for evaluating application.

Land being considered for inclusion in a district may be evaluated by the advisory committee and the planning commission through the Virginia Land Evaluation and Site Assessment (LESA) System. The

following factors shall be considered by the planning commission and the advisory committee, and at any public hearing at which an application that has been filed pursuant to this chapter is being considered:

(1) The agricultural and forestal significance of land within the district or addition and in areas adjacent thereto;

(2) The presence of any significant agricultural lands or significant forestal lands within the district and in areas adjacent thereto that are not now in active agricultural or forestal production;

(3) The nature and extent of land uses other than active farming or forestry within the district and in areas adjacent thereto;

(4) Local developmental patterns and needs;

(5) The comprehensive plan and applicable provisions of the zoning ordinance;

(6) The environmental benefits of retaining the lands in the district for agricultural and forestal uses; and

(7) Any other matter which may be relevant.

In judging the agricultural and forestal significance of land, any relevant agricultural or forestal maps may be considered, as well as soil, climate, topography, other natural factors, markets for agricultural and forestal products, the extent and nature of farm structures, the present status of agriculture and forestry, anticipated trends in agricultural economic conditions and such other factors as may be relevant.

(Ord. 11-4-98; Ord. 11-18-15)

State Law reference— See Code of Va., § 15.2-4303.

Sec. 3.1-6. - Review of application; notice; hearing.

Upon the receipt of an application for a district or for an addition to an existing district, the program administrator shall refer such application to the advisory committee. The advisory committee shall review and make recommendations concerning the application or modification thereof to the planning commission, which shall:

(1) Notify, by first-class mail, adjacent property owners as shown on the maps of the County used for tax assessment purposes, and where applicable, any political subdivision whose territory encompasses or is part of the district, of the application. The notice shall contain: (i) a statement that an application for a district has been filed with the program administrator pursuant to this chapter; (ii) a statement that the application will be on file open to public inspection in the office of the County Administrator; (iii) a statement that any owner of additional qualifying land may join the application within thirty days from the date of the notice or, with the consent of the governing body, at any time before the public hearing the governing body must hold on the application; (iv) a statement that any owner who joined in the application may withdraw his land, in whole or in part, by written notice filed with the governing body, at any time before the governing body acts pursuant to Section 3.1-8 of this chapter; and (v) a statement that additional qualifying lands may be added to an already created district at any time upon separate application pursuant to this chapter;

(2) Hold a public hearing as prescribed by law; and

(3) Report its recommendations to the governing body including but not limited to the potential effect of the district and proposed modifications upon the County's planning policies and objectives.

(Ord. 11-4-98; Ord. 11-18-15)

State Law reference— See Code of Va., §§ 15.2-4307, 15.2-4309.

Sec. 3.1-7. - Repealed.

(Ord. 11-4-98; Ord. 11-18-15)

Sec. 3.1-8. - Hearing; creation of district; conditions; notice.

(A) The governing body, after receiving the report of the planning commission and the advisory committee, shall hold a public hearing as provided by law, and after such public hearing, may by ordinance create the district or add land to an existing district as applied for, or with any modifications it deems appropriate.

(B) As a condition to creation of the district, any parcel in the district shall not, without the prior approval of the governing body, be developed to any more intensive use, other than uses resulting in more intensive agricultural or forestal production, during the period which the parcel remains within the district. The following shall not be prohibited as a more intensive use, unless the governing body finds that such use in the particular case would be incompatible with farming or forestry in the district:

(1) Construction and placement of dwellings for persons who earn a substantial part of their livelihood from a farm or forestry operation on the same property, or for members of the immediate family of the owner; or

(2) Divisions of parcels for such family members as provided in Section 19-2-1 of the County Code; or

(3) Divisions of land into two or more lots no one of which is less than 22 acres in area.

(C) Any conditions to creation of the district and the period before the review of the district shall be described, either in the application or in a notice sent by first-class mail to all landowners in the district and published in a newspaper having a general circulation within the district at least two weeks prior to adoption of the ordinance creating the district. The ordinance shall state any conditions to creation of the district and shall prescribe the period before the first review of the district, which shall be no less than four years but not more than ten years from the date of its creation. In prescribing the period before the first review, the governing body shall consider the period proposed in the application. The ordinance shall remain in effect at least until such time as the district is to be reviewed. In the event of annexation by a city or town of any land within a district, the district shall continue until the time prescribed for review.

(D) The governing body shall act to adopt or reject the application, or any modification of it, no later than 180 days from November 1.

(E) Upon the adoption of an ordinance creating a district or adding land to an existing district, the governing body shall submit a copy of the ordinance with maps to the local commissioner of the revenue, and the State Forester, and the Commissioner of Agriculture and Consumer Services for information purposes. The commissioner of the revenue shall identify the parcels of land in the district in the land book and on the tax map, and the governing body shall identify such parcels on the zoning map, where applicable and shall designate the districts on the official comprehensive plan map each time the comprehensive plan map is updated.

(Ord. 11-4-98)

Sec. 3.1-9. - Additions to a district.

Additional parcels of land may be added to an existing district at any time by following the process and application deadlines prescribed for the creation of a new district.

(Ord. 11-4-98; Ord. 11-18-15)

State Law reference— See Code of Va., § 15.2-4310.

Sec. 3.1-10. - Review of districts.

The governing body may complete a review of any district created under this section, together with additions to such district, no less than four years but no more than ten years after the date of its creation and every four to ten years thereafter. If the governing body determines that a review is necessary, it shall begin such review at least 90 days before the expiration date of the period established when the district was created. In conducting such review, the governing body shall ask for the recommendations of the advisory committee and the planning commission in order to determine whether to terminate, modify or continue the district. When each district is reviewed, land within the district may be withdrawn at the owner's discretion by filing a written notice with the governing body at any time before it acts to continue, modify or terminate the district. The planning commission or the advisory committee shall schedule as part of the review a public meeting with the owners of land within the district, and shall send by first-class mail a written notice of the meeting and review to all such owners. The notice shall state the time and place for the meeting; that the district is being reviewed by the governing body; that the governing body may continue, modify, or terminate the district; and that land may be withdrawn from the district at the owner's discretion by filing a written notice with the governing body at any time before it acts to continue, modify or terminate the district. The governing body shall hold a public hearing as provided by law. The governing body may stipulate conditions to continuation of the district and may establish a period before the next review of the district, which may be different from the conditions or period established when the district was created. Any such different conditions or period shall be described in a notice sent by first-class mail to all owners of land within the district and published in a newspaper having a general circulation within the district at least two weeks prior to adoption of the ordinance continuing the district. Unless the district is modified or terminated by the governing body, the district shall continue as originally constituted, with the same conditions and period before the next review as that established when the district was created.

If the governing body determines that a review is unnecessary, it shall set the year in which the next review shall occur.

(Ord. 11-4-98; 11-18-15)

State Law reference— See Code of Va., § 15.2-4311.

Sec. 3.1-11. - Effects of districts.

(A) Land lying within a district and used in agricultural or forestal production shall automatically qualify for an agricultural or forestal use-value assessment pursuant to article 4 (section 58.1-3229 et seq.) of chapter 32 of title 58.1 of the Code of Virginia, if the requirements for such assessment contained therein are satisfied.

(B) The County shall not exercise any of its powers to enact local laws or ordinances within a district in a manner which would unreasonably restrict or regulate farm structures or farming and forestry practices in contravention of the purposes of this chapter unless such restrictions or regulations bear a direct relationship to public health and safety. The comprehensive plan and zoning and subdivision ordinances shall be applicable within said districts, to the extent that such ordinances are not in conflict with the conditions to creation or continuation of the district set forth in the ordinance creating or continuing the district or the purposes of this chapter. Nothing in this chapter shall affect the authority of the County to regulate the processing or retail sales of agricultural or forestal products, or structures therefor, in accordance with the comprehensive plan or any ordinance. Ordinances, comprehensive plans, land use planning decisions, administrative decisions and procedures

affecting parcels of land adjacent to any district shall take into account the existence of such district and the purposes of this chapter.

(C) No special district for sewer, water or electricity or for nonfarm or nonforest drainage may impose benefit assessments or special tax levies on the basis of frontage, acreage or value on land used for primarily agricultural or forestal production within a district, except a lot not exceeding one-half acre surrounding any dwelling or nonfarm structure located on such land.

(Ord. 11-4-98)

Sec. 3.1-12. - Proposals as to land acquisition or construction within district.

(A) Any agency of the Commonwealth or any political subdivision which intends to acquire land or any interest therein other than by gift, devise, bequest or grant, or any public service corporation which intends to: (i) acquire land or any interest therein for public utility facilities not subject to approval by the State Corporation Commission, provided that the proposed acquisition from any one farm or forestry operation within the district is in excess of one acre or that the total proposed acquisition within the district is in excess of ten acres or (ii) advance a grant, loan, interest subsidy or other funds within a district for the construction of dwellings, commercial or industrial facilities, or water or sewer facilities to serve nonfarm structures, shall at least 90 days prior to such action notify the governing body and all of the owners of land within the district. Notice to landowners shall be sent by first-class or registered mail and shall state that further information on the proposed action is on file with the governing body. Notice to the governing body shall be filed in the form of a report containing the following information:

(1) A detailed description of the proposed action, including a proposed construction schedule;

(2) All the reasons for the proposed action;

(3) A map indicating the land proposed to be acquired or on which the proposed dwellings, commercial or industrial facilities, or water or sewer facilities to serve nonfarm structures are to be constructed;

(4) An evaluation of anticipated short-term and long-term adverse impacts on agricultural and forestal operations within the district and how such impacts are proposed to be minimized;

(5) An evaluation of alternatives which would not require action within the district; and

(6) Any other relevant information required by the governing body.

(B) Upon receipt of a notice filed pursuant to subsection A, the governing body, in consultation with the planning commission and the advisory committee, shall review the proposed action and make written findings as to (i) the effect the action would have upon the preservation and enhancement of agriculture and forestry and agricultural and forestal resources within the district and the policy of the Agricultural and Forestal Districts Act; (ii) the necessity of the proposed action to provide service to the public in the most economical and practical manner; and (iii) whether reasonable alternatives to the proposed action are available that would minimize or avoid any adverse impacts on agricultural and forestal resources within the district.

(C) If the governing body finds that the proposed action might have an unreasonably adverse effect upon either state or local policy, it shall (i) issue an order within 90 days from the date the notice was filed directing the agency, corporation or political subdivision not to take the proposed action for a period of 150 days from the date the notice was filed and (ii) hold a public hearing, as prescribed by law, concerning the proposed action. The hearing shall be held where the governing body usually meets or at a place otherwise easily accessible to the district. The County shall publish notice in a newspaper having a general circulation within the district, and mail individual notice of the hearing to the political subdivisions whose territory encompasses or is part of the district, and the agency, corporation or political subdivision proposing to take the action. Before the conclusion of the 150-day period, the governing body shall issue a final order on the proposed action. Unless the governing

body, by an affirmative vote of a majority of all the members elected to it, determines that the proposed action is necessary to provide service to the public in the most economic and practical manner and will not have an unreasonably adverse effect upon state or local policy, the order shall prohibit the agency, corporation or political subdivision from proceeding with the proposed action. If the agency, corporation or political subdivision is aggrieved by the final order of the governing body, an appeal shall lie to the circuit court having jurisdiction of the territory wherein a majority of the land affected by the acquisition is located. However, if such public service corporation is regulated by the State Corporation Commission, an appeal shall be to the State Corporation Commission.

(Ord. 11-4-98)

Sec. 3.1-13. - Withdrawal of land from a district; termination of a district.

(A) At any time after the creation of a district within the County, any owner of land lying in such district may file with the County a written request to withdraw all or part of his land from the district for good and reasonable cause. The program administrator shall refer the request to the advisory committee for its recommendation. The advisory committee shall make recommendations concerning the request to withdraw to the local planning commission, which shall hold a public hearing and make recommendations to the governing body. Land proposed to be withdrawn may be reevaluated through the Virginia Land Evaluation and Site Assessment (LESA) System. The landowner seeking to withdraw land from a district, if denied favorable action by the governing body, shall have an immediate right of appeal de novo to the circuit court serving the territory wherein the district is located. This section shall in no way affect the ability of an owner to withdraw an application for a proposed district or withdraw from a district pursuant to subsection (iv) of subdivision (1) of Section 3.1-6 or Section 3.1-10 of this chapter.

(B) Upon termination of a district or withdrawal or removal of any land from a district created pursuant to this chapter, land that is no longer part of a district shall be subject to roll-back taxes as are provided in section 58.1-3237 of the Code of Virginia.

(C) Upon termination of a district or upon withdrawal or removal of any land from a district, land that is no longer part of a district shall be subject to those local laws and ordinances prohibited by the provisions of subsection B of Section 3.1-11 of this chapter.

(D) Upon the death of a property owner, any heir at law, devisee, surviving cotenant or personal representative of a sole owner of any fee simple interest in land lying within a district shall, as a matter of right, be entitled to withdraw such land from such district upon the inheritance or descent of such land provided that such heir at law, devisee, surviving cotenant or personal representative files written notice of withdrawal with the governing body and the commissioner of the revenue within two years of the date of death of the owner.

(E) Upon termination or modification of a district, or upon withdrawal or removal of any parcel of land from a district, the governing body shall submit a copy of the ordinance or notice of withdrawal to the local commissioner of revenue, the State Forester and the State Commissioner of Agriculture and Consumer Services for information purposes. The commissioner of revenue shall delete the identification of such parcel from the land book and the tax map, and the governing body shall delete the identification of such parcel from the zoning map, where applicable.

(F) The withdrawal or removal of any parcel of land from a lawfully constituted district shall not in itself serve to terminate the existence of the district. The district shall continue in effect and be subject to review as to whether it should be terminated, modified or continued pursuant to Section 3.1-10 of this chapter.

(Ord. 11-4-98; Ord. 11-18-15)

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
Case: SUP 23:10 Antioch Baptist Church

From**:** Jason Overstreet, Senior Planner
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: Antioch Baptist Church

Representative: Pastor Dave Vogt

Requested Action: **SUP 23:10 Antioch Baptist Church** – A Special Use Permit request in the A-1, Agricultural, General District to operate a Daycare center under §22-4-2.2 on 9.3 ± acres and known as Tax Map 26 Section A Parcel 15. The existing church is located at 4422 Antioch Road and it is located in the Rural Preservation Area and Cunningham Election District.

Existing Zoning: A-1, Agricultural, General

Existing Land Use: Antioch Baptist Church

Planning Area: Rural Preservation Planning Area

Adjacent Land Use: The surrounding area is zoned A-1, Agricultural, General

Comprehensive Plan:

The Comprehensive Plan designates this property as within the Rural Preservation Planning Area. According to this chapter, "The rural preservation areas are intended to be the least developed areas of the county" along with rural land uses that support the rural quality of life.
The Comprehensive Plan recommends that development within Rural Preservation areas preserve the character of the area and promote economic development. Accordingly, "Some additional 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 Antioch 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 daycare center may provide employment opportunities to those who reside in Fluvanna County. It will provide a needed daycare service to the residents in the area and in the overall Scottsville market.

Technical Review Committee:

1. The Fluvanna County Environmental Health Department provided these comments:

   Antioch Baptist Church is served by well and septic.

   - Septic System
     - The septic is old and under sized and the only operating permit filed with BHRD is for 70 gallons per day.
     - Antioch Baptist hired Enviro-Klean Co. and Arthur Septic to evaluate current system and design a new system. See attached report.
     - Antioch Baptist has also filled a Letter of Intent with BHRD. See attached letter.
     - Both of theses submitted document has satisfied the BRHD to conduct an Environmental Sanitation Inspection so Antioch Baptist can submit to Department of Education for Day-care licenses
     - Site visit was made drain-field was walked no signs of failure.
   - Drinking Water Well
     - Antioch Baptist is pursuing an operating permit through the Office of Drinking Water-VDH
     - Operating permit must be issued before day-care can open.

   No food service will be provided therefore no food service permit will be needed.

2. The Building Official stated he is prepared to issue the necessary A3/E certificate of occupancy required for operation of the facility once ADA door handles are added to the newly installed exterior doors that were required for this use.

Planning Analysis:

Antioch Baptist Church is requesting a special use permit in order to operate a daycare center that may provide childhood educational and pre-school services for up to 37 children, ages 6 months to 5 years of age. The applicant proposes to use 6 classrooms of their worship center to offer daily daycare services from 7:00 a.m. through 6:00 p.m.

Staff has confirmed that the required A3/E occupancy permit will be issued by the Building Official, and that the proposed classrooms meet the code requirements necessary to operate the center. Exterior doors to provide direct access to the outside of the building have been added to the classrooms and ADA door fixtures will be installed.

The Virginia Department of Health has determined that the existing septic system is under sized and will need to be upgraded or replaced in order to process the increased daily water use. The

applicant has provided a signed letter of intent to replace the existing septic system by January 2026. The applicant has also had the existing system evaluated by Enviro-Klean Co. who has made upgrades to the existing system and installed a water meter. Based on their evaluation, Enviro-Klean recommends approval for a daycare facility limited to 39 children and 8 adults.

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 church has been located in the Antioch area for more than eighty years and is an anchoring component of the community. The increase to local traffic will be negligible and the additional noise that may be generated will be minimal, therefore it does not appear that the established rural pattern of the community would be altered or changed.

Second, the proposed use should be compatible with the uses permitted by right in that zoning district and shall not adversely affect the use/or value of neighboring property.

The daycare center is compatible with existing by right civic and commercial uses which are very limited in the A-1 zoning distrit. The surrounding land use is low density residential and should not be adversely affected by the proposed daycare use.

Conclusion:

The Planning Commission should consider any potential adverse impacts to the surrounding community, such as traffic entering and exiting the property, noise, or potential visual impacts to adjacent properties. The daycare center will provide a needed service to the residents in this area of the county who have indicated their support of the Daycare use as indicated by the letters of support found within the application packet.

Recommended Conditions

If approved, Staff recommends the following three conditions:

1. Daycare center hours of operation shall be 7:00 am to 6:00 pm, Monday through Friday.
2. The Board of Supervisors, or representative, reserves the right to inspect the business for compliance with these conditions at any time.
3. Under Sec. 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 23:10, a request to permit a Daycare center with respect to 9.3 ± acres of Tax Map 26 Section A Parcel 15 with the three conditions as described in the staff report.

Fluvanna County Planning Commission
P.O. Box 540
132 Main Street
Palmyra, VA 22963

Dear Members,

As residents of Fluvanna County, we are writing this letter to express our full support for granting Antioch Christian Academy a Special Use Permit for the planned daycare and preschool within Antioch Baptist Church.

We kindly ask that you consider the significant childcare needs of current and future parents of young children in this continuously growing community and support the approval of this Special Use Permit.

We thank you for your time and dedication to our community and appreciate your support of Antioch Christian Academy.

Sincerely,

(Amanda Mauck)
Kimberleigh Draper
Scott Wright

Fluvanna County Planning Commission
P.O. Box 540
132 Main Street
Palmyra, VA 22963

Dear Members,

I am writing this letter to express my full support for granting Antioch Christian Academy a Special Use Permit for the planned daycare and preschool within Antioch Baptist Church.

As a parent in the Fluvanna community and a local childcare center administrator, I can attest to the dire need of more childcare options for parents in our area. At my previous center, we had well over 100 families on our waitlists for children ages newborn to five years of age, over 75% of which were for children under the age of two years old. I spoke to numerous parents every week that were desperately seeking care for their young children and were waitlisted everywhere they had called. Many parents expressed to me that they would have to turn down job opportunities or put their child(ren) in a childcare situation that they weren't confident in or comfortable with simply because they had no other options.

The need for more childcare centers for our current population is already severe, but an increase in housing developments and population growth is happening every week. Our community not only needs Antioch Christian Academy, but numerous other childcare centers as well.

As the slated Director of Antioch Christian Academy, I can say with full confidence that the program we are building will provide a service to the community that stems well beyond high-quality daily childcare needs. Our goal is to provide emotional, physical, and spiritual support to the entire family of the children enrolled in our program. Antioch Baptist Church has always prioritized ministering to entire family units from the youngest member of the family to the oldest.

I thank you for your service to Fluvanna residents and appreciate your support of Antioch Christian Academy's mission to serve residents as well!

Sincerely,

Dorothy J. Houchens

Dorothy J. Houchens
Director, Antioch Christian Academy

Dear Fluvanna County Board of Supervisors,

My name is Sarah Carter and I am writing this letter requesting your support of the special use permit for Antioch Baptist Church so that they can open Antioch Christian Academy. I am a member of Antioch Baptist Church as well as a mother who would be sending her child to the future Antioch Christian Academy.

Safe, nurturing, and affordable childcare is a huge need in Fluvanna and all surround areas. There is a childcare shortage/crisis and there are not enough spaces for families to find reliable care in order for parents to be able to work. The opening of Antioch Christian Academy would meet a major need for the community and allow families to have affordable care, which allows them to work and build financial stability as well as the local economy. The opening of the academy would also provide employment to several teachers, which would likely be individuals who live in Fluvanna County.

This church has an active committee and board who are involved in the planning and implementation of the academy. There is already sufficient space and structure for the school to be successful. I have no doubts that this school would thrive and be an asset to the community.

Thank you for considering this special use permit and I request that you approve the permit and support Antioch Baptist Church as they take steps to support the county in a much needed way.

Warmly,

Sarah Carter

Sarah Carter

To whom it may concern at the Fluvanna County Planning Commission and Fluvanna County Board of Supervisors,

I am writing as a prospective future family of Antioch Christian Academy in support of their permit being approved as quickly as possible and the school to be able to open as soon as possible. The Scottsville area is in dire need of childcare options. Our family alone has been on waitlists for current childcare options that are appropriate and affordable for our 2 parent working family for over a year.

Thank you for your time and consideration,

Sincerely,

McKenzie Marshall

McKenzie Marshall and Family

Dear Board of Supervisors,

I just wanted to express the need that has been brought to our attention at Antioch Baptist Church. Since this has been noticed, as a member of the church, I have been contacted by many community members, church members, surrounding counties, and a county employee asking when we are going to open, since most if not all daycares/preschools are full or at compacity and/or the parents want a faith-based school.

As the county continues to grow the need for a faith-based, safe, loving, and affordable daycare/preschool grows also. Antioch Christian Academy and Antioch Baptist Church will fulfill that need while providing jobs to those who are seeking and are qualified.

Thank you for your time and God bless,



Jessica Partusch

Dear Fluvanna Funding Commission,

I'm writing to offer my heartfelt support for Antioch Baptist Church and the proposed Antioch Christian Academy. As someone who has directly witnessed the demand for and scarcity of high-quality childcare options for our children I can personally attest to the urgent need for this project in our community. Please grant the opening of this school as we have another child on the way and providing a safe, reliable & supportive environment for the generations to come is essential to me and this community.

Thank you for your time and consideration.

Heather Bielke

Hbielke101@gmail.com

434-872-1527



Dear Fluvanna Planning Commission,

I'm writing to show my support for Antioch Christian Academy. I live in Fluvanna County and believe that Antioch Christian Academy will benefit my community.

Antioch will provide families a school option that includes academics as well as essential values such as safety, community, fun, and personal growth. This program, I feel, will benefit our pupils and produce contributing citizens.

I support the approval of Antioch Christian Academy to serve our community's children and parents. I value the mission and approach of Antioch Christian Academy and I would be pleased to see a school of choice in the community.

Thank you,

Brandon Bossieux

434-981-1069



To whom it may concern,

I am writing to express my support for Antioch Christian Academy. We are in great need of a wonderful Christian program for our children, which Antioch Christian Academy is working diligently to provide for our community. The program they have been working to implement, is founded on everything my family and many other families in the area values and desires in a childcare program. With the many hurdles they have faced, they have remained focused on creating this school. There are many families praying for this school to open. Please allow them to continue moving forward with the necessary permits. Our children and community will be greatly impacted by this program.

All the Best,

Kristen Bunch
KristenBunch521@gmail.com

Elaine Taylor
497 Boxwood Lane
Palmyra, VA 22963
lanie.newton@gmail.com
434-882-8806
November 30, 2023

To Whom it may concern:

We are writing this letter with great enthusiasm and wholehearted support for the establishment of Antioch Christian Academy , a Christian school that embodies the values and principles of a Christ-centered life. As a member of our community and a firm believer in the importance of quality education rooted in Christian values, We are convinced that the creation of this school will contribute significantly to the spiritual and academic growth of our children. The necessity for child care in our community is no secret and the necessity for quality, Christian based childcare is even higher for children of all ages.

In a world that often presents conflicting ideologies and challenges to the Christian way of life, it is crucial to provide our children with an environment that fosters a strong foundation in both faith and education. Antioch Christian Academy promises to be a haven where young minds can flourish academically while being nurtured in a community of shared beliefs and moral values.

We believe that the establishment of Antioch Christian Academy will serve as a beacon of light, guiding our youth towards a path of righteousness and wisdom. The integration of Christian principles into the curriculum will not only equip students with knowledge but also instill in them a sense of purpose, compassion, and ethical responsibility.

Moreover, the nurturing of a close-knit Christian community within the school will offer a supportive network for both students and their families. The relationships formed in such an environment will undoubtedly contribute to the overall well-being and spiritual growth of all involved.

We are confident that the dedicated individuals who have taken on the responsibility of bringing Antioch Christian Academy to fruition have the vision, passion, and commitment required to make it a resounding success. Their leadership and the

support of the community will undoubtedly lead to the development of well-rounded individuals who are not only academically proficient but also grounded in their Christian faith.

In conclusion, we wholeheartedly endorse the establishment of Antioch Christian Academy and am excited about the positive impact it will have on the lives of our children and the broader community. May this endeavor be blessed abundantly, and may Antioch Christian Academy become a shining example of the values we hold dear.

Thank you for your time and consideration.

Sincerely,

Lanie and Brandon Taylor

ANTIOCH BAPTIST CHURCH

Amanda Mauck <office@antiochva.org>

Letter

1 message

Jessica Partusch <jpart1985@gmail.com> Fri, Dec 1, 2023 at 11:16 AM
To: Amanda Mauck <office@antiochva.org>

To whom it may concern,

I wanted to address the need for an affordable, christian daycare and preschool program in Fluvanna County. As a long time resident there are very few christian daycares and preschools, or any daycares and preschools in general in this county. As the county proceeds to grow the need and want is there for a faith-based daycare and preschool.

As a mission of Antioch Baptist Church, we want to provide a safe and loving environment for the children of this community. It is time to bring God back into the school and curriculum.

Thank you for your time,

Tammy Clements

ANTIOCH BAPTIST CHURCH

Amanda Mauck <office@antiochva.org>

(no subject)

Wanda Lyn Pace <wanda.l.pace.gk9b@statefarm.com>
To: "office@antiochva.org" <office@antiochva.org>

Fri, Dec 1, 2023 at 8:44 AM

Fluvanna County Board,

To find a day care for infant's is very difficult. The waiting list are either very long or it is not affordable. My son and his wife want our grandson to be in a loving, Christian environment. The Antioch Christian Academy will provide that. We are members at Antioch and have found there is a need for affordable childcare for infants. We would appreciate it if you would approve our application so we can open our day care and begin providing this much needed child care option. I would like to know my grandson is being well cared for in a safe place and Anticoch will provide that.

Thank you

Wanda Pace

ANTIOCH BAPTIST CHURCH

Amanda Mauck <office@antiochva.org>

Antioch Christian Academy

1 message

james pace <jim2sher@hotmail.com> Fri, Dec 1, 2023 at 8:50 AM
To: "office@antiochva.org" <office@antiochva.org>

I do support the use of the Sunday School rooms at Antioch for the Day Care.
Signed: Sherron V. Pace

Gmail Amanda Mauck <adshreves@gmail.com>

Support of Antioch Christian Academy

1 message

susie Lawhorne <slawhorne24@gmail.com> Fri, Dec 1, 2023 at 10:36 AM
To: "adshreves@gmail.com" <adshreves@gmail.com>
Cc: Kayla Lawhorne <klawhorne9@gmail.com>, susie Lawhorne <slawhorne24@gmail.com>

Dear Fluvanna Planning Commission,

I am writing to you in support of Antioch Christian Academy. I feel this will be a valuable asset to our community. Our mission of our Church is to **LOVE, CONNECT, GO, and GROW.** We have many outreach programs; HOPE for Appalachia Boxes and Operation Christmas Child to name a couple. These outreach ministries are an important part of our community as we can give back to others that are less fortunate in other parts of our country and the world with essential items such as socks, toothpaste, toothbrushes, and small toys. Things that we tend to take for granted that these children will cherish for years to come. Now it is time for our Church to give back to our growing community and offer this wonderful program to our children. Some of our core values are that we are a **Christ Centered Church.** We want to model Jesus to our children and bring them to a closer relationship with Jesus Christ. Another core value at Antioch is that we are a **Family Friendly Church.** With Antioch Christian Academy, we are a church that will have activities and programs designed for children of all ages. What a wonderful way that we can serve our children that is right here in our community.

My newborn grandson is enrolled in Antioch Christian Academy. I believe this is where he will grow and flourish in his faith and studies as he gets older. I would not want him to be anywhere else. It is my hope and prayer that the Fluvanna County Board of Supervisors will approve the permit request for Antioch Christian Academy. Thank you for your time.

Respectfully,

Susie Lawhorne

RECEIVED
OCT 30 2023
Fluvanna County

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

Owner of Record: Antioch Baptist Church
Address: 4422 Antioch Road Scottsville, VA 24590
Phone: (434) 286-6315 Fax: —
Email: office@antiochva.org

Applicant of Record: Antioch Baptist Church
Address: 4422 Antioch Road Scottsville, VA
Phone: (434) 286-6315 Fax: —
Email: office@antiochva.org

Representative: David Vogt Pastor
Address: 2633 Antioch Road
Phone: (434) 960-7613 Fax: —
Email: pastordave@antiochva.org

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) Map # 26 A 15 / Plat 985-228

Acreage 9.295 **Zoning** A-1

Location of Parcel: PLAT 985-228 / 4422 Antioch Road

Deed Book and Page: 985 pg. 228

If any Deed Restrictions, please attach a copy

Request for an SUP for the purpose of: Daycare in current worship Center

*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.

AMANDA MAUCK
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES OCT. 31, 2025
COMMISSION # 7940013

Date: 10/26/23 **Signature of Owner/Applicant:**

Subscribed and sworn to before me this 26th day of October ,20 23

Notary Public:

Register # 7940013

My commission expires: October 31, 2025

Certification: Date:

AMANDA MAUCK NOTARY PUBLIC COMMONWEALTH OF VIRGINIA MY COMMISSION EXPIRES OCT 31, 2025 COMMISSION 7940013

Office Use Only		
Date Received: 10/30/2023 Pre-Application Meeting:	PH Sign Deposit Received: 10/30/2023	Application #: SUP 23 :10
$800.00 fee plus mailing costs paid: check 6530	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: Cunningham	Planning Area: Rural Preservation	

Public Hearings	
Planning Commission	**Board of Supervisors**
Advertisement Dates:	Advertisement Dates:
APO Notification:	APO Notification:
Date of Hearing:	Date of Hearing
Decision:	Decision:

RECEIVED
OCT 30 2023
Fluvanna County
Planning Dept

Commonwealth of Virginia

County of Fluvanna

Public Hearing Sign Deposit

Name: Antioch Baptist Church

Address: 4422 Antioch Road

City: Scottsville

State: VA Zip Code: 24590

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 thisdeposit.

Pastor
Applicant Signature

10/26/23
Date

*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.

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

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?

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

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: • Plot plan or survey plat at an appropriate scale • Location and dimension of existing conditions and proposed development • *Commercial and Industrial Development*: parking, loading, signs, lighting, buffers and screening • Copy of the Tax Map showing the site (preferred) • General Location Map (preferred)	
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:	
• Technical Review Committee review and comment • Determine all adjacent property owners • Placed as a Public Hearing on the next available agenda of the Planning Commission.	
Notification of the scheduled Public Hearing to the following:	
• Applicant • All adjacent property owners • Local Newspaper advertisement	
Staff Report to include, but not be limited to:	
• General information regarding the application • Any information concerning utilities or transportation • Consistency with good planning practices • Consistency with the comprehensive plan • Consistency with adjacent land use • Any detriments to the health, safety and welfare of the community.	

For Applicant

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.

RECEIVED
OCT 30 2023
Fluvanna County
Planning Dept

ANTIOCH BAPTIST CHURCH
4422 Antioch Road, Scottsville, Virginia 24590 | www.antiochva.org | 434.286.6315

SPECIAL USE PERMIT | SUPPLEMENTAL INFORMATION

We are making this request for our Worship Center at 4422 Antioch Road, Scottsville, VA 24590. Our proposal is to use 6 classrooms for the purpose of providing early childhood education and preschool services for 37 children ages 6 months – 5 years of age from 7:00am – 6:00pm.

Currently our Certificate of Occupancy is Use Group A3. We are in Zone A-1. Our proposal is to offer educational services to our community on a daily basis all year. We are applying for a A3/E Certificate of Occupancy and have made all necessary changes addressed by Andy Wills in his inspection. Now, we would like to be granted this Special Use Permit so that we can complete the Certificate of Occupancy application process.

There are no intended effects to adjacent property or surrounding neighborhoods. There should be no significant increase in traffic or noise level associated with children on the premises. There will be a welcomed increase in activity in our Worship Center during the week, but it will be minimum.

Based on birth rates and waiting lists, this community desperately needs more quality childcare. Working parents need a safe place to leave their most precious gifts. Preschoolers and toddlers need to be prepared for the elementary school environment. And we've conducted enough interviews with qualified candidates to know that people in this county need jobs. This is our attempt to address these needs.

David Vogt, Lead Pastor

10/24/23
Date

ANTIOCH BAPTIST CHURCH
4422 ANTIOCH RD
SCOTTSVILLE, VA 24590

6530
68-426/514

10-28-23
Date

PAY to the order of Fluvanna County $ 800.00
Eight hundred and 00/100 Dollars

Photo Safe Deposit® Details on back

BB&T BRANCH BANKING AND TRUST COMPANY
1-800-BANK BBT BBT.com

For ACA permit Signature Melissa Tapscott MP

⑆051404260⑆0000252144099⑈06530

Harland Clarke

ANTIOCH BAPTIST CHURCH
4422 ANTIOCH RD
SCOTTSVILLE, VA 24590

6531
68-426/514

10-28-23
Date

PAY to the order of Fluvanna County $ 90.00
Ninety and 00/100 Dollars

Photo Safe Deposit® Details on back

BB&T BRANCH BANKING AND TRUST COMPANY
1-800-BANK BBT BBT.com

For ACA Sign Signature Melissa Tapscott MP

⑆051404260⑆0000252144099⑈06531

Harland Clarke


637
Antioch Rd
Antioch Baptist Church
Antioch Baptist Church Cemetery
Rolling Rd S
620

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

MEMORANDUM

Date: December 1, 2023

From: Valencia Porter

To: Douglas Miles

Subject: APO Memo Complete

Please be advised the attached letter went out to the attached list of Adjacent Property Owners for the December 12, 2023 Planning Commission meeting.

COUNTY OF FLUVANNA

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Palmyra, VA 22963
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PUBLIC HEARING NOTICE

December 1, 2023

SUP 23:10 Antioch Baptist Church – Special Use Permit Daycare Center

This is to notify you that the Fluvanna County Planning Commission will hold a public hearing on:

Meeting: Planning Commission Regular meeting

Date: **Tuesday, December 12, 2023 at 7:00 pm**

Location: Carysbrook Performing Arts Center
8880 James Madison Highway Fork Union, VA 23055

SUP 23:10 Antioch Baptist Church – A Special Use Permit request in the A-1, Agricultural, General District to operate a Daycare center under §22-4-2.2 on 9.3 +/- acres and known as Tax Map 26 Section A Parcel 15. The existing church is located at 4422 Antioch Road and it is located in the Rural Preservation Area and Cunningham Election District.

Please be advised that you can attend the meeting in person where you will have an opportunity to provide any Public comments. Instructions for public participation in the Public Hearing will be available on Fluvanna County's website along with the Meeting Agenda and Staff Report.

You can visit Fluvanna County, 8:00 am – 5:00 pm, Monday through Friday, if you have any questions regarding this Special Use Permit application request. Please contact the Fluvanna County Planning & Community Development at 434.591.1910 or at planning@fluvannacounty.org

Sincerely,

Douglas Miles

Douglas Miles, AICP, CZA
Community Development Director

ADJACENT PROPERTY OWNERS SUP 23:10

TAX MAP	NAME	ADDRESS	CITY/STATE/ZIP
26- 17- 8	ANTIOCH CEMETERY ASSOCIATION	4422 ANTIOCH RD	SCOTTSVILLE, VA 24590
26-A-27A	DENBY, EDWIN J & ROSE M	4421 ROLLING RD S	SCOTTSVILLE, VA 24590
26-A-15B	KIDD, NANCY ALDRIDGE	4629 ROLLING RD S	SCOTTSVILLE, VA 24590
26-13-4A	MADRID, JESUS ANTONIO GOMEZ	4612 ROLLING RD S	SCOTTSVILLE, VA 24590
26-13-4B	SPILLMAN, RYAN & KAYLA MCLAUGHLIN	4578 ROLLING RD S	SCOTTSVILLE, VA 24590
26-12-2	WARD, DONNIE W	2918 LONG ACRE RD	PALMYRA, VA 22963

ANTIOCH
CHRISTIAN ACADEMY

FAMILY HANDBOOK

Revised July 20, 2023

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Written Contract 15

WELCOME!

Welcome to Antioch Christian Academy! Together, we will best support your child's cognitive, emotional, physical, social and spiritual growth. We are so glad you're here!

WHO WE ARE

Antioch Christian Academy (ACA) is a Bible-believing, Christ-centered, family-friendly, mission-minded & prayer-powered school founded by Antioch Baptist Church.

Mission

Our Mission is to teach our students to love God, to provide them with a positive learning environment centered around God, and to launch them out as arrows that pierce the darkness of the world by proclaiming the Gospel of Jesus Christ.

Statement of Faith and Academic Philosophy

Our ultimate goal is to equip our future students with Biblically-sound spiritual and academic foundations so that they are equipped to go out into the world with a Christ-like mindset, and eventually raise up the generation after them with those same Biblically-sound values. In everything we do, we strive to bring people closer to relation with Jesus Christ. We believe that the Bible is God's word and strive to be true to the Scriptures. Jesus said His house would be called a house of prayer. We want everything we do to be powered by prayer in the Holy Spirit. We also believe that our main purpose is to spread the Good News about Jesus Christ in our neighborhoods and to every nation!"

Standards and Ratios

Our staff qualifications and child to teacher ratios meet or exceed local and state requirements. Our operational plan is built using licensing standards and "best practice" standards as the framework. And our staff is always available to discuss any special needs or concerns you may have.

We are a religiously exempt preschool program. Therefore we are not regulated by the Virginia Department of Education. Our academy serves children from ***6 weeks to 12 years of age.*** Classrooms are based on ages and state mandated ratios. Plus, we allow for the overlapping of certain ages according to differing developmental stages.

What You Can Expect

Schedule

7:00-8:30	Drop-Off
8:30-9:00	Morning Snack/Breakfast
9:00-9:15	Circle Time/Morning-Meeting
9:15-9:45	Chapel
9:45-11:45	Learning & Academic Period (at least 30 minutes of outdoor exploration)
11:45-12:15	Lunch
12:15-2:30	Rest/Nap
2:45-3:00	Afternoon Snack
3:00-6:00	Free-Play/Pick-Up (at least 30 minutes of outdoor exploration)

Mornings

- Drop-off begins at **7:00 a.m.**
- Children have morning stations with a variety of activities for engagement.
- You may drop off in a room different from child's homeroom to maintain ratios.

Chapel

- All students sing, pray and learn more about God: Father, Son & Holy Spirit

Curriculum

- ACA utilizes "Our Father's World" curriculum in our preschool-age classrooms.
- Please request a copy or learn more at mfwbooks.com.

Meals and Snacks

- ACA does not provide snacks or lunches.
- Parents will need to pack snacks and lunch for their child.
- Please follow our packing guidelines found on page 8 and 9.

Rest Time

- All students will have rest time after lunch and cleaning up.
- All students will not sleep, but all will be given the opportunity to rest.
- Quiet activities will be offered to a child who has not fallen asleep after 30 minutes.

Outdoor Exploration

- We spend a lot of time exploring God's creation in nature at ACA.
- Students usually have morning and afternoon outdoor exploration time.

- Time outside improves moods, encourages creativity, facilitates social relationships, and allows students to use gross and fine motor skills.

Evenings

- Students may be combined with other classes to maintain state required ratios.
- Students will still have access to a variety of learning materials and activities.
- You may pick your child up in a room different from his or her homeroom.
- Pick-up location will be communicated through the Procare app daily.

What We Expect

Arrival and Departure

Arrivals

- Please arrive no later than 8:30 a.m. to allow them to participate fully in the day.
    - Please call the office or message via Procare if your child will be late.
    - Please ensure that your child is left with a teacher or staff member.
- You are required to sign your child in and out each day through the Procare app on your cell phone.
- QR codes are posted on the front door and on each classroom door.

Departures

- ACA is not responsible for a child once he/she has been signed out of Procare.
- ACA will attempt to contact you and your emergency contacts if your child is not picked up by 6:00pm.
    - We will notify the local police department and/or the Department of Social Services after 6:30 pm.
- Parents will be charged $2.00 per minute after 6:00pm.
- Recurrent or frequent late pick-ups may eventually result in termination of care.

Assessments and Parent-Teacher Conferences

- Assessments are based on developmental milestones outlined by the CDC.
    - They will be administered twice a year to measure cognitive, social and emotional development.
- Parent-Teacher conferences will be scheduled once assessments are completed.

Birthdays

- Birthdays are exciting blessings that are worth celebrating.

- Please let your child's teacher know if you would like to visit to celebrate your child's birthday.
- Please ask the teacher about classroom allergies if you are going to bring in an edible treat. We encourage non-food related treats.

Clothing

- Please dress your child in comfortable, weather-appropriate, play-clothes for a school day that includes outdoor exploration, craft activities and more.
    - We make every effort to use washable art items, but occasionally even washable products stain clothes.
- Please dress your potty training or preschool-age child in clothes he or she can easily remove by his or herself in the restroom.
    - Please avoid overalls, fancy dresses, difficult buttons, etc.
- Please put your child's name or initials on all coats, hats, gloves, etc.
- Please send at least one (1) back-up set of seasonally-appropriate clothes for your child in a large Ziploc bag labeled with your child's first and last name to be kept at school.
    - The teacher will send home a reminder when it is time to change from warm to cool weather clothes and vice versa.

Closings, Delays & School Calendar

Antioch Christian Academy will communicate delays and closings on our Facebook page, local television stations and the Procare app.

ACA will be closed in observance of the following holidays. Please refer to the current school year calendar for specific closure dates.

New Year's Day	January 1st
Martin Luther King Jr. Day	Third Monday in January
Easter	Good Friday before Easter and the following Monday
Memorial Day	Last Monday in May
Juneteenth	June 19th or date observed
Summer Break	Last full week of June during Antioch VBS
Independence Day	July 4th or date observed
Teacher Workdays	Select days in August
Labor Day	First Monday in September
Thanksgiving	Fourth Wednesday, Thursday & Friday of November
Christmas	The week between Christmas Eve and New Years

Communication

- **In-Person:** *Please come visit us!*
  - Also, come share your special talent or interest with our students
  - We'd love for you to be a mystery reader
- **Procare:** *Use our easy, interactive app!*
  - Teachers send updates, photos and videos or direct messages between
  - It's where you check in, check out, pay and so much more
- **Newsletters and Emails**: *Additional important information!*
  - Events for your child's class as well as school-wide correspondences

ACA will do everything in its power to ensure effective communication between families and the academy. We foster communication with families, so please utilize your preferred method.

Discipline | Encouragement Strategy

We use the 3 R's language strategy to maintain a safe and nurturing learning environment. Staff encourages good decision making by using:

1. ***Reinforcing language***
   - We offer positive feedback and recognize the efforts our students.
   - We encourage by saying things like: "I really appreciate my friends who are being patient!"
2. ***Reminding language***
   - We address students who are beginning to get off task or test boundaries.
   - We encourage by asking questions like: "How can we be more kind to our friends?"
3. ***Redirecting language***
   - We help students who are off track or breaking rules by requiring they stop the behavior and make the appropriate change.
   - We make kind-hearted commands like: "Please come over here and sit next to me. I think we have too many distractions."

Discipline | Escalation Plan

- **1st Time:** *Teacher redirects*
- **2nd Time:** *Teacher issues a verbal warning*
  - Teacher informs student of consequences.

        - Maintaining eye contact with the child and ask the child to repeat the consequence is important.
- **3rd Time:** *Student takes a break*
    - Teacher requires that the child take a break in a designated space away from classroom activity
    - Student must stay within the teacher's sight
    - Teacher will discuss why the child had to take a break and what he or she could have done differently when the child looks ready to rejoin the group
    - The incident is over and the child is treated with the same affection and respect shown to the others once the child returns to the group
- Teachers will consult the Director if this strategy is not effective.
- Parents will be contacted if the behavior continues after repeated attempts and new strategies are introduced.

Discipline | Suspension

A child may be suspended from the school by the Director for up to two school days without prior notification of the School Board. In such cases, the Chairman of the Board and the Secretary must be notified within 24 hours of the action. If, after consideration of the matter, it is determined to warrant stronger discipline, a hearing will be scheduled.

The parents of the child will be notified of the time, place and purpose of the hearing by the Chairman of the School Board or his/her designee. If parents, when notified of the suspension, wish to appeal the suspension, they will contact either the Director or an officer of the School Board. An appeal hearing will be scheduled. Prior to the meeting, the Director will provide documentation to the Board regarding the incident(s).

At the hearing, both the Director and the parents/guardians with both parties present will take turns explaining the circumstances of the situation. Both parties will leave, and the Board will discuss the situation.

Members of the Board will vote regarding the action to be taken. If a hearing cannot be held within the time of the original suspension, the child may return to class until the hearing can be held. However, in no circumstance, will a period of greater than one week elapse between the time of the suspension and the hearing.

Discipline | Expulsion

The authority to expel a child will be at the discretion of the Director and the School Board as a last resort.

Emergency Contacts

- ACA needs at least two (2) up-to-date emergency contact persons on file.
- Please complete the emergency contacts for your child(ren) and provide all details to the best of your ability.
- These emergency contacts can have the same physical address but must have different phone numbers listed.
- Please remember to update your child's account on Procare or contact the office if any information changes.

Food

Bottles: Breastmilk and Formula

- Bottles must be premade (or premixed).
- They are stored in the refrigerator and need to be ready to "heat and eat."
- Please label with the following information:
    - Child's Name
    - Current Date
    - Number of ounces
- Bottles will only be heated once and discarded after one hour if not completed.
- All infants requiring breastmilk or formula, must have at least one (1) day worth of formula or frozen breastmilk available, in case of emergency.

Meals & Snacks

- Please label the lunchbox and all containers with your child's name and date
- Lunch boxes that contain perishable food must contain an ice pack
- Please provide a labeled cup or water bottle for your child

Please **DO NOT** pack any of the following items in your child's lunch:

- Soda or caffeinated beverages
- Items containing nuts. We are a nut-free facility
- Canned foods that require a can opener
- Food items that are not fully cooked or prepared

Other

- **We are a nut free facility.** Please refrain from sending items containing nuts.

- Teachers are not permitted to serve foods that contain nut items. They will be left in your child's lunchbox.
- Students will need an insulated bag with an ice pack and enough items for morning snack, lunch, and afternoon snack
- All food should be pre-cooked and pre-cut
- We do not hold a license to cook food and we do not permit knives in the classroom to cut food into age-appropriate sizes
- The school will have back-up food items on hand should a student not have enough food for the day.
- Please list all food allergies on your child's registration form.
- **Please note that healthy food is an important part of brain function and can greatly support your child's learning.**

Illness

At School

You will be contacted immediately if your child shows symptoms of:

- Excessive leaking of bodily fluids from eyes, ears, nose, mouth or sores
- Fever of 100.4° or higher
- Headache and stiff neck
- Infections: parasites, lice, scabies, etc.
- Recurring vomiting or diarrhea (multiple episodes)
- Severe coughing
- Sore throat
- Pink eye: tears, redness of eyelid lining, swelling or discharge of pus
- Unusual spot or rashes

Parents will be charged $2.00 per minute after one (1) hour from notification of sick child.

At Home

Please do not send your child to school if he or she shows symptoms from the list above. We look forward to seeing your student back at school once:

- Antibiotics have been taken for 24 hours (if student has a bacterial infection)
- Completion of the contagious stage
- Diarrhea and vomiting has subsided for 24 hours
- Lice are under treatment, and NO NITS are present on hair
- Physician has approved readmission
- Pink eye has been treated and eyes are no longer discharging
- Reduction of fever to under 100° for 24 hours without fever reducing medication

Medication

- Parental authorization must be updated regularly and made easily accessible the entire time it is effective.
- Outdated medication will not be accepted nor administered.
- All medication must have the child's name on it along with a "use by" date.
- All medication must remain in its original container.
- Prescription medications must be in the original container provided by the pharmacy with correct identifying and dosage information.
- Medication will be locked in the Director's office and administered by someone who has received Medication Administration Training (MAT) certification.
- Parents will be notified immediately in the event a child have an adverse reaction to any medication.
- MAT personnel will document medication dispersion, adverse reactions and errors in administration in Procare.

Diaper Cream and Ointment

- ACA will only administer cream or ointment with written authorization noting possible adverse reactions.
- The product must be in its original container and labeled with the child's name.
- Creams and ointments will be treated as medicine but they may be administered by staff members without a MAT certification.

Insect Repellent

- ACA will only administer insect repellent with written authorization noting possible adverse reactions.
- The product must be in its original container with instructions for age, duration and dosage.
- The container must be marked with the student name and can be administered by staff members without a MAT certification.

Sunscreen

- ACA will only administer sunscreen with written authorization noting possible adverse reactions.
- The product must be in its original container, labeled with the child's name and can be administered by staff members without a MAT certification.

Medication and Other Products Forms are available in the Church office.

Outdoor Exploration

- All students are encouraged to always have an extra change of clothes.
- Play shoes are recommended because children love to get dirty outside and to play in the rain or snow.

Pick Up Authorization

- ACA will only release your child to an authorized individual.
- You may submit the additional names in your child's Procare account.
- ACA will require photo identification from anyone we do not recognize.
- Please advise all authorized individuals to have identification at pick-up.
- Only persons sixteen (16) years old or older can be listed as emergency contacts or authorized individuals.

Rest Time

- Please send a sheet, blanket and rest mat for each child.
- Sheets and blankets will be sent home each Friday for laundering.
- Cribs and sheets will be provided for infant families
- Blankets are not permitted for use in cribs.

Sole Custody

- You must supply a copy of the court order confirming the custody arrangement for our files if you have sole custody of your child and the child's other parent is not allowed to pick them up.
- ACA cannot refuse to release a child to a parent or legal guardian who shares legal custody of the child of he or she presents acceptable photo identification.
- Please inform the academy of any circumstances which might affect the student and if you are experiencing custody difficulties.

Suspected Child Abuse or Neglect

- Teachers and all other ACA employees are mandated reporters.
- The Director and employee will call the appropriate Social Services office or law enforcement agency if there is a reasonable cause to believe that any child with whom the employee comes in direct contact has suffered abuse, or that any person with whom the employee comes in direct contact has abused a child.
- Abuse can include but is not limited to physical injury, neglect, mental injury, threat of harm and sexual exploitation.

Transportation

- ACA does not provide any transportation to or from the facility at this time.

Tuition and Fees

- Tuition is due each Monday for the current week
- There will be no deductions, adjustments or refunds of tuition for absences due to illness, injury, holidays, inclement weather or any other reason.
- Payments can be made via credit card or ACH payments in the Procare app
- Please make your checks payable to Antioch Christian Academy.
    - $50 Fee: Charged for a check returned because of insufficient funds
    - Please use a labeled envelope for cash payments.
    - Cash and checks payments can be made in the Church office.
    - $25 Late Fee: Charged for all payments received after 6pm on Friday for the upcoming week.

Vacation

- Each student receives one (1) unpaid week each school year (August to July)

$100 Registration Fee

- One time. Non-refundable. One per family.

$50 Annual Materials Fee

- This money will go directly to your child's classroom account.
    - Teachers access this money throughout the year to buy materials and supplies for their classroom
    - These supplies are in addition to those provided by the child and ACA.

Unable to Pay

- Contact the Director to make arrangements for payment of the tuition and the late payment fee.
    - The Director may extend the time in which payment may be made.
- You forfeit your child's enrollment at ACA, and your child will not be permitted to return to the program if you do not contact the office to make arrangements for payment of the tuition and late payment fee for two (2) consecutive weeks.

Visitors

- ACA loves visits from custodial parents whenever their child is at school.
- Other visitors are welcome if arrangements have been made in advance.
- Visitors must sign in and have a picture ID.
- All guests must be accompanied by a staff member during their visit.

- ACA retains the right to exclude anyone who is not entitled to be present or would be a threat/danger to the children.

Withdrawals

- Please give ACA a written notice at least two (2) weeks prior to withdrawal.
- The school also has the right to withdraw your child without notice because of bad checks, failure to pay tuition or if your child is not able to safely and productively be a part of our school community.

WRITTEN CONTRACT

I _____ certify that I received and read the Antioch Academy Family Handbook.

I _____ understand and will adhere to all the policies contained within.

Name of child(ren) enrolled:

_____

Printed Name

_____

Signature

_____

Date

_____

COUNTY OF FLUVANNA

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PLANNING COMMISSION STAFF REPORT

To: Fluvanna County Planning Commission
From: Douglas Miles, AICP, CZA
Request: Camp request in Fluvanna County
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.

RECEIVED

MAY -- 1 2023

Fluvanna County Planning Dept

COMMONWEALTH OF VIRGINIA

COUNTY OF FLUVANNA

Application for Special Use Permit (SUP)

Owner of Record: Murcielago, LLC

Address: 27 Congress Street, Suite 502, Salem, MA 01970

Phone: 978.741.0049 Fax:

Email: kimpiver@mountidafarm.com

Applicant of Record: Sun Reventon Farm LLC

Address: 27777 Franklin Road, Suite 300, Southfield, MI 48034

Phone: 248.208.2602 Fax:

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: 05/01/2023	Pre-Application Meeting:	PH Sign Deposit Received: 05/01/2023	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: Southfield,

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 thisdeposit.

Applicant Signature per Applicant Date 4/28/2023

*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: • Plot plan or survey plat at an appropriate scale • Location and dimension of existing conditions and proposed development • *Commercial and Industrial Development*: parking, loading, signs, lighting, buffers and screening • Copy of the Tax Map showing the site (preferred) • General Location Map (preferred)	
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:	
• Technical Review Committee review and comment • Determine all adjacent property owners • Placed as a Public Hearing on the next available agenda of the Planning Commission.	
Notification of the scheduled Public Hearing to the following:	
• Applicant • All adjacent property owners • Local Newspaper advertisement	
Staff Report to include, but not be limited to:	
• General information regarding the application • Any information concerning utilities or transportation • Consistency with good planning practices • Consistency with the comprehensive plan • Consistency with adjacent land use • Any detriments to the health, safety and welfare of the community.	

For Applicant

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 28th day of April, 2023

Notary Public: _____ Register # _____

My commission expires: _____

KIMBERLY G. DOTSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 03, 2027
Acting in the County of OAKLAND

RECEIVED
MAY - 2 2023
Fluvanna County
Planning Dept

Reventon Farm

Special Use Permit Application Narrative - Camp
Original Submission: May 1, 12023

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[i], 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-MaxTM 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, 11th 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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[i] Fiscal and Economic Impact Analysis for the proposed boarding camp was conducted by RCL CO, real estate consultants, dated March 30, 2023.

COUNTY OF ALBEMARLE PLANNING
STAFF REPORT SUMMARY

Proposal: SP202300004 Briery Creek Farm (Reventon Farm)- Water Related Uses SP202300005 Briery Creek Farm (Reventon Farm) - Boarding Camp	**Staff:** William D. Fritz, AICP
Planning Commission Public Hearing: September 12, 2023	**Board of Supervisors Hearing:**
Owner: Murcielago LLC	**Applicant:** Sun Reventon Farm LLC
Acreage: 445	**Special Use Permit/Zoning Map Amendment for:** Boarding camp and recreational activities within the floodplain.
TMPs: 12400-00-00-01200, 12400-00-00-0040, 12400-00-00-004A0 and 124-00-00-004B0 **Location:** These properties are located on the west side of Rolling Road at the Albemarle/Fluvanna County line.	**Zoning/by-right use:** The properties are zoned RA, Rural Areas which permits agricultural and forestal activity and limited residential development.
Magisterial District: Scottsville	**Conditions:** Yes **EC:** No
School Districts: Scottsville Elementary, Walton Middle and Monticello High.	
Proposal: Boarding camp and recreational activities within the floodplain. The proposal includes up to 250 cabins. No RV or tent sites are proposed.	**Requested # of Dwelling Units:** The proposed 200 cabins do qualify as dwelling units. No subdivision is proposed.
DA: **RA: X**	**Comp. Plan Designation:** Rural Area – preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources; residential (0.5 unit/ acre in development lots)
Character of Property: The property has several lakes which are roughly in the middle of the property. The western portion is wooded. The eastern portion is mostly open farmland. There are several structures and one dwelling on the property.	**Use of Surrounding Properties:** The surrounding properties are mostly wooded with scattered residential development.
Factors Favorable: Consistent with the review criteria for special use permits contained in the Zoning Ordinance.	**Factors Unfavorable:** The proposed development is more intense than the level of use permitted by-right in the rural areas.
RECOMMENDATIONS: Staff recommends approval of SP202300004 Briery Creek Farm (Reventon Farm)- Water Related Uses and SP202300005 Briery Creek Farm (Reventon Farm) - Boarding Camp	

STAFF CONTACT: **William D. Fritz, AICP**
PLANNING COMMISSION: **September 12, 2023**
BOARD OF SUPERVISORS: **TBD**

PETITION

PROJECT: SP202300004 Briery Creek Farm (Reventon Farm)- Water Related Uses
SP202300005 Briery Creek Farm (Reventon Farm) - Boarding Camp

MAGISTERIAL DISTRICT: Scottsville

TAX MAP/PARCEL: 12400-00-00-01200, 12400-00-00-0040, 12400-00-00-004A0 and 124-00-00-004B0

LOCATION: These properties are located on the west side of Rolling Road at the Albemarle/Fluvanna County line.

PROPOSAL: SP202300004 Briery Creek Farm (Reventon Farm) – Water Related Uses is a special use permit request to allow boat docks, boat liveries and water related activities within the floodplain. (The floodplain is solely in Albemarle County.) and SP202300005 Briery Creek Farm (Reventon Farm) – Camp is a special use permit request to allow up to 250 cabins in total (approximately 200 are located in Albemarle) with outdoor amenities including but not limited to educational spaces for arts and crafts and cooking, fitness and wellness facilities, playgrounds, horseback riding, ropes course, hiking, cycling and water based recreational facilities. Facilities for dining and provisions are proposed. (This project straddles the Albemarle/Fluvanna County line with improvements in both localities. The applicant is pursuing approvals in Fluvanna County concurrently.)

PETITION: Day camp, boarding camp under Section 10.2.2.20 of the zoning ordinance on a 445 -acre parcel. Recreational uses including, but not limited to, parks, swimming areas, golf courses and driving ranges, picnic areas, wildlife and nature preserves, game farms, fish hatcheries, hunting, fishing and hiking areas, athletic fields, and horse show grounds; provided that no primary or accessory structures are permitted under this classification, Structures accessory to a permitted recreational use; provided that no accessory structures for human habitation are permitted, Water related uses such as boat docks and boat liveries under Section 30.3.11 of the zoning ordinance.

OVERLAY DISTRICT: Flood Hazard Overlay District

COMPREHENSIVE PLAN: Rural Area – preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources; residential (0.5 unit/ acre in development lots)

CHARACTER OF SURROUNDING AREA

The surrounding properties are mostly wooded with scattered residential development. There are no historic districts, conservation easements or agricultural/forestal districts in close proximity to the project. The property has limited critical slopes which are not being disturbed. There is floodplain associated with a lake and stream on the property. Several streams on the property are subject to the Water Protection Ordinance.

PLANNING AND ZONING HISTORY

None of the properties have any subdivision history. The ponds on the property appear to have been created in the late 60s and early 70s based on the review of aerial photographs. A house was built on the one of the parcels (TMP 124-4) in the late 60s and early 70s based on the

review of aerial photographs. Two structures were built adjacent to the large lake. One, on TMP 124-4, appears to have been constructed sometime in 2009/2010 based on aerial photographs. A dock was built adjacent to this structure. There is no building permit information for these structures. A structure on TMP 124-4A was issued a building permit for a "farm building" in 2018. A dock is adjacent to this building also. The dock was not issued a building permit. Beaches have been established adjacent to the buildings/docks. No, WPO permits for disturbance of the stream buffer or special use permits for docks within the floodplain were submitted or approved. These structures will be removed, and mitigation measures will be required.

DETAILS OF THE PROPOSAL

The applicant is proposing to construct a boarding camp that will consist solely of cabins. No RV or tent sites are proposed. Recreational amenities and support facilities and infrastructure are proposed.

This project is located partially in Albemarle County and partially in Fluvanna County. The total project is approximately 719 acres with 445 acres in Albemarle and 274 acres in Fluvanna. 250 cabins are proposed with 200 in Albemarle and 50 in Fluvanna. A central water system is proposed. 3 wells are expected to serve the central water system. These wells are in Albemarle County but will serve areas in both jurisdictions. A central sewer system is proposed. These systems will operate independently of each other and include treatment facilities and subsurface disposal. The system(s) will be in both jurisdictions. The proposed development includes amenities. Staff has listed the distribution of the facilities below.

Amenities in Albemarle

- Arts and Crafts House
- Dining Facility
- Camp Store
- Pool
- Fitness Center
- Health and Wellness Center
- Walking Paths
- Lakes with beach and water sports
- Open Meadow

Amenities in Fluvanna

- Access
- Guest check in
- Guest Meeting Space
- Walking Paths
- Lakes
- Pastures
- Horse Barn
- Maintenance Facility

COMMUNITY MEETING

The applicant held an informal meeting prior to submitting any applications. This meeting was held on the property and was attended by approximately 120 people. The primary concern raised at the meeting was that the proposal was for an RV park. Other comments included, transportation impacts, water and sewer availability, fire protection, noise, lighting, potential of use of amenities by day users, quality of the construction and maintenance and the construction schedule.

After making application for special use permits a community meeting was held on June 29 on the property. This meeting was attended by approximately 50 people. Most comments included

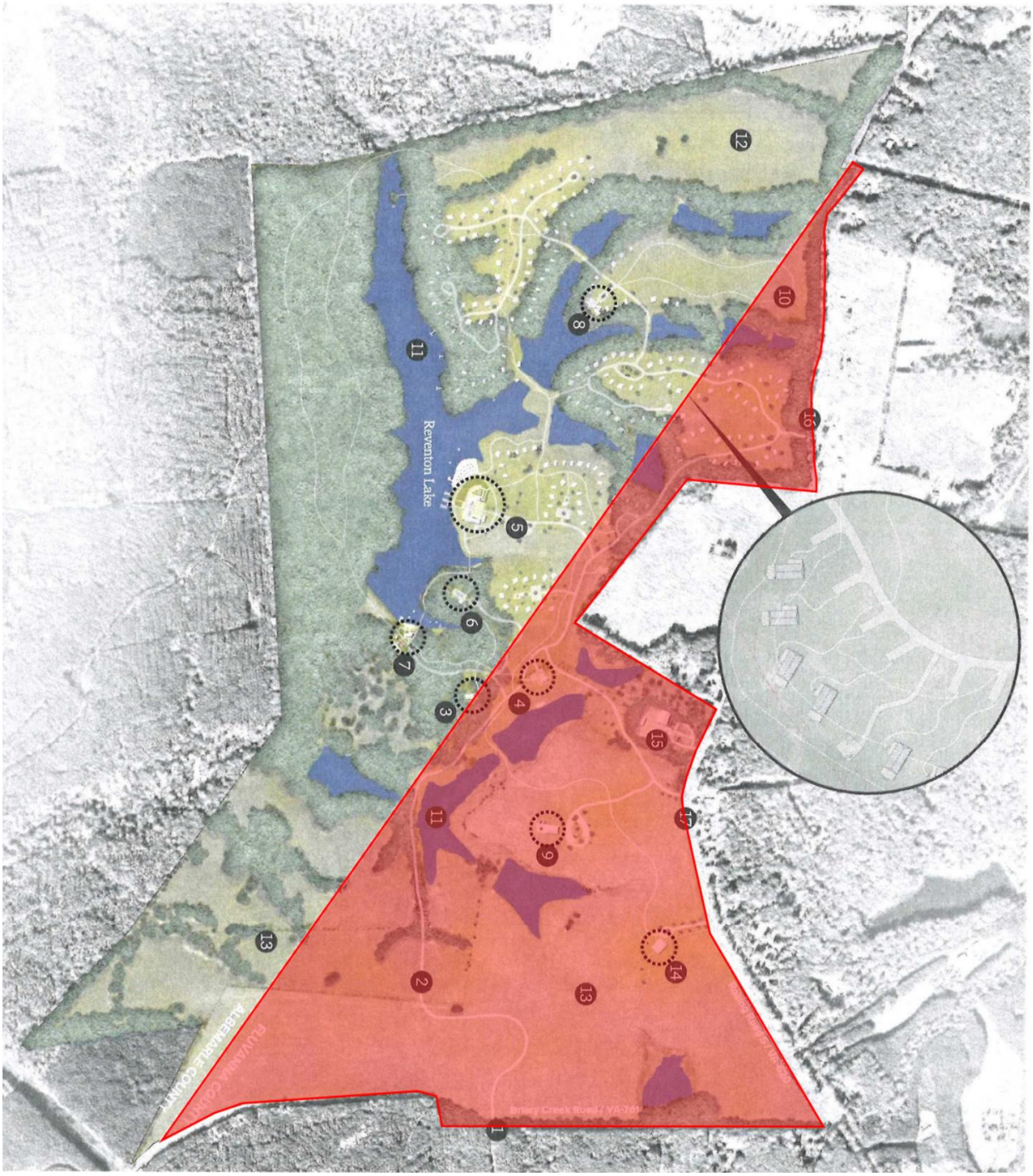
concerns about the transportation impacts, particularly to roads and intersections in Fluvanna County. Additional comments included potential change in the character of the area, the potential of trespass on adjoining property, noise from events, fire protection and the availability and suitability of water and sewer.

ANALYSIS OF THE SPECIAL USE PERMIT REQUEST

This special use permit, and all special use permits, are evaluated for compliance with the provisions of Chapter 18, Section 33.8 of the Code of Albemarle. Each provision of that section is addressed below. The provisions of the ordinance are in bold font and underlined.

The comments below are based on the staff's analysis of the application, including information submitted by the applicant for both the Boarding Camp use and the Floodplain use. The information submitted by the applicant contains detailed information. The applicant's submittal information for the Water Related Uses is included as attachment 2. The applicant's submittal information for the Boarding Camp is included as attachment 3. Staff will not restate all the submitted information in this staff report and refers the reader to attachments for detailed information.

As stated previously, this project lies in both Albemarle County and Fluvanna County. The sketch plan below has the area of the project located in Fluvanna shaded in red. The analysis below is for the anticipated impacts caused by activity proposed in Albemarle County.



No substantial detriment. **Whether the proposed special use will be a substantial detriment to adjacent parcels.**

The location of cabins and major recreational activities are located away from adjacent property. The closest cabin to adjoining parcels is about 400 feet and the closest cabins to a dwelling on adjoining property is about 1000 feet. Some passive recreation and pastureland are proposed near adjacent parcels. A condition requiring posting of the property to prevent trespass has been included. Staff has also included a condition requiring that a contact number for onsite management be provided to nearby property owners to facilitate reporting and addressing any issues that may arise.

Water and sewer impacts have been analyzed for the potential impacts to adjacent parcels and the general area. A "Draft Groundwater Management Plan" has been submitted. Attachment 4. The study's conclusion is that adequate groundwater is available. 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 and is not subject to Planning Commission review. If the central system request is approved the systems will require additional review and approval by the Virginia Department of Health.

The activities within the floodplain have no impact on adjacent parcels.

The separation of the major activity areas from adjacent property and the limited nature of activity near adjacent parcels is not expected to result in substantial detriment to adjacent parcels.

***Character of the nearby area is unchanged*. Whether the character of the adjacent parcels and the nearby area will be changed by the proposed special use.**
The portion of the project located in Albemarle County is not visible from Rolling Road. The separation of the developed portion of the site, and the floodplain activities, from adjoining properties limits the change in the character of the area. The primary change that will be noticed, in Albemarle County, will be an increase in traffic. The permitted by right residential development of the property, in Albemarle, is 38 lots. VDOT has no objection to the proposed development. At the time of site plan approval Albemarle County approval, and VDOT approval of the entrances will be required even though the entrances are located within Fluvanna County.

Staff opinion is that the proposed uses will not change the character of adjacent parcels or the nearby area.

***Harmony*. Whether the proposed special use will be in harmony with the purpose and intent of this chapter,**
Staff has reviewed the purpose and intent of the ordinance contained in Section 1 and Section 10. Attachment 5**.**

One intent of the Rural Areas is "Preservation of agricultural and forestal lands and activities". The development of the property will remove farmland from production. The portion of the property west of the lakes will remain wooded. A review of the soils maps for the property indicates that the soils, except those immediately adjacent to the ponds are suitable for agriculture and are listed as farmland of state importance or prime farmland. Development of this property for a boarding camp will not limit the use of adjacent land for agricultural or forestal activities for the portion of land west of the lakes. Other areas east of the lake are shown to be open space and may be used for agricultural activities, including horse pasture.

One intent of the Zoning Ordinance is "Encourage economic development activities that provide desirable employment and enlarge the tax base". This project will contribute to the tourism economy of the County. Goal 7 of Project Enable is "Partner to expand efforts to build the County's tourism sector" and includes an objective "Support existing and new tourism products in Albemarle County".

Staff opinion is that these special uses will be in harmony with the purpose and intent of the Zoning Ordinance.

…with the uses permitted by right in the district
Approval of the proposed uses will not prevent any by right uses on adjacent or nearby property.

…with the regulations provided in section 5 as applicable,
Boarding camps are subject to the following regulations in section 5:

Sec. 5.1.05 Day camp, boarding camp.

a. Provisions for outdoor cooking, campfires, cooking pits, etc., shall be subject to Albemarle County fire official approval whether or not a site development plan is required;

b. All such uses shall conform to the requirements of the Virginia Department of Health Bureau of Tourist Establishment Sanitation and other applicable requirements.

These requirements are addressed at the site plan stage.

…and with the public health, safety and general welfare (including equity).
No concerns have been identified that must be addressed during the special use permit review process. Issues such as water and sewer approval, access (including emergency access) and fire protection are addressed during the site plan and building permit approval process.

Staff opinion is that the proposed use is consistent with this provision.

Consistency with the Comprehensive Plan. **The use will be consistent with the Comprehensive Plan.**
This property is designated as Rural Area, which calls for the preservation and protection of agricultural, forestal, open space and nature, historic and scenic resources.

The Boarding Camp use is reliant on the Rural Area and is permitted only in the Rural Areas zoning district. The use relies on the natural environment for recreational activities. The natural, historic and scenic resources of the County contribute to the desirability of the tourism activities in the County.

The Comprehensive Plan is organized into chapters. The Comprehensive Plan states:

> The ordering of the chapters is intentional. The County's growth management goal sets the stage for all of the other goals. Natural resource protection, scenic, historic, and cultural resources represent the highest set of priorities. The Chapter on Economic Development follows resource protection because a thriving economy is both affected by and affects all of the other aspects of planning. After the Economic Development Chapter come the remaining areas. The Rural Area Chapter is first because the Rural Areas contain most of the natural, historic, scenic, and cultural resources of the County.

The Natural Resources chapter encourages the preservation of identified large forest blocks. The design of the project preserves the large forest block shown in the Comprehensive Plan for this area. The project will be required to meet all requirements of the Water Protection Ordinance and no critical slopes are proposed for disturbance. This is consistent with the objective and strategies of the Natural Resources chapter. The Natural Resources chapter generally discourages activities in the floodplain that would allow for new construction or would remove vegetation. The disturbance of the floodplain proposed by the applicant does not allow for new construction and the areas proposed for recreation activity have been previously disturbed.

The property is not in an identified historic place an no historic resources have been identified on or adjacent to the property. The Historic, Cultural and Scenic Resources chapter

includes an objective “Promote regional cooperation in preservation and conservation efforts, including the promotion of heritage tourism”. Approval of this request may be considered consistent with this objective.

Economic development objective 1 is “Promote economic development activities that help build on the County’s assets while recognizing distinctions between expectations for the Development Areas and the Rural Area”. Strategy 1c for this objective is:

> Tourism brings visitors to enjoy the County’s scenic rural landscapes and also to spend money in the County. Rural Area businesses that showcase the County’s rich and diverse rural, agrarian, and historical resources provide sustainable economic development opportunities. In so doing, these businesses also help preserve, protect, and in some cases restore the Rural Area characteristics that make Albemarle County a desirable destination. Tourism and agribusiness opportunities are discussed in more detail in the Rural Area Chapter of this Plan. Recent State legislation has made large gatherings for commercial events possible at farm breweries and other bona fide agricultural operations. Events can help promote tourism and provide for enjoyment of scenic and natural resources; however, the County needs to ensure that the health, safety, and welfare of the residents of the Rural Area are protected when large events occur.

The Rural Area Chapter states:

> Objective 4: Promote rural and historic landscapes that enhance visitors’ experience and give historic sites as authentic a setting as possible. Tourism is a vital part of Albemarle County’s economy. Within the confines of the existing goals for the Rural Area, tourism provides for economic vitality and is a benefit to the County. Agriculture, historic and scenic preservation, and the maintenance of rural character help to create authentic rural places. It is important that care be taken with tourist activities so that they do not overwhelm or negatively affect the very resources that make rural Albemarle attractive to residents and tourists.

The Rural Area Chapter further states:

> Lodging Another significant aspect of tourism is transient lodging in the Rural Area. In 2012, County staff estimated 230 rooms available for lodging in the Rural Area. This includes Keswick Hall (48 rooms), the Clifton Inn (17 rooms), Farmington (40 rooms), and approximately 125 rooms in homes as rental cottages, bed and breakfasts (B&Bs), and guestrooms. Generally, new hotels, motels, inns, and retreat centers are not considered to be appropriate in the Rural Area due to their water requirements, wastewater needs, and traffic impacts. However, more study is needed of smaller scale rural lodging activities that may provide needed tourist accommodations in the County. Rental homes and guest rooms are also present in the Development Areas.

The Comprehensive Plan recommends that the County study ways to better support the local horse industry. While the horseback riding facility associated with this request will be in Fluvanna County, the presence of a boarding camp would serve to increase the potential for supporting the horse industry in Albemarle County.

An analysis of the Comprehensive Plan indicates general support for tourism activities, including the potential for lodging provided that the negative impacts on the character of the rural area, and natural resources are protected. The Comprehensive Plan also indicates that where lodging is proposed the impact on water, waste water and traffic impacts must be considered. In

the opinion of staff, the impacts of this request on the character of the area are minimal and that natural resources will be protected both by the conditions of the special use permit and the requirements included in the review and approval of a site plan and building permits. As stated previously adequate water resources appear to be available and wastewater requirements will be addressed during the site plan process and by the Viriginia Department of Health. Traffic impacts appear to be minimal, and no specific concerns associated with this request have been identified by VDOT.

Staff opinion is that this request is consistent with the Comprehensive Plan.

SUMMARY

Staff opinion is that this request is in compliance with the review criteria for special use permits and recommends approval.

Staff finds the following factors favorable to this request:

1. Consistent with the review criteria for special use permits contained in the Zoning Ordinance.

Staff finds the following factors unfavorable to this request:

1. The proposed development is more intense than the level of use permitted by-right in the rural areas.

RECOMMENDED ACTION

Based on the findings contained in this staff report, and with the conditions proposed below staff recommends approval of SP202300004 Briery Creek Farm (Reventon Farm)- Water Related Uses and SP202300005 Briery Creek Farm (Reventon Farm) - Boarding Camp to the Board of Supervisors.

Motions:

Special Use Permit

A. Should the Planning Commission **choose to recommend approval** of SP202300004 Briery Creek Farm (Reventon Farm)- Water Related Uses:

   I move to recommend approval of SP202300004 Briery Creek Farm (Reventon Farm)- Water Related Uses with the conditions contained in Attachment 6.

B. Should the Planning Commission **choose to recommend denial** of SP202300004 Briery Creek Farm (Reventon Farm)- Water Related Uses:

   I move to recommend denial of SP202300004 Briery Creek Farm (Reventon Farm)- Water Related Uses. *Should a commissioner motion to recommend denial, he or she should state the reason(s) for recommending denial.*

Special Use Permit

A. Should the Planning Commission **choose to recommend approval** of SP202300005 Briery Creek Farm (Reventon Farm) - Boarding Camp:

   I move to recommend approval of SP202300005 Briery Creek Farm (Reventon Farm) - Boarding Camp with the conditions contained in Attachment 7.

B. Should the Planning Commission **choose to recommend denial** of SP202300005 Briery Creek Farm (Reventon Farm) - Boarding Camp:

I move to recommend denial of SP202300005 Briery Creek Farm (Reventon Farm) - Boarding Camp. *Should a commissioner motion to recommend denial, he or she should state the reason(s) for recommending denial.*

ATTACHMENTS

Attachment 1- Map
Attachment 2- Applicant's Submittal for SP202300004 Briery Creek Farm (Reventon Farm) – Water Related Uses
Attachment 3- Applicant's Submittal for SP202300005 Briery Creek Farm (Reventon Farm) - Boarding Camp
Attachment 4- Draft Groundwater Management Plan
Attachment 5- Purpose and Intent of the Zoning Ordinance and Rural Areas
Attachment 6- Conditions for SP202300004 Briery Creek Farm (Reventon Farm) – Water Related Uses
Attachment 7- Conditions for SP202300005 Briery Creek Farm (Reventon Farm) – Boarding Camp

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
From: Douglas Miles, AICP, CZA
Request: Camp request in Fluvanna County
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 23:04 Sun Reventon Farm, LLC – A Special Use Permit request in the A-1, Agricultural, General District to construct a **Central water system** / major utilities 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)

Owner of Record: Murcielago, LLC

Address: 27 Congress Street, Suite 502, Salem, MA 01970

Phone: 978.741.0049 Fax:

Email: kimpiver@mountidafarm.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

Applicant of Record: Sun Reventon Farm LLC

Address: 27777 Franklin Road, Suite 300, Southfield, MI 48034

Phone: 248.208.2602 Fax:

Email: braffoul@suncommunities.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.

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

Acreage 298 **Zoning** A-1

Location of Parcel: 6055 Rolling Road S., Scottsville

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

Deed Book and Page:

If any Deed Restrictions, please attach a copy

Request for an SUP for the purpose of: Utilities, Major (Central Water System)

*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:	Pre-Application Meeting:	PH Sign Deposit Received:	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: Southfield,

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 thisdeposit.

Applicant Signature for Applicant Date 4/28/2023

*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:

Signature Page for Special Use Permit Application
Reventon Farm Camp
Utilities, Major – Central Water System

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 Raf
Bill Raffoul
Authorized Representative

Date: 4/28/23

Subscribed and sworn to before me this 28th day of April, 2023

Notary Public: Kimberly C Dotson Register # _____

My commission expires: _____

KIMBERLY C. DOTSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 03, 2027
Acting in the County of OAKLAND

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: • Plot plan or survey plat at an appropriate scale • Location and dimension of existing conditions and proposed development • *Commercial and Industrial Development*: parking, loading, signs, lighting, buffers and screening • Copy of the Tax Map showing the site (preferred) • General Location Map (preferred)	
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:	
• Technical Review Committee review and comment • Determine all adjacent property owners • Placed as a Public Hearing on the next available agenda of the Planning Commission.	
Notification of the scheduled Public Hearing to the following:	
• Applicant • All adjacent property owners • Local Newspaper advertisement	
Staff Report to include, but not be limited to:	
• General information regarding the application • Any information concerning utilities or transportation • Consistency with good planning practices • Consistency with the comprehensive plan • Consistency with adjacent land use • Any detriments to the health, safety and welfare of the community.	

For Applicant

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.

Reventon Farm

Special Use Permit Application Narrative [Utilities, Major - Water]
Original Submission: May 1, 12023

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 central water system, with private wells (Section 22-4-2.2) to serve a camp 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.

Proposed Use:

The Applicant proposes developing the Project into a family-oriented 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. The Project will be served by private wells as part of a central water system for potable 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.

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.

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

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.

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.

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[i], 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 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 proposed use will be compatible with the uses permitted by right in the zoning district and shall not adversely affect the uses or values of neighboring properties. 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 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.

Suggested Conditions to Address Impacts

The Applicant proposes the following conditions:

1. **The Project shall be developed consistent with the Conceptual Plan.**

Attachments

A ***Reventon Concept Plan***, dated April 28, 2023:

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 Economic Impact Analysis from RCLCO Dated March 30, 2023

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[i] Fiscal and Economic Impact Analysis for the proposed boarding camp was conducted by RCL CO, real estate consultants, dated March 30, 2023.

EXHIBIT

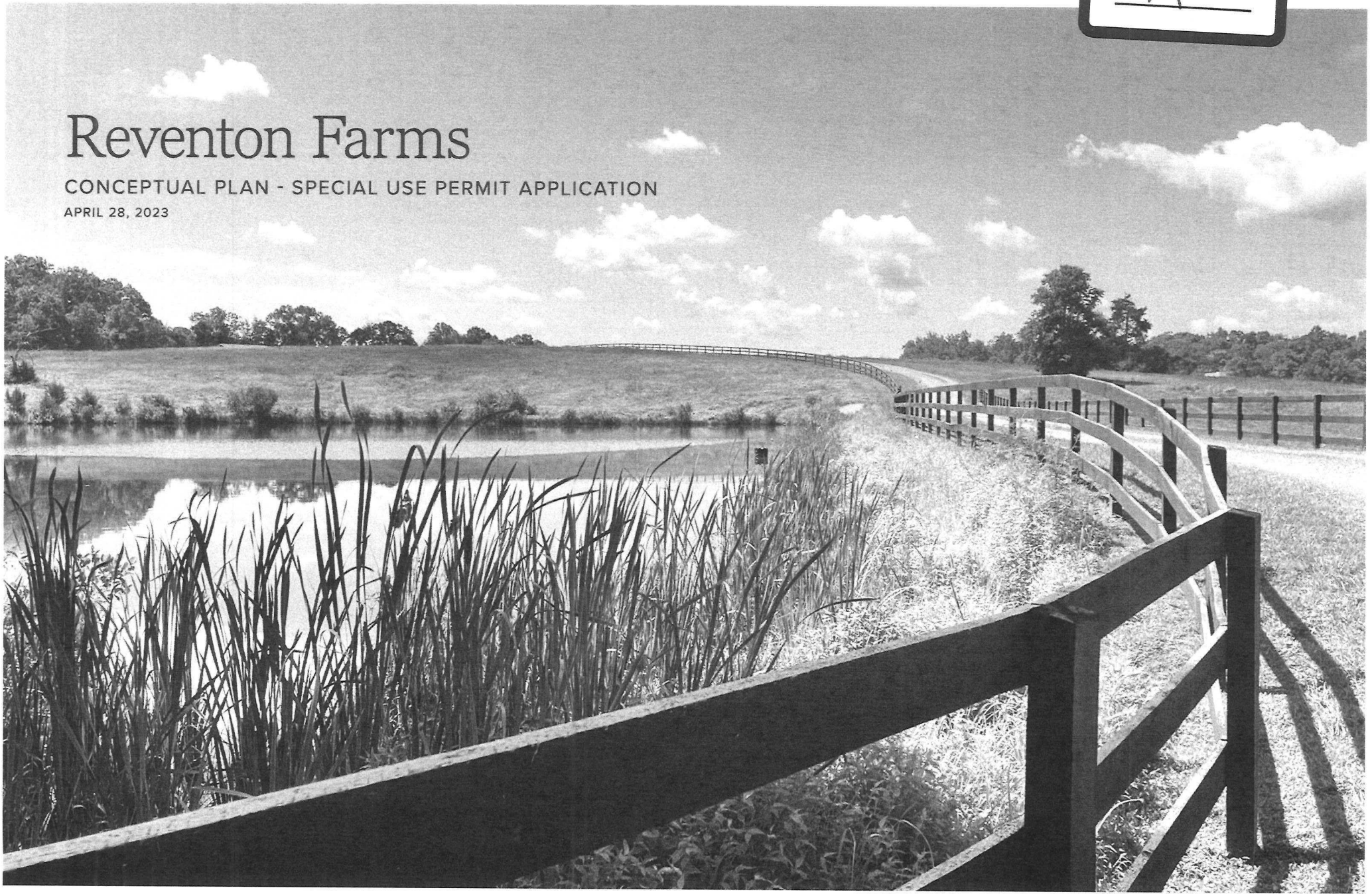
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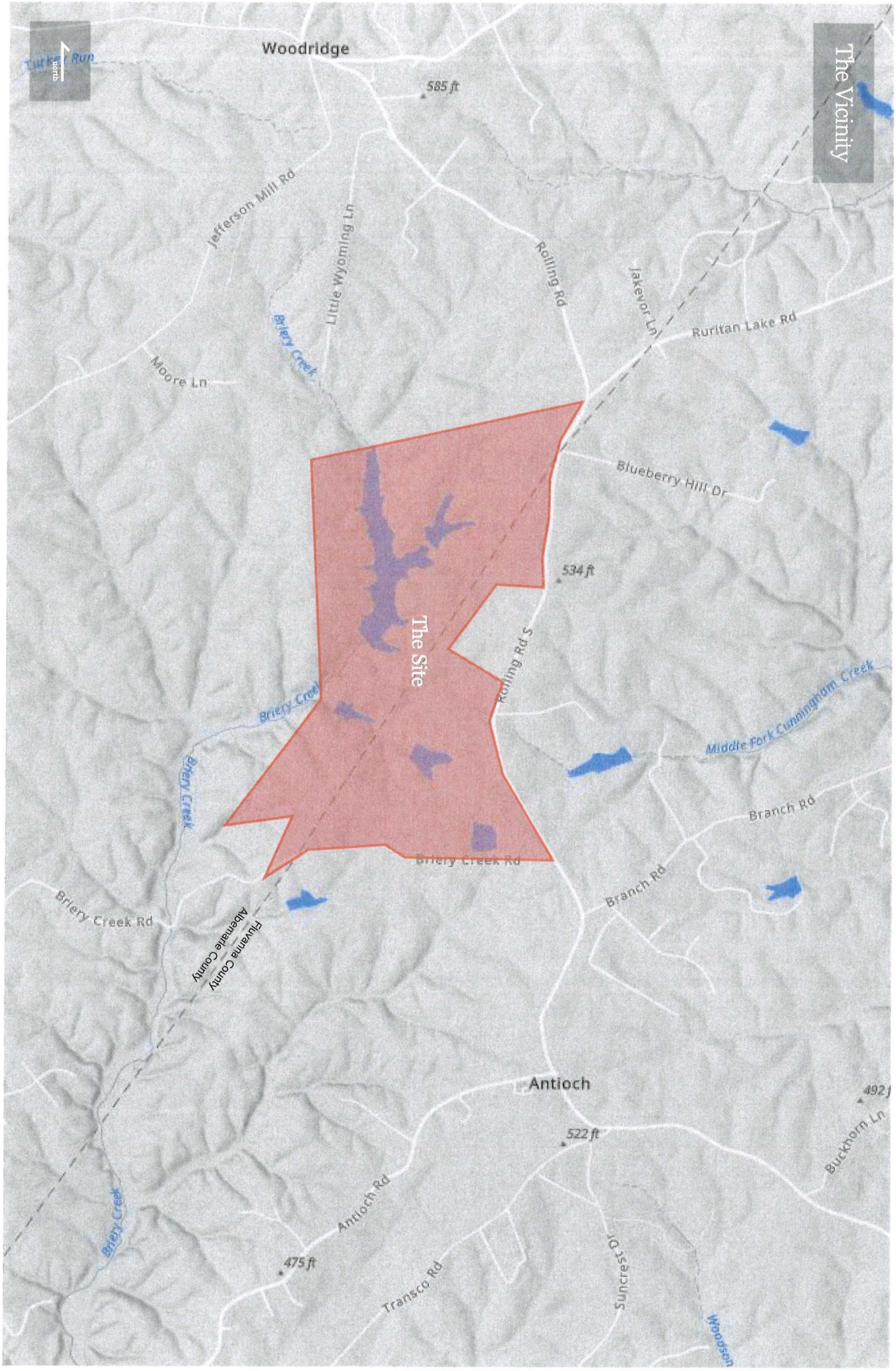
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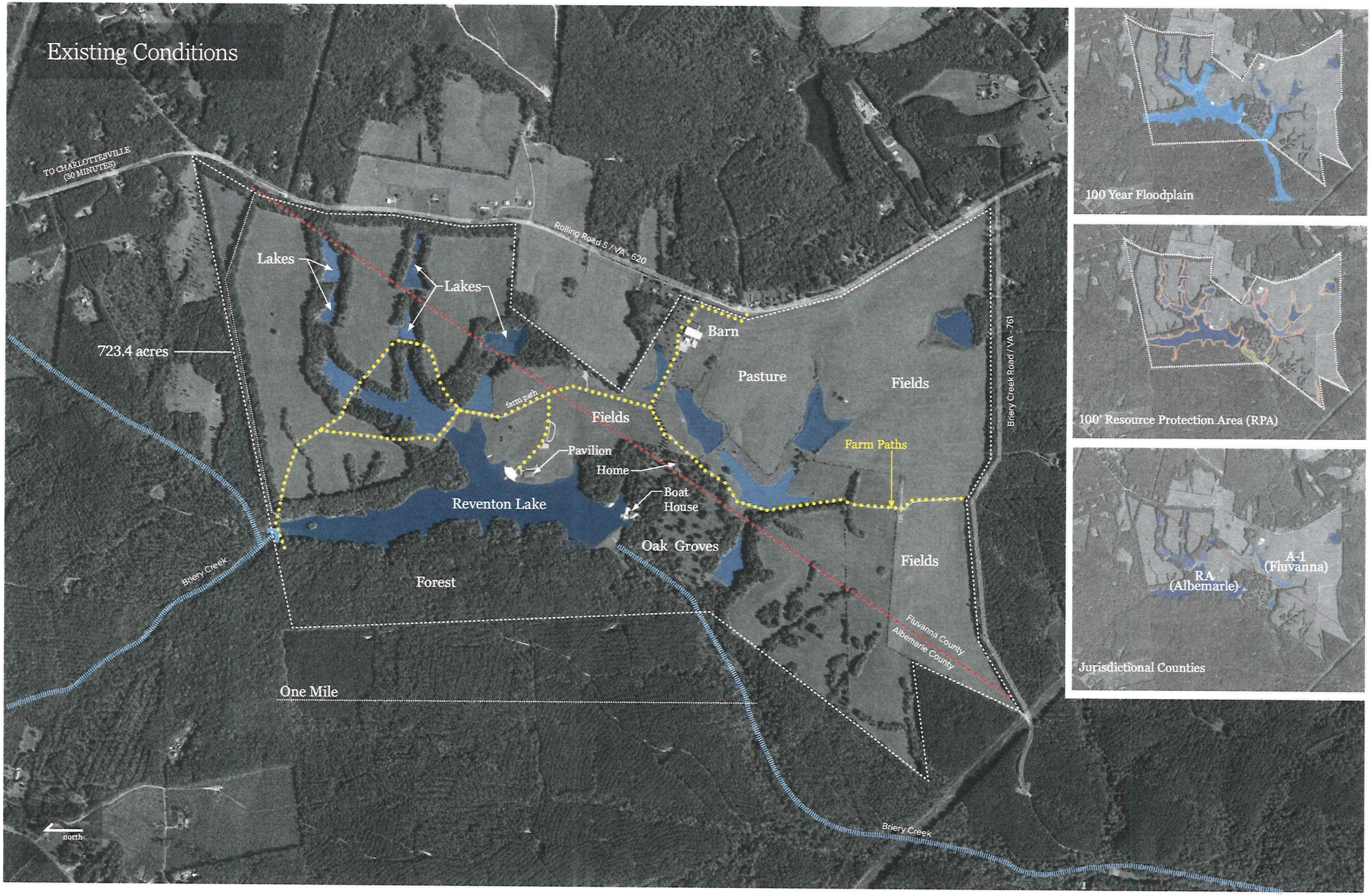
Reventon Farms

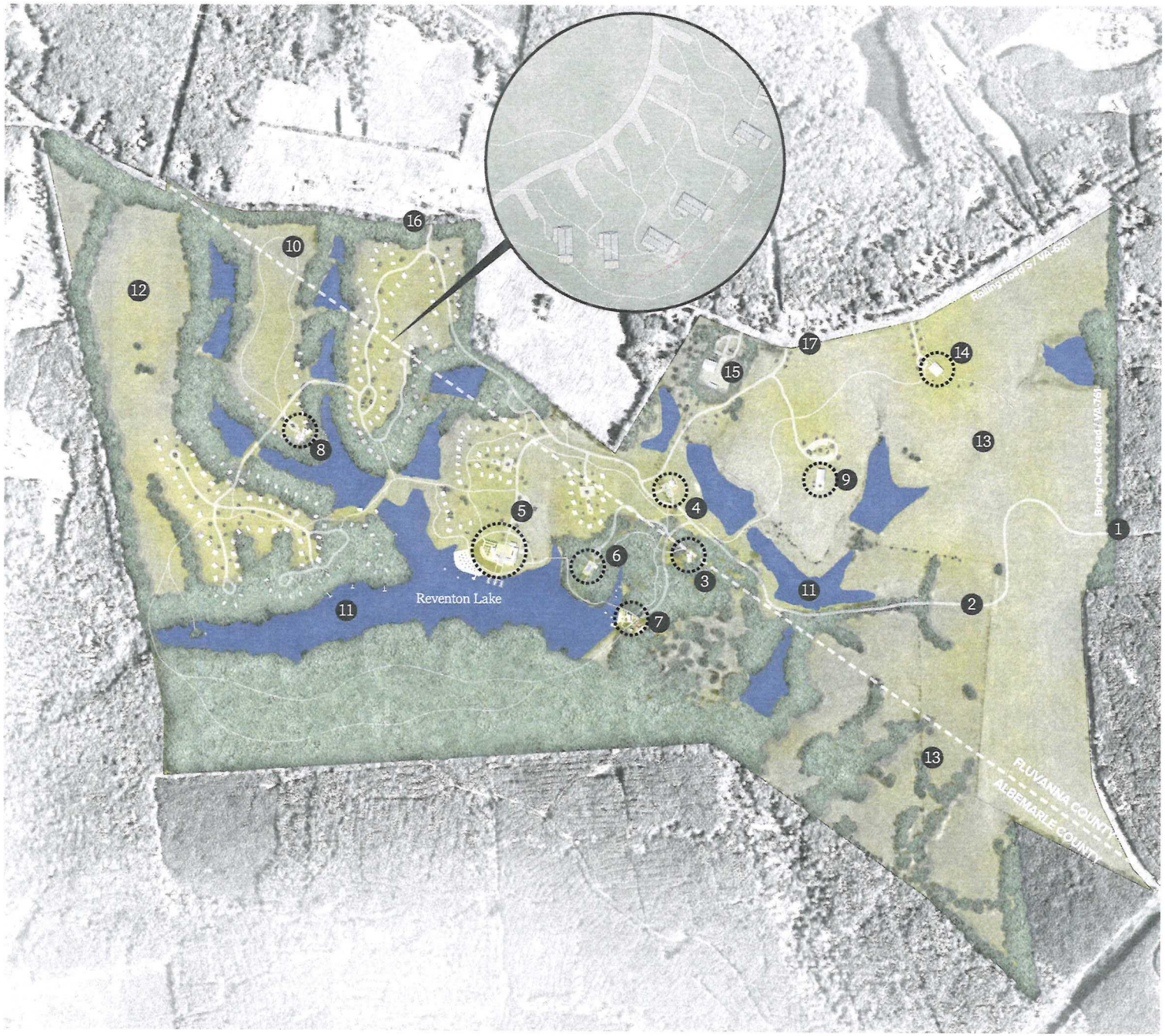
CONCEPTUAL PLAN - SPECIAL USE PERMIT APPLICATION

APRIL 28, 2023




The Vicinity
Woodridge
585 ft
Jefferson Mill Rd
Little Wyoming Ln
Rolling Rd
Jakeyor Ln
Ruritan Lake Rd
Briery Creek
Moore Ln
Blueberry Hill Dr
534 ft
The Site
Rolling Rd S
Briery Creek
Middle Fork Cunningham Creek
Branch Rd
Briery Creek Rd
Briery Creek Rd
Fluvanna County
Albemarle County
Antioch
522 ft
Antioch Rd
Briery Creek
475 ft
Transco Rd
Buckthorn Ln


Existing Conditions
TO CHARLOTTESVILLE (30 MINUTES)
Rolling Road S / VA - 620
Briery Creek Road / VA - 761
Lakes
Lakes
723.4 acres
Barn
Pasture
Fields
farm path
Fields
Farm Paths
Pavilion
Home
Boat House
Reventon Lake
Oak Groves
Fields
Forest
Briery Creek
Fluvanna County
Albemarle County
One Mile
Briery Creek
north
100 Year Floodplain
100' Resource Protection Area (RPA)
RA (Albemarle)
A-1 (Fluvanna)
Jurisdictional Counties



The Master Plan

1. Main Entry
2. Entry Drive
3. Arts & Crafts House
4. Guest Check-in
5. Dining Facility & Camp Store
6. Pool Building
7. Fitness
8. Health & Wellness
9. Guests Meeting Space
10. Walking Paths
11. Lakes (typical)
12. Open Meadow
13. Pastures
14. Horse Barn
15. Existing Barn / Maintenance Facility
16. Emergency Access Only
17. Exit Drive

AMENITY BUILDING LOCATIONS

EXHIBIT

tabbies

B

Reventon Farms

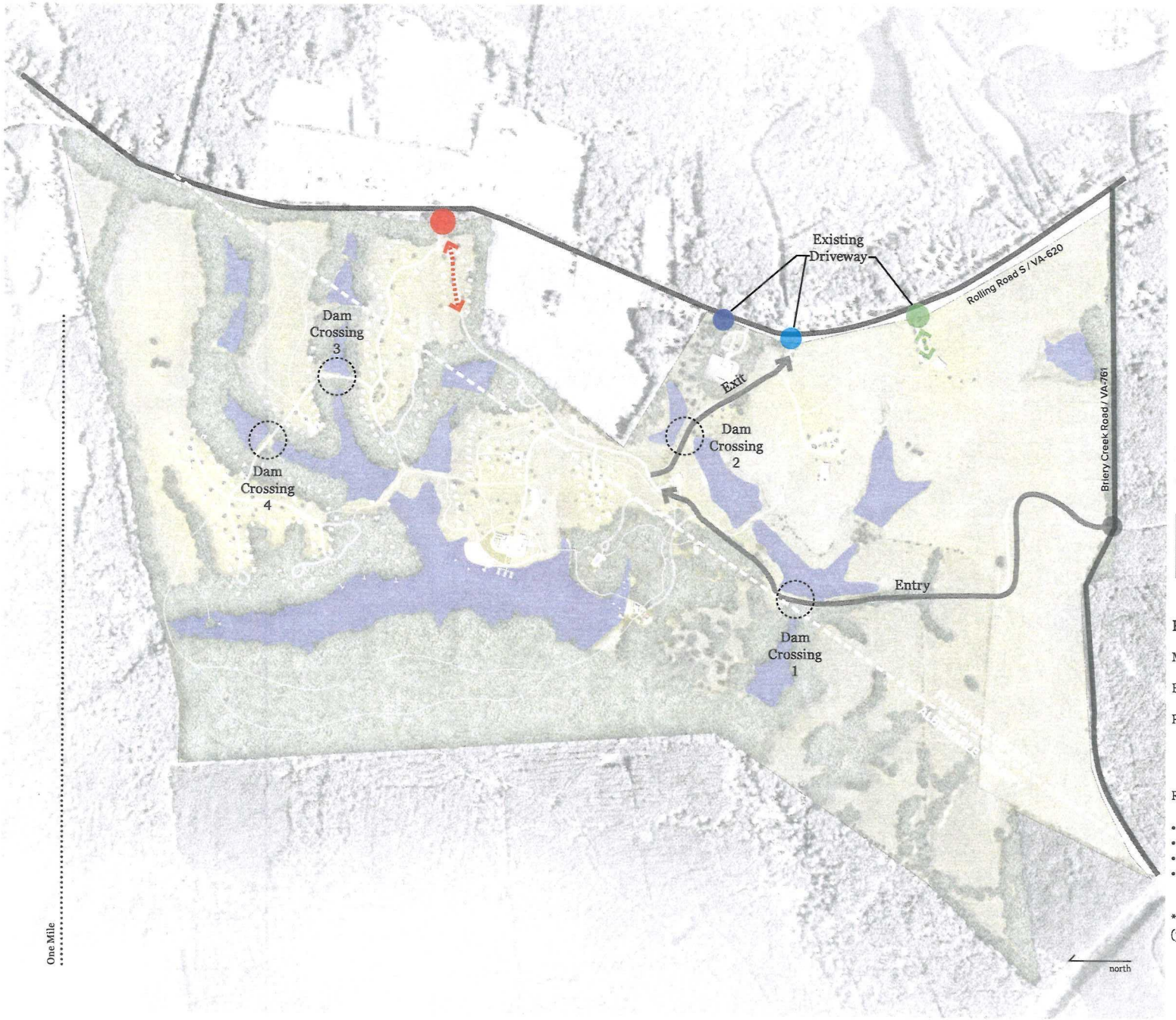
ILLUSTRATIVE PLAN - SPECIAL USE PERMIT APPLICATION

APRIL 28, 2023



Illustrative Plan - Open Space





Illustrative Plan - Site Access

- One-Way Traffic
- Main Entrance (Entry Only)
- Emergency Access Only
- Service Entrance for Existing Barn
- Main Egress
- Service Entrance for Equestrian Barn

PRELIMINARY TRAFFIC ASSESSMENT

Coordination with VDOT Residency ongoing

Proposed project increases peak hour trips from 6% to 8% of road's traffic capacity

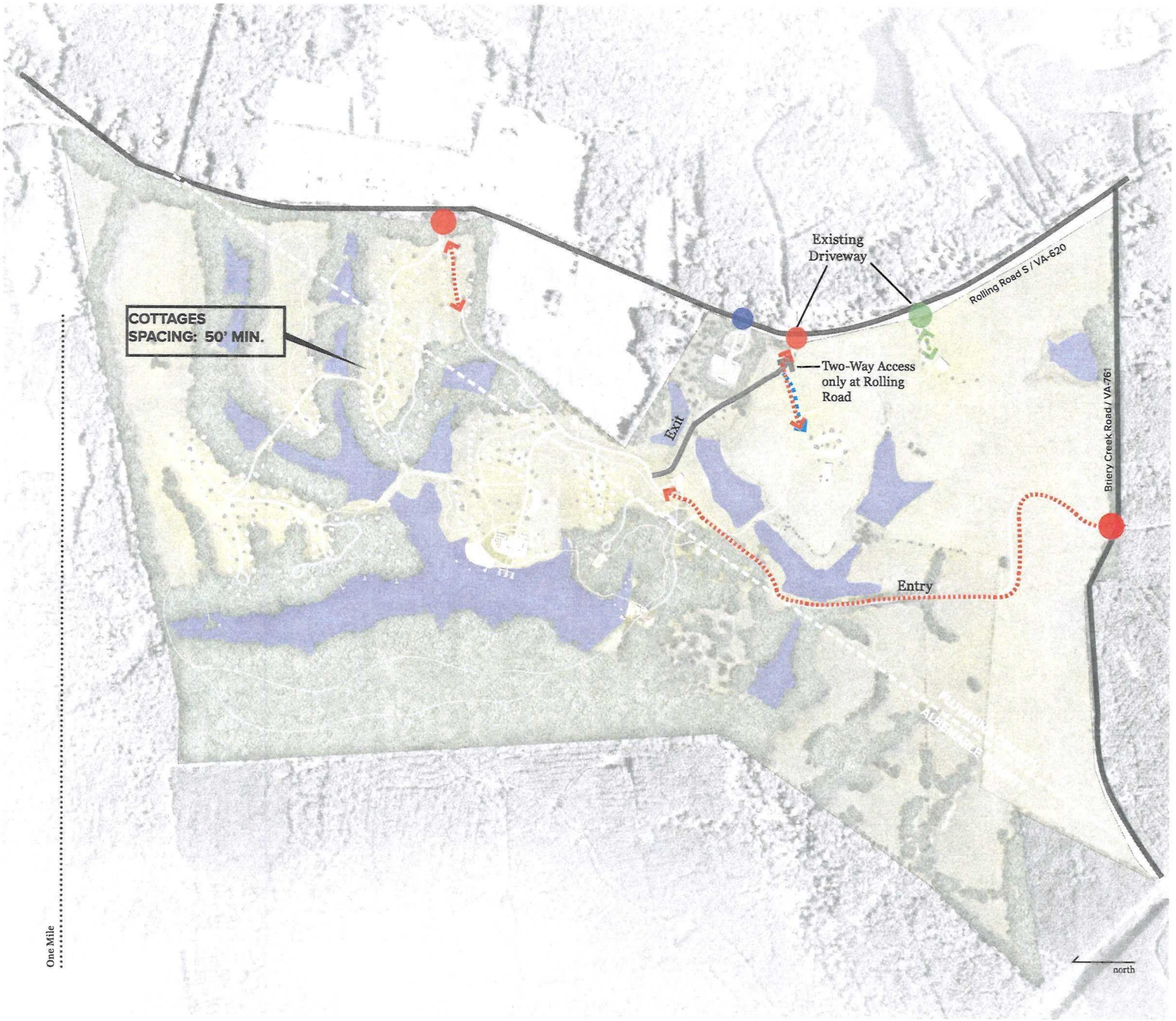
ROLLING ROAD

Maximum capacity:	1,300 vehicle/hr/lane*
Existing Peak Hour trips:	167
Proposed Peak Trips	AM: 43 PM: 47

REQUIRED IMPROVEMENTS

- No off-site improvements are warranted
- Turn lanes not warranted for access locations
- Review of sight distance ongoing for access points
- Considerations for signage "entrance ahead

*(Based on capacity of two lane collector road (Rolling Road S.) (per Hwy. Capacity Manual)



Illustrative Plan - Fire Coordination

Emergency Access

FIRE DEMAND

- To be supplied by dry fire hydrants (NFPA 1142)and will follow Department of Forestry standards

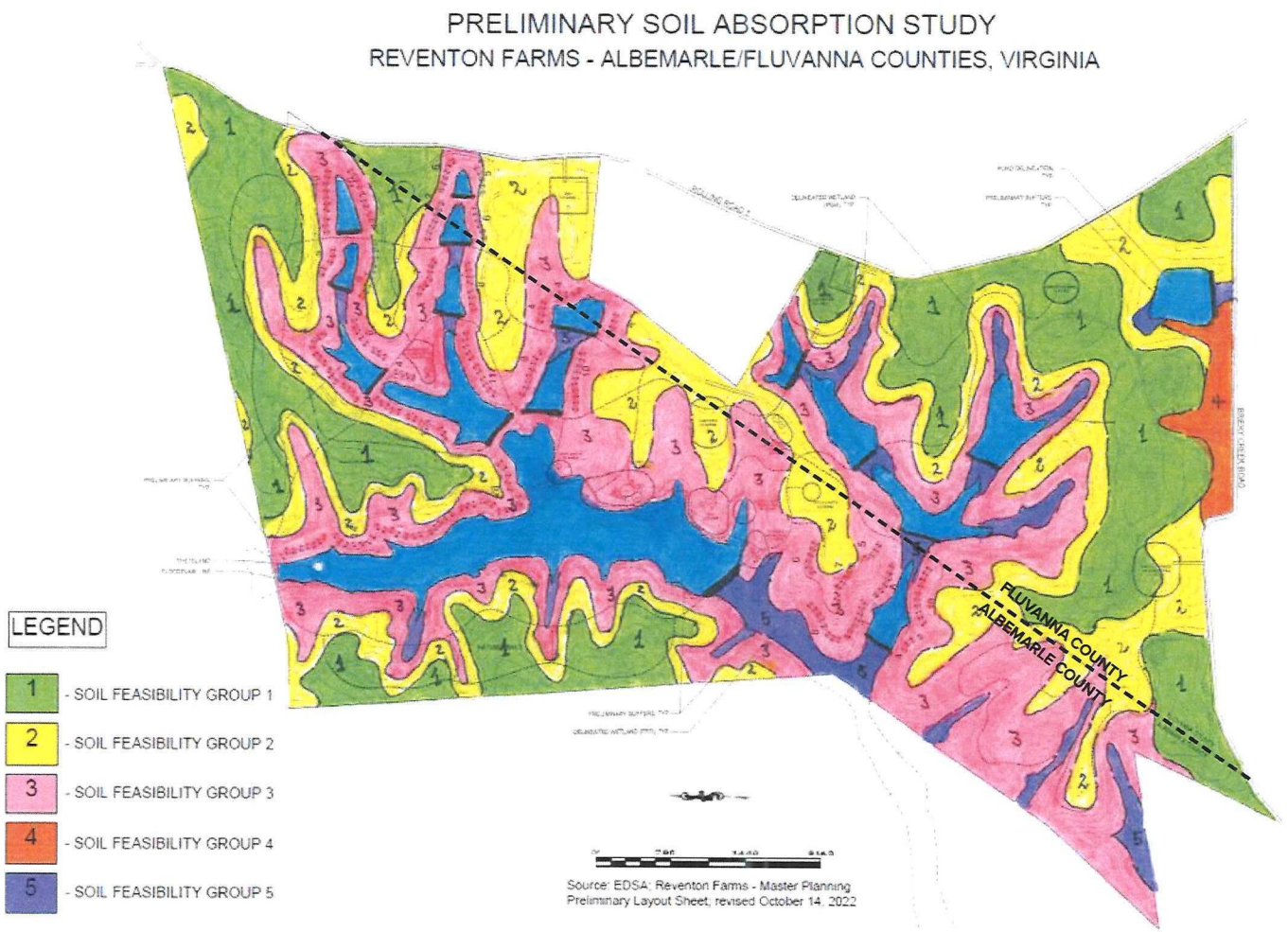
ROADS

- Any emergency access route is to be 20' wide minimum and capable of supporting fire truck
- Potential dam crossings planned

FIRE PITS

- Requires approval from county fire marshal (15' for gas / 25' for wood).

Illustrative Plan - Wastewater



COTTAGE AREAS

Each cottage area will discharge sewer to a gravity collection system that flows to pump station serving each area.

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Pump stations will then flow to decentralized treatment systems for treatment. (These systems will generally consist of storage tanks and nitrogen removal.)

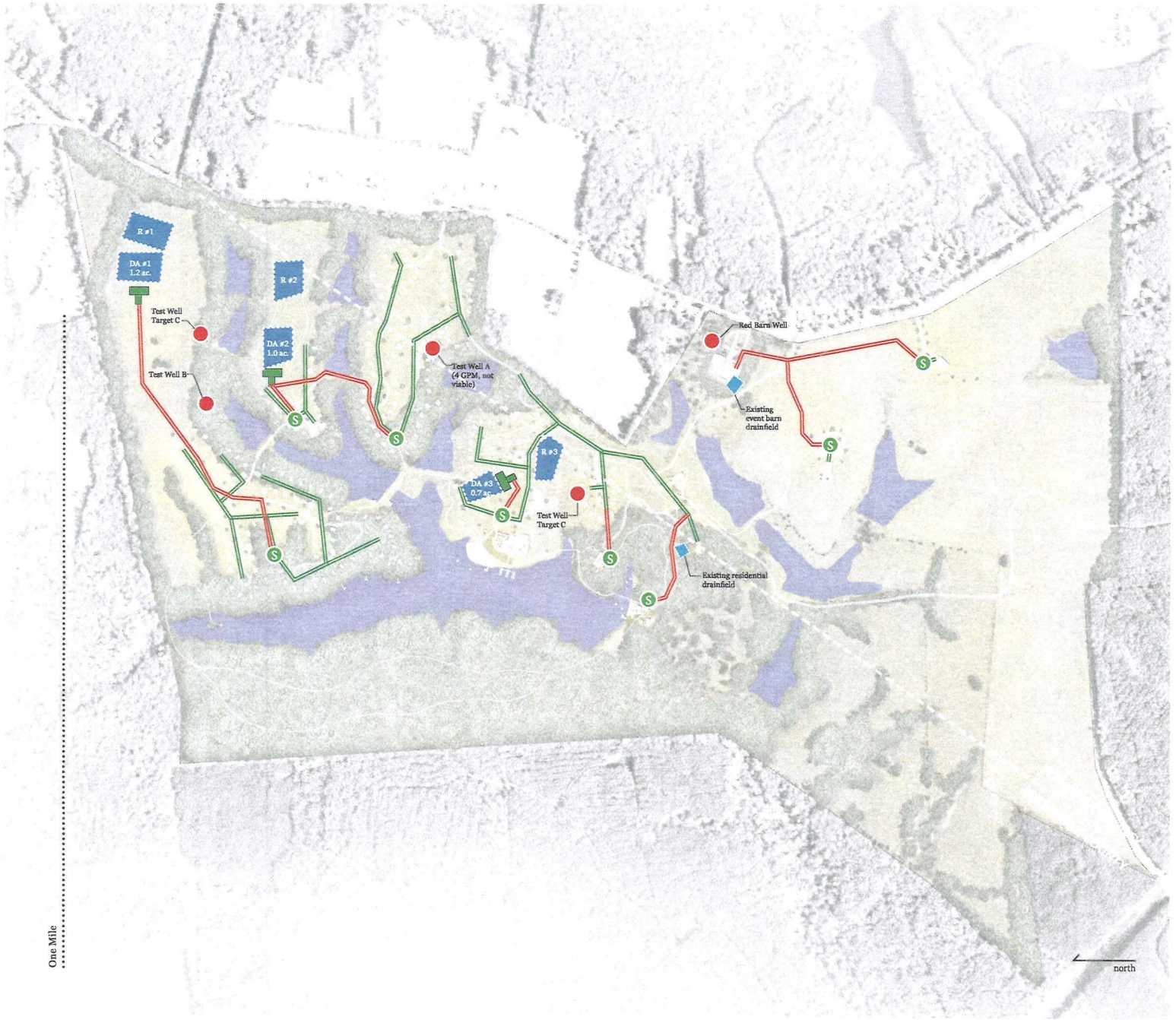
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From the decentralized treatment systems, wastewater will flow via gravity and/or pump to distribution boxes, and then to mass drainfields located in various locations.

TREATMENT SYSTEMS

- Multiple 3-4 decentralized treatment systems and drainfields
- Amenity features included in cabin flow
- Preferred treatment systems being coordinated with VDH
- Nutrient of concern Nitrogen in discussions with VDH
- Each drainfield area will require an additional reserve area of equal size
- Additional planning, sizing of drainfields, sewer layouts and testing is ongoing

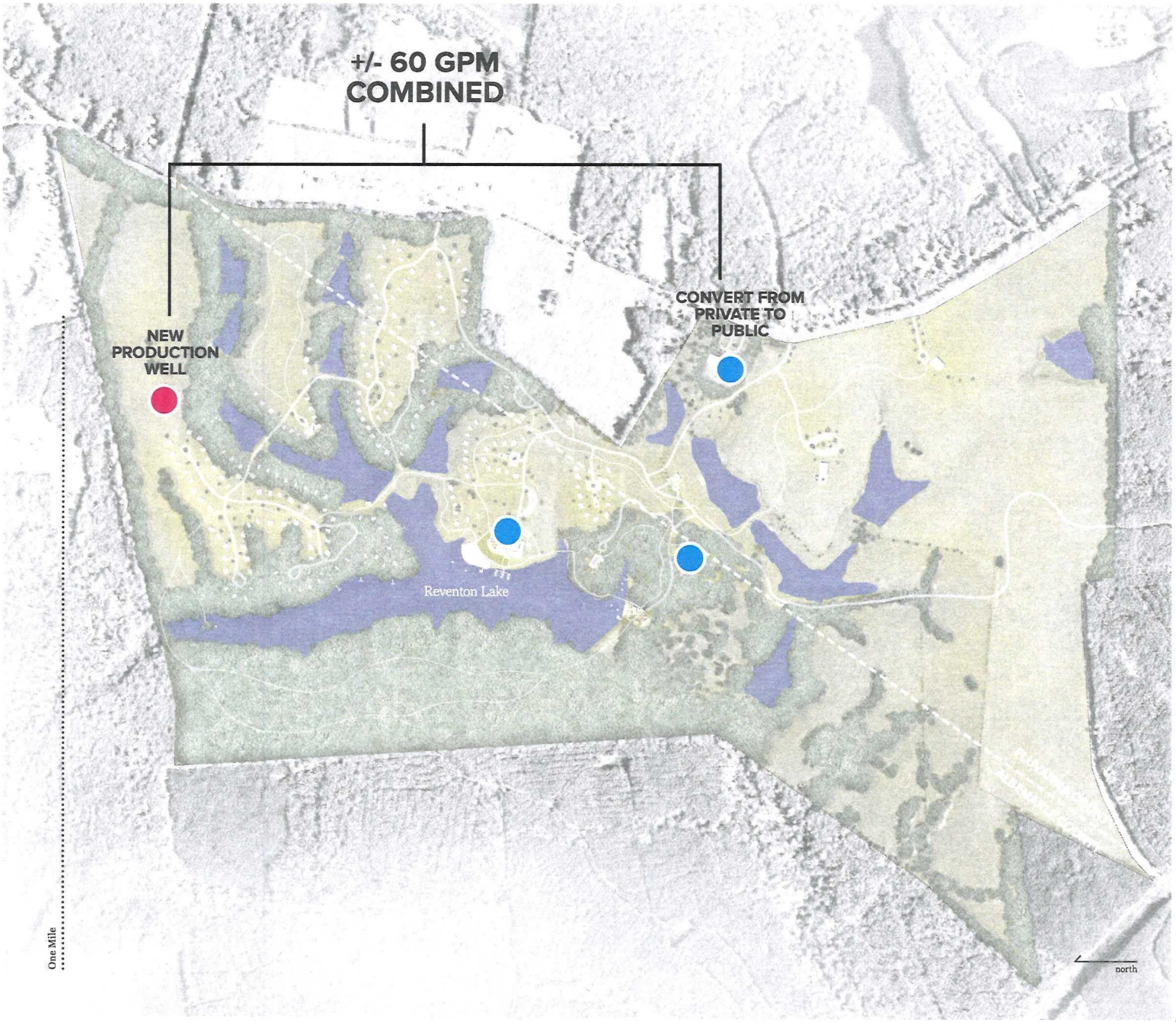
Preliminary Engineering Report will be prepared and submitted to VDH ahead of detailed design



Illustrative Plan - Wastewater

- Drainfield Area (DA) & Reserve (R) - (+/- 3 acres)
- Approximate Location of Existing Drainfield
- Test Well Location
- Wastewater Treatment System
- Lift Station
- PVC Force Main Pipe
- PVC Gravity Sewer Main

- **Expansion of one existing drainfield and treatment system for Event Barn, BOH and Equestrian Facility**
- **Existing residential drainfield to be abandoned**



Illustrative Plan - Potable Water Sources

EXISTING WELLS

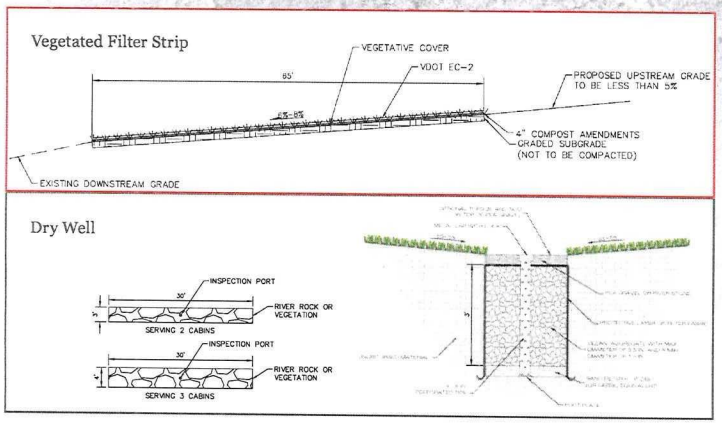
NEW WELLS

Illustrative Plan - Grading & Drainage Concept Plan

65' Vegetated Filter Strip with Compost Amendments

Culvert Under Road - two end sections, riprap

Twin Culverts Under Road -two headwalls, riprap outlet protection



Grading Guidelines

Cabin Areas:

- Maximum Road Slopes: 8%
- Maximum Slopes within Parking Area: 5%
  - ADA Parking spaces to be designed per ADA Standards (2% slope in any direction)
- 5-ft Sidewalks: To be graded to meet ADA standards
- 10-ft Trails: Average Slope 5%
  - Sections of trails may exceed 5% slope but not to exceed 8%. Any ADA planned route that exceeds 5% running slope will require hand rails and landings per ADA regulations.

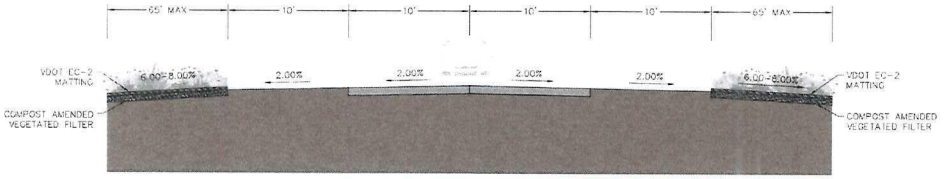
Road Design:

- All road vertical and horizontal curves will be designed per the AASHTO Greenbook for streets at a speed of minimum 25mph
- Tie-In Grading
  - A maximum of the 3:1 tie in slopes is recommended and will be verified by future geotechnical analysis

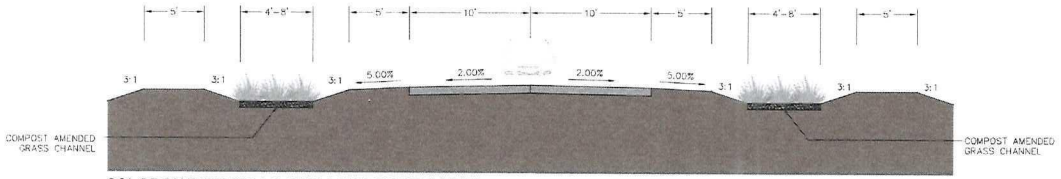
Drainage Guidelines

- Minimal storm pipe conveyance is proposed at this time and is mostly limited to road culvert crossings
  - End Sections / Headwalls: +/- 10
  - Grass-lined Swale with Compost Amendments (with Grouted Rock Dams at 50LF spacing): +/-2,275 LF
  - Rooftop Disconnections to Dry Well
    - (45) 3'Dx3'Wx30'L Dry Well topped with River Rock
    - (15) 3'Dx4'Wx30'L Dry Well topped with River Rock
  - Sheet Flow to Vegetated Filter Strip (With Compost Amendments)
    - +/- 14 acres of vegetated filter strip with compost amendments

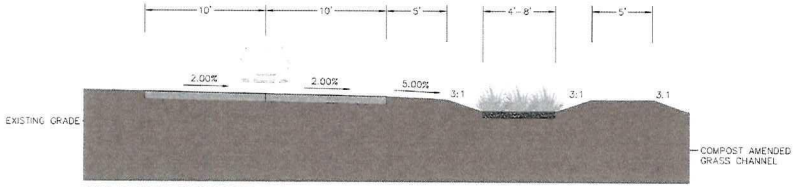
Illustrative Plan - Typical 20' One -Way Road Section



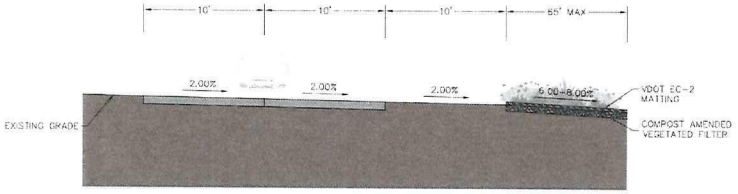
20' CROWNED ROAD WITH SHEET FLOW TO VEGETATED FILTER



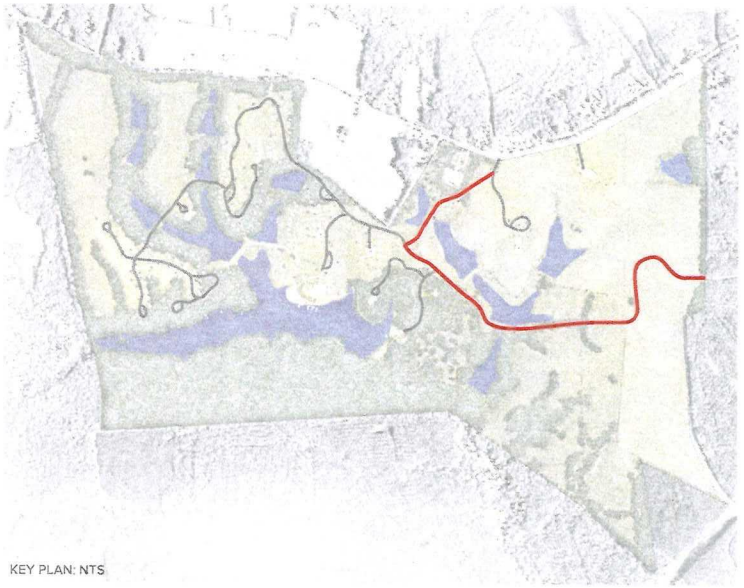
20' CROWNED ROAD WITH GRASS CHANNEL

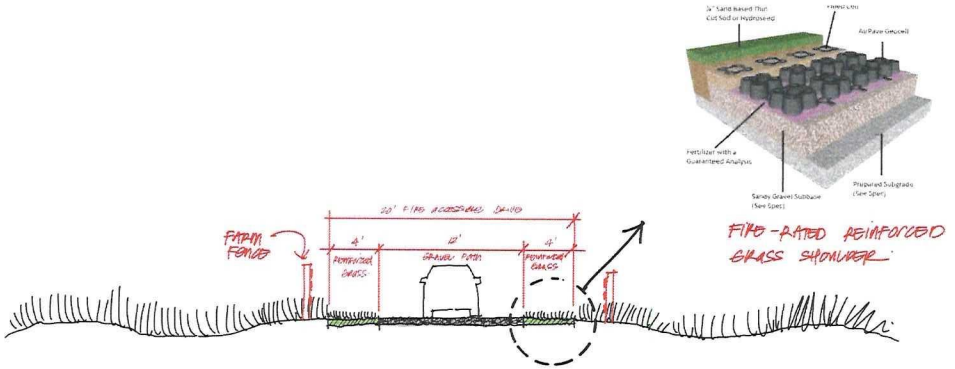


20' SUPERELEVATED ROAD WITH GRASS CHANNEL



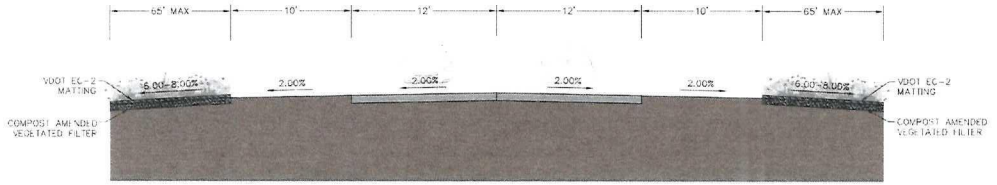
20' SUPERELEVATED ROAD WITH SHEET FLOW TO VEGETATED FILTER



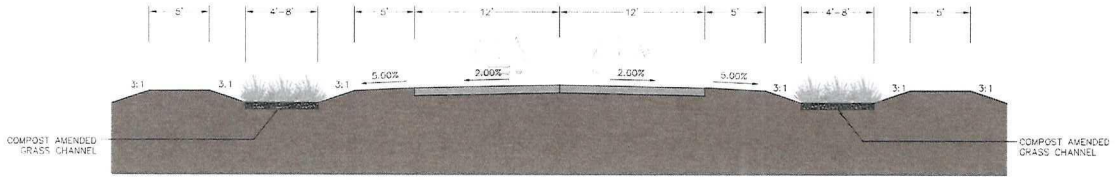


20' SUPERELEVATED ROAD WITH REINFORCED GRASS SHOULDER

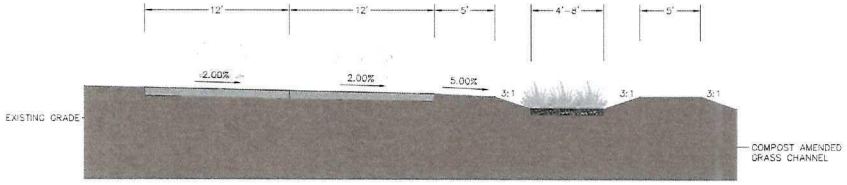
Illustrative Plan - Typical 24' Two-Way Road Section



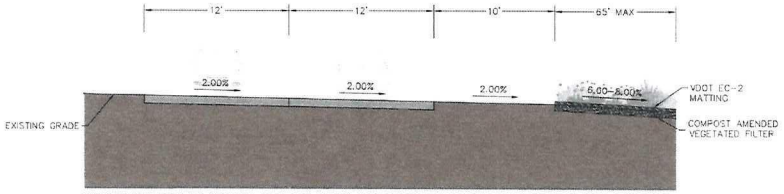
24' CROWNED ROAD WITH SHEET FLOW TO VEGETATED FILTER



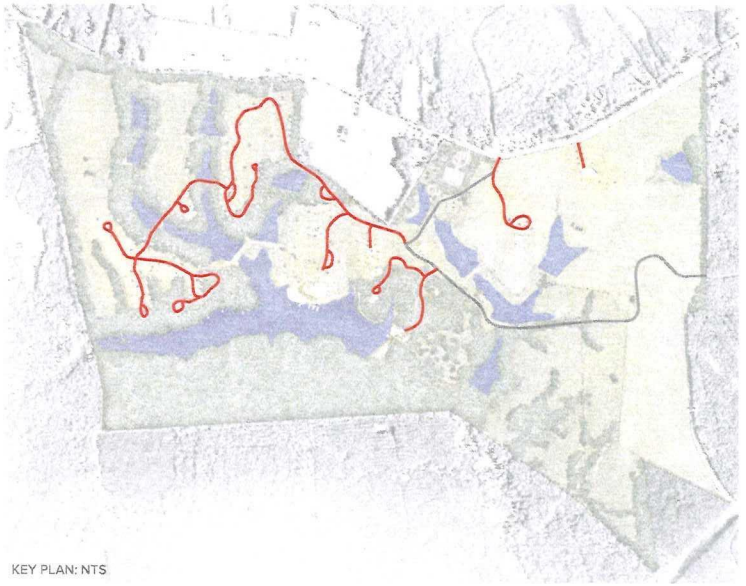
24' CROWNED ROAD WITH GRASS CHANNEL



24' SUPERELEVATED ROAD WITH GRASS CHANNEL

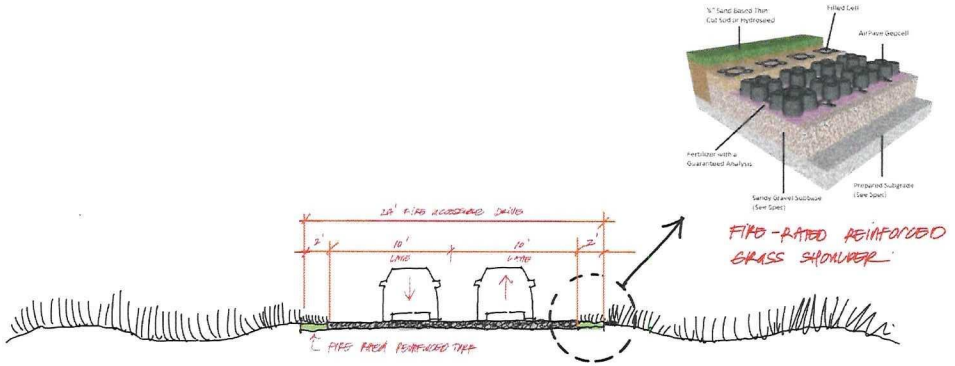


24' SUPERELEVATED ROAD WITH SHEET FLOW TO VEGETATED FILTER



KEY PLAN: NTS

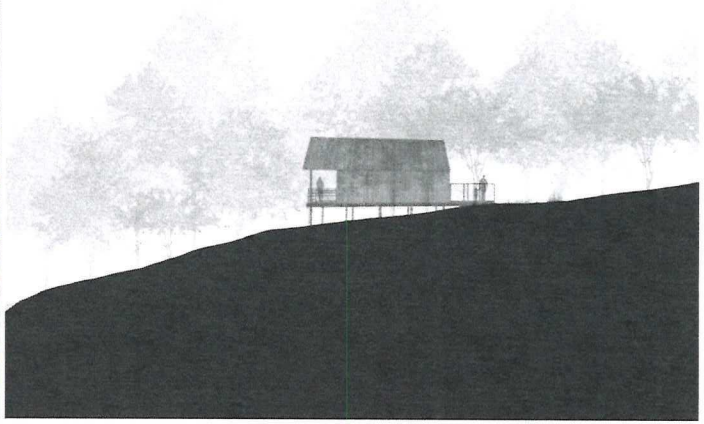
TWO-WAY CIRCULATION



24' SUPERELEVATED ROAD WITH REINFORCED GRASS SHOULDER

Illustrative Plan - The Cottages









Kimley»Horn

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March 20, 2023

Arnold Lee
Lehrer Cumming
Vice President Project Management
900 Third Avenue 6th Floor
New York, NY 10022

Re: Reventon Farms
6055 Rolling Road South, Scottsville, Virginia
Traffic Assessment

Dear Mr. Lee:

Kimley-Horn and Associates, Inc. has performed a traffic assessment for the proposed Reventon Farms RV/camping resort generally located at 6055 Rolling Road South in Scottsville, Virginia. Currently, the 700-acre site proposed for development is vacant. The proposed development consists of a 250 camp-site RV/camping resort. A conceptual site plan is provided in **Attachment A**. Access to the site will be provided via one full access driveway along Rolling Road South approximately 3,400 feet north of Route 761/Briery Creek Road.

TRIP GENERATION

A trip generation analysis was conducted using the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 11th Edition. The analysis utilized ITE Land Use Code (LUC) 416 (Campground/Recreational Vehicle Park). As **Table 1** indicates, the proposed RV/Camping resort will result in 43 AM peak hour trips 47 PM peak hour trips. Detailed trip generation calculations are included in **Attachment B**.

Table 1: Trip Generation Summary				
AM Peak Hour (PM Peak Hour)				
Land Use (ITE Code)	**Scale**	**Total Trips**	**Entering Trips**	**Exiting Trips**
Proposed				
Campground/Recreational Vehicle Park (416)	250 camp-sites	43(47)	15(31)	28(16)
	Total	**43(47)**	**15(31)**	**28(16)**

EXISTING ROADWAY CONDITIONS

Rolling Road South is a two-lane major collector, undivided, roadway in the vicinity of the project site. The Virginia Department of Transportation (VDOT) daily traffic estimates for Rolling Road South indicate that the peak hour traffic on Rolling Road South is 167 vehicles per hour (vph) in the vicinity of the project site. According to the Highway Capacity Manual (HCM), the maximum per-lane capacity for this type of roadway is approximately 1,300 vphpl. Therefore, it is estimated that the roadway is operating at ± 6% of its capacity under existing conditions and ±8% of its capacity with the addition of the site traffic.

TURN LANE WARRANTS

Turn lane warrant analyses were prepared for the proposed project driveway along Rolling Road South in accordance with VDOT's Road Design Manual. The analysis determined that neither left-turn nor right-turn lanes are warranted based on the anticipated trip generation of the proposed site. Relevant sections from the Road Design Manual are included in **Attachment C**.

If you have any questions regarding this analysis, please feel free to contact me.

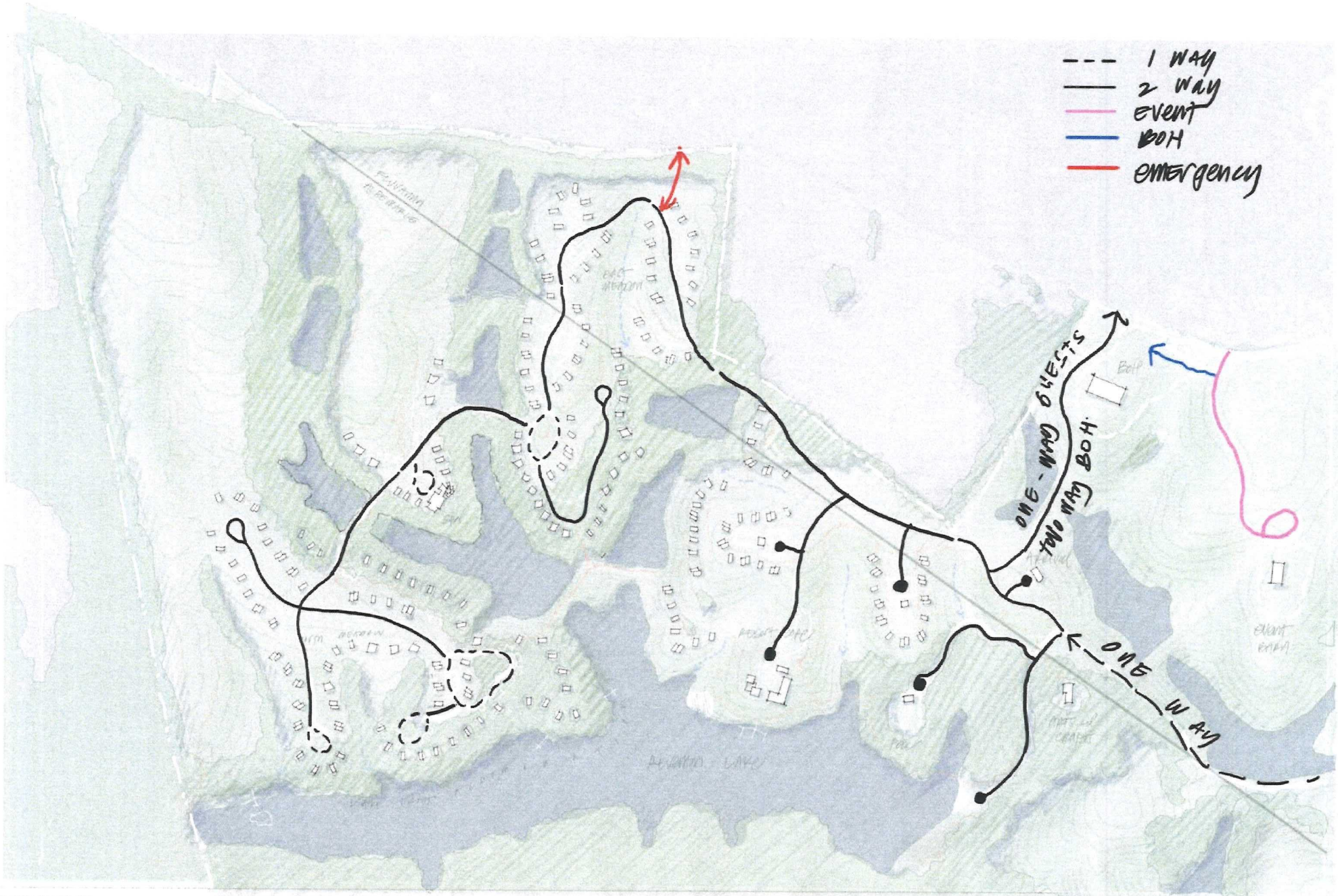
Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Omar Kanaan, P.E.
Attachments

Attachment A

Conceptual Site Plan



REVENTON.
MASTER PLAN UPDATE
3.13.23 EDSA

VEHICULAR

Attachment B

Trip Generation Calculations

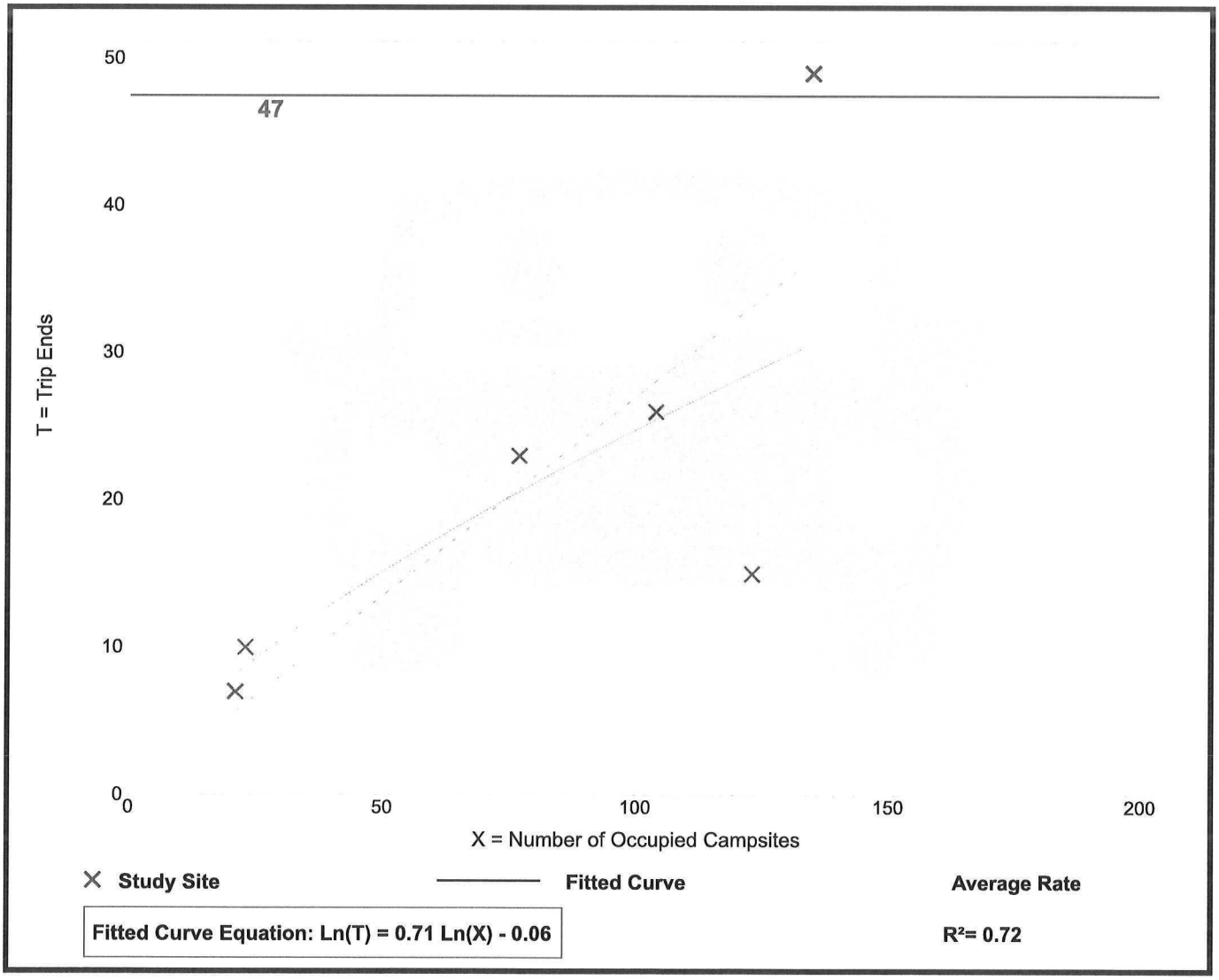
Campground/Recreational Vehicle Park
(416)

Vehicle Trip Ends vs: **Occupied Campsites**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 6
Avg. Num. of Occupied Campsites: 81
Directional Distribution: 65% entering, 35% exiting

Vehicle Trip Generation per Occupied Campsite

Average Rate	Range of Rates	Standard Deviation
0.27	0.12 - 0.43	0.11

Data Plot and Equation



Campground/Recreational Vehicle Park
(416)

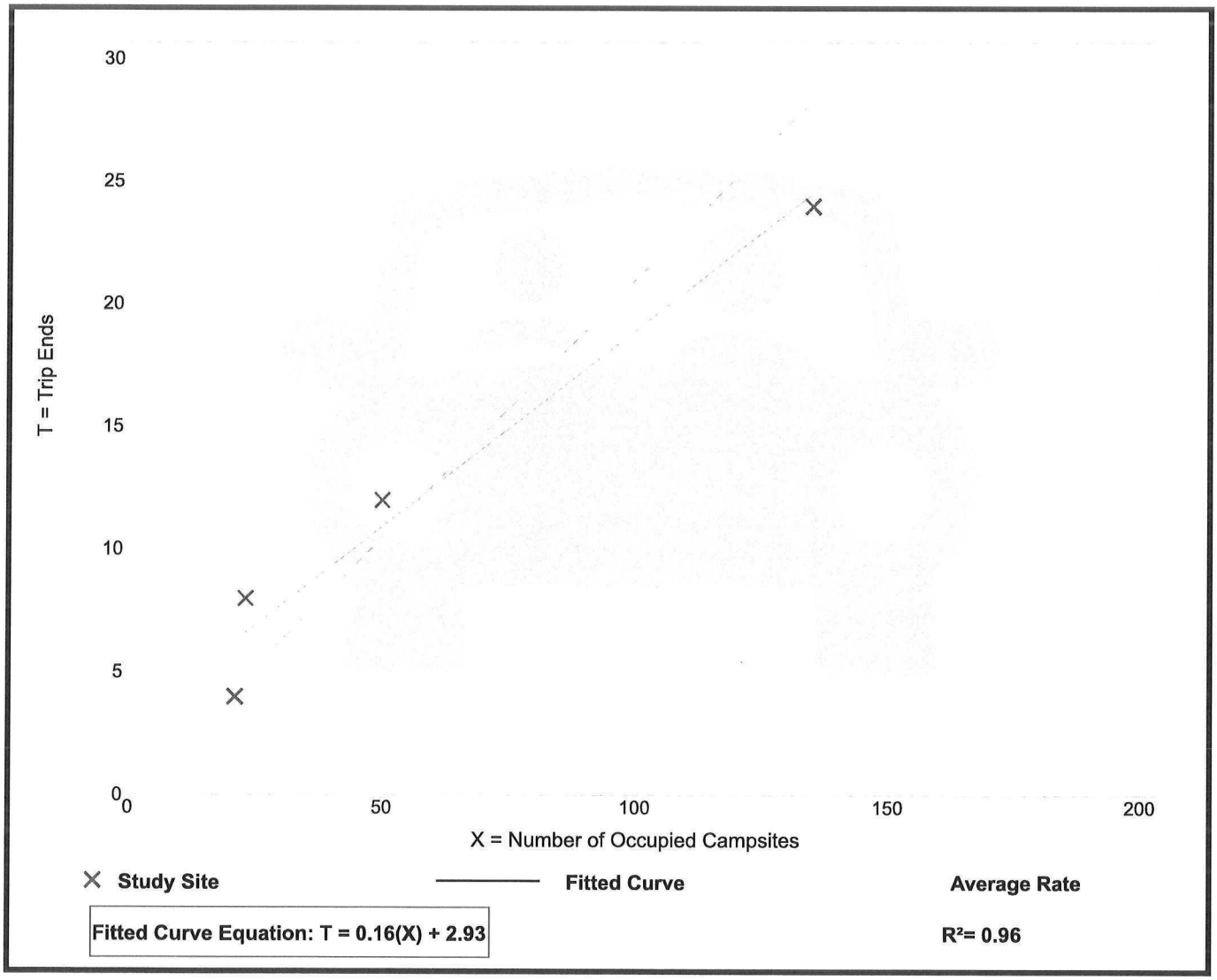
Vehicle Trip Ends vs: **Occupied Campsites**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 4
Avg. Num. of Occupied Campsites: 57
Directional Distribution: 36% entering, 64% exiting

Vehicle Trip Generation per Occupied Campsite

Average Rate	Range of Rates	Standard Deviation
0.21	0.18 - 0.35	0.06

Data Plot and Equation

Caution – Small Sample Size



Attachment C

Road Design Manual Sections

WARRANT FOR LEFT-TURN STORAGE LANES ON TWO-LANE HIGHWAY

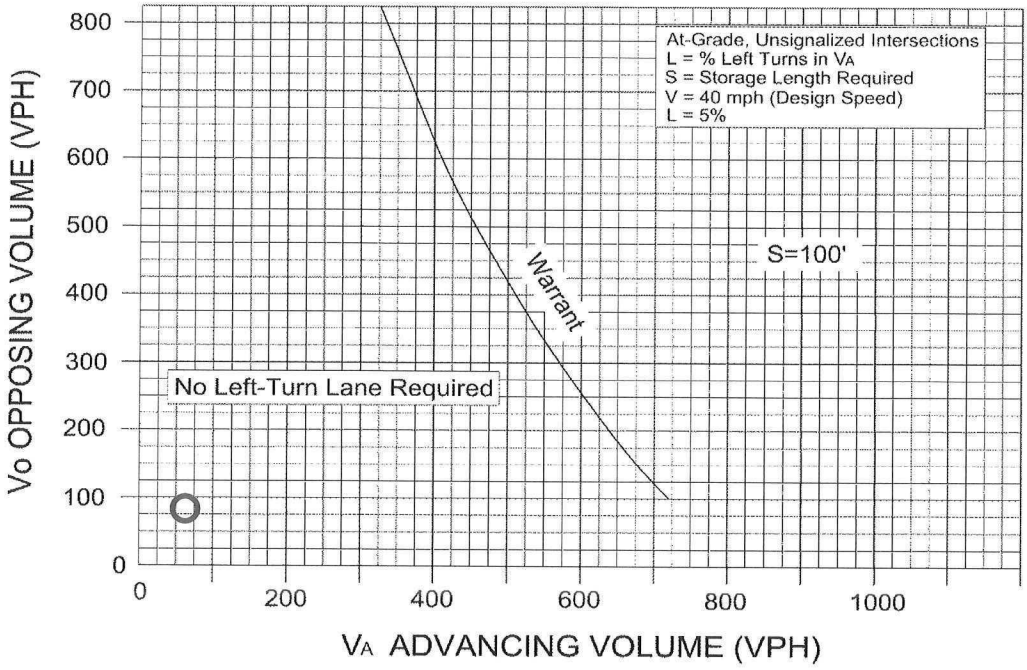


FIGURE 3-4 WARRANT FOR LEFT TURN STORAGE LANES ON TWO LANE HIGHWAY

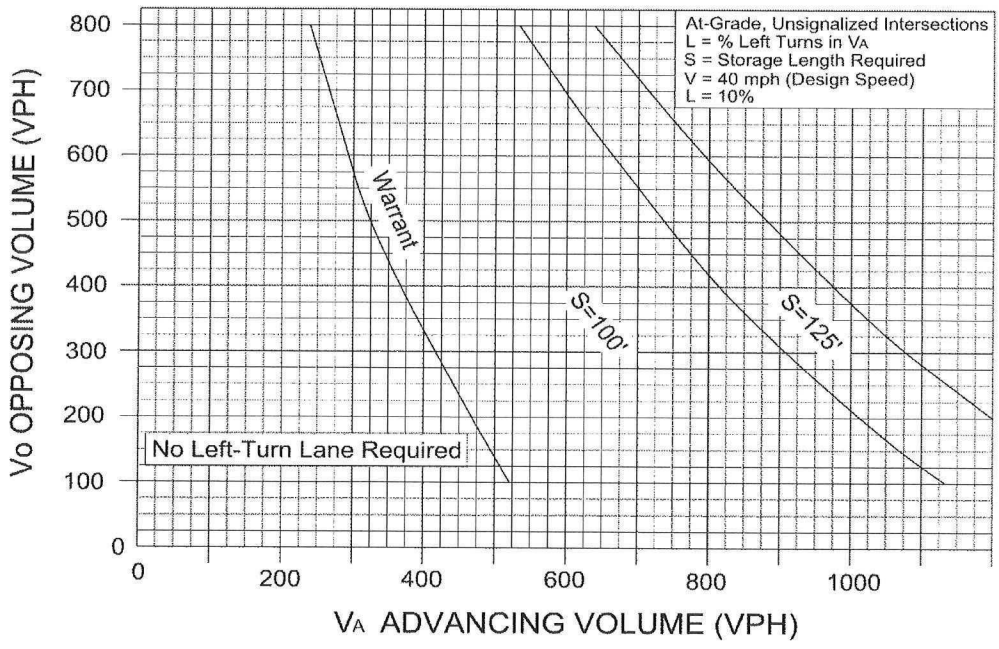


FIGURE 3-5 WARRANT FOR LEFT TURN STORAGE LANES ON TWO LANE HIGHWAY

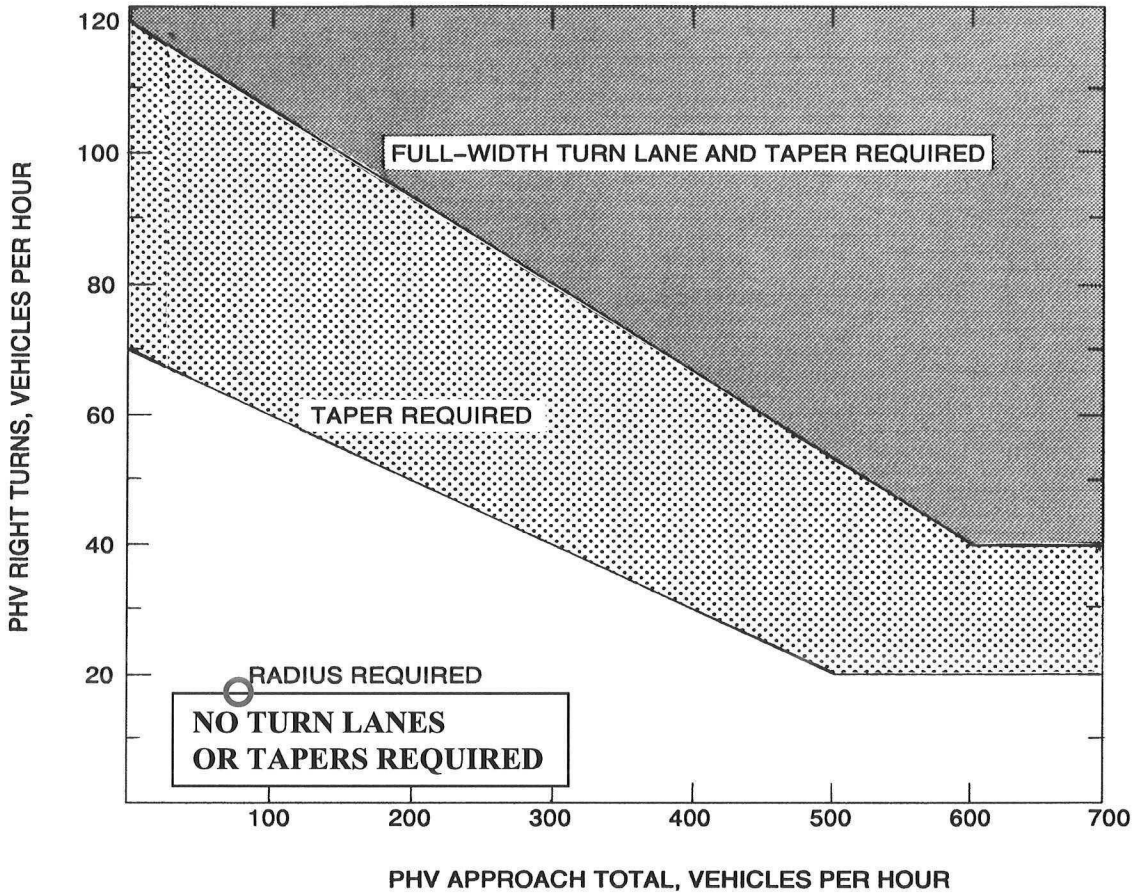


FIGURE 3-26 WARRANTS FOR RIGHT TURN TREATMENT (2-LANE HIGHWAY)

Appropriate Radius required at all Intersections and Entrances (Commercial or Private).

LEGEND

PHV - Peak Hour Volume (also Design Hourly Volume equivalent)

Adjustment for Right Turns

For posted speeds at or under 45 mph, PHV right turns > 40, and PHV total < 300.
Adjusted right turns = PHV Right Turns - 20
If PHV is not known use formula: PHV = ADT x K x D

K = the percent of AADT occurring in the peak hour
D = the percent of traffic in the peak direction of flow

Note: An average of 11% for K x D will suffice.

When right turn facilities are warranted, see Figure 3-1 for design criteria.*

* Rev. 1/15

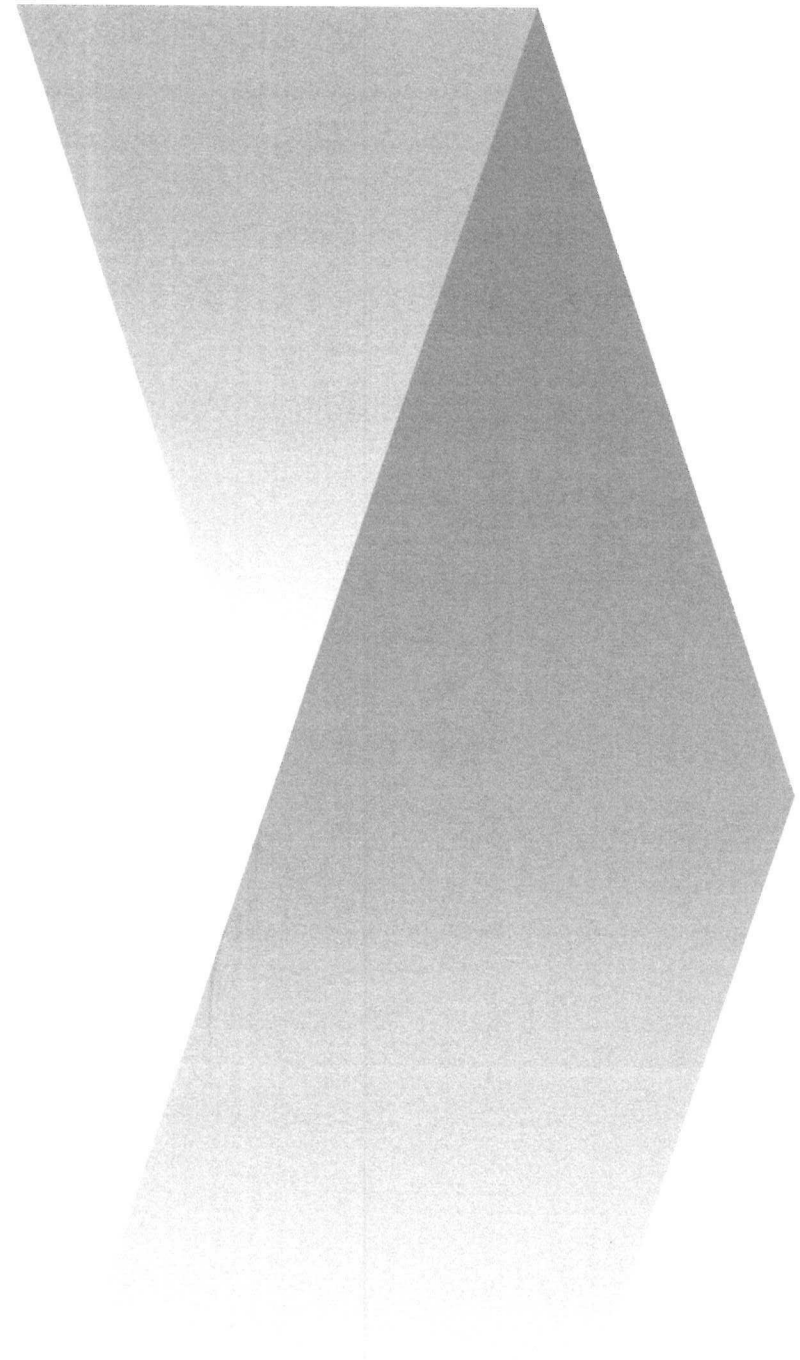


EXHIBIT
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RCLCO
REAL ESTATE CONSULTING

(DRAFT) FISCAL & ECONOMIC IMPACT ANALYSIS FOR BOARDING CAMP

REVENTON FARMS
SCOTTSVILLE, VA

Prepared for Sun Reventon Farms LLC
March 30, 2023

ABOUT RCLCO

Since 1967, RCLCO has been the "first call" for real estate developers, investors, the public sector, and non-real estate companies and organizations seeking strategic and tactical advice regarding property investment, planning, and development.

RCLCO leverages quantitative analytics and a strategic planning framework to provide end-to-end business planning and implementation solutions at an entity, portfolio, or project level. With the insights and experience gained over 50 years and thousands of projects–touching over $5B of real estate activity each year–RCLCO brings success to all product types across the United States and around the world.

Learn more about RCLCO at www.RCLCO.com.

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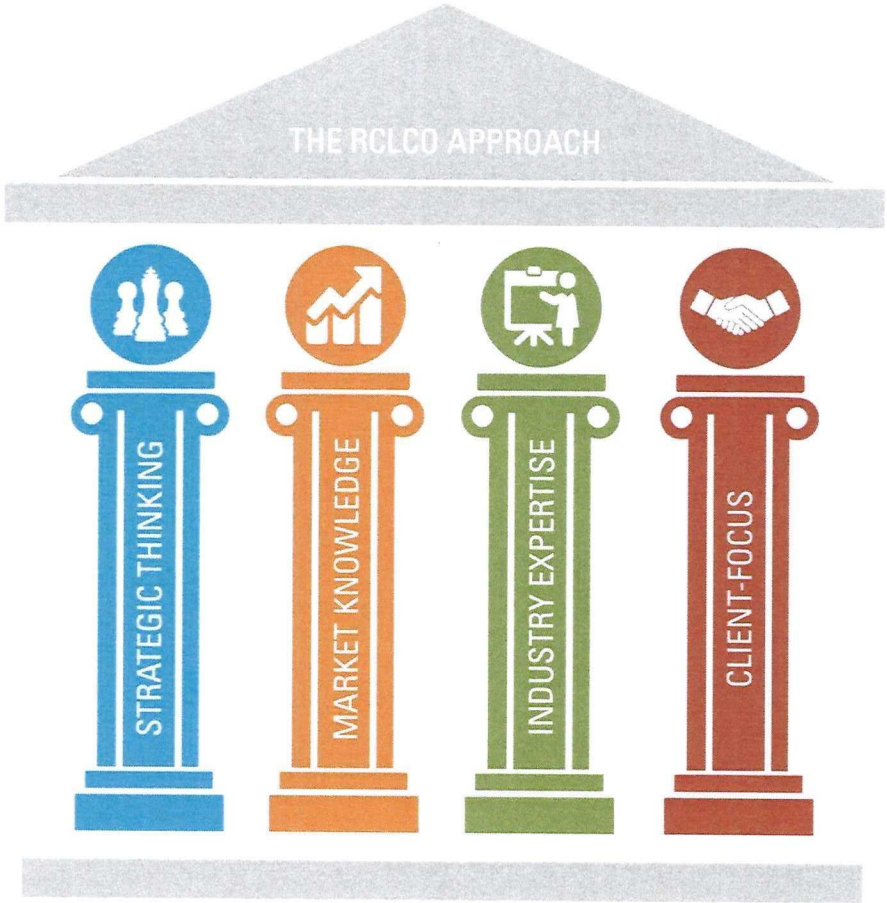
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Additional Authors:

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RCLCO
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OBJECTIVES & KEY FINDINGS

OBJECTIVES

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Sun Reventon Farms LLC ("Client") is evaluating the opportunity to develop a boarding camp, Reventon Farms, on 700 acres near Scottsville, Virginia. The property is anticipated to include up to 250 guest cottages at buildout, with provision of food and beverages and recreational amenities. The site will include a variety of rural recreational uses and agritourism. We have studied the full 250 cottage buildout for this analysis, though it is possible a smaller number of cottages will ultimately be constructed.

RCLCO performed a market study for the Client in July 2022, and this study provides updates to the transient guest accommodations component which helps outline market demand for this product type in Albemarle and Fluvanna Counties. RCLCO has also conducted a new fiscal and economic impact analysis of the proposed development project on Fluvanna and Albemarle Counties.

The goal of this study is to calculate the fiscal impact to Albemarle County, which contains the majority of the built development including cottages and the central amenities, and a portion of this impact will be distributed to Fluvanna County (assuming the cost to service is roughly similar, without performing a detailed fiscal impact there). The distribution assumptions are still being finalized and will be made at a later date. Due to the site's location on the two-county border, the economic impact study has been calculated for the combined Albemarle and Fluvanna two-county region – as many of the spillover impacts will occur in the surrounding areas of both counites.

The fiscal impact portion of the study includes the following:

- One Time Revenues Arising From Construction
- Impacts to General Fund Revenues & Expenditures
- Net Fiscal Impacts over the 30 Year Study Period

The economic impact portion of the study includes the following:

- Direct & Multiplier Effects from Construction
- Effects from Operations within a Stabilized Year

Site Plan
Subject Site; July 2022

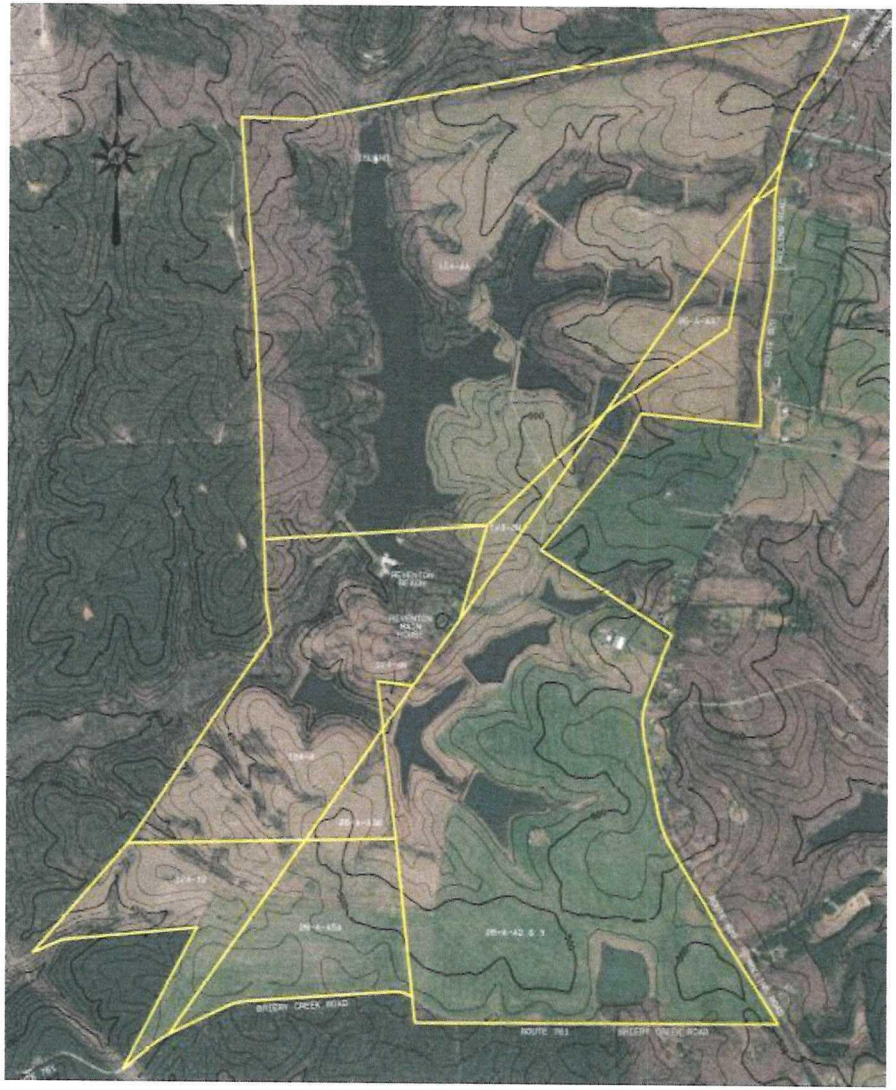


Image Source: Client

KEY FINDINGS

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TOURISM AND TRANSIENT ACCOMMODATIONS MARKET REBOUNDS STRONGLY

Visitation and demand for short-term rentals have both grown in Virginia in general, and in the subject site area in specific, in 2021 and 2022 rebounding from 2020 pandemic lows. Tourism data in 2021 (the most recent available) showed an increase in overnight visitors, and in visitor spending in the state as well as the two-county region. Short term rentals have performed strongly through the pandemic, achieving peak occupancies in 2021 and stabilizing in 2022 above pre-recession levels. ADRs have grown 22% for short term rentals from 2020 to 2022.

Data from STR indicates that the accommodations market in Charlottesville was relatively stable prior to the pandemic, and after a dip in 2020 it rebounded strongly in 2021 and 2022. In 2022, luxury product continued to demonstrate its strength relative to all product, with luxury ADR growth increasing 21% from 2021 to 2022 compared to 18% for all types. The competitive properties surveyed in Virginia also demonstrated rate growth, though it was more varied in level. **This strong performance by the accommodations market, as well as the short-term rental market, shows that there is demand and a supportable need for the visitor accommodations planned in cottages at the subject site.**

ONE-TIME ECONOMIC IMPACT FROM CONSTRUCTION

RCLCO estimated the one-time construction-related economic impacts using the IMPLAN input-output model and estimated construction (hard and soft) costs.

- We estimate **809 total job years** (including direct onsite jobs plus the "multiplier effect" of indirect and induced jobs), with 689 of these job years estimated to be construction jobs located directly onsite. This excludes off-site construction labor that is involved in prefabrication of construction components.
- We estimate **$48.6 million in total labor output** (wages, salaries, and benefits paid to direct, indirect, and induced workers associated with construction), of which $41.6 million is projected to be paid to onsite construction employees.
- We estimate a total economic output associated with construction of **$110.4 million** in the regional economy, of which $87.9 million reflects the value of direct project construction that occurs on-site. $35 million of construction output is anticipated to occur when the prefabricated components are constructed offsite and are therefore not factored into this analysis.

RECURRING (ANNUAL) ECONOMIC IMPACTS FROM OPERATIONS

RCLCO estimated the recurring annual economic impact from the operations of the onsite uses at the project at build-out, relying on Client inputs and RCLCO estimates for hospitality performance metrics, business revenues for commercial uses, and visitor spending.

- We estimate **163 total jobs** (including direct onsite jobs plus the "multiplier effect" of indirect and induced jobs). Of these jobs, 118 are estimated to be directly created onsite by businesses or in the local economy by employee/visitor spending.
- We estimate **$6.7 million in total labor output** (wages, salaries, and benefits paid to direct, indirect, and induced workers associated with onsite businesses and household spending). Of this compensation, $4.4 million is projected to be directly generated onsite by businesses or throughout the local economy by residential spending.
- We estimate a total economic output associated with operations of **$37.5 million** in the regional economy, of which $30.2 million reflects the value of direct project operations.
- More details about the including definitions, methodology, and details about the IMPLAN model may be found starting on page 9.

Note: Economic impact values expressed in constant 2022 dollars (no inflation). Employment expressed as total full-time and part-time jobs. Construction employment is expressed in job-years, i.e. one employee who works for three years would be three job-years.

KEY FINDINGS

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ONE-TIME FISCAL IMPACTS FROM CONSTRUCTION

RCLCO estimated the project-construction related one-time revenues to Albemarle County from the proposed development, including sales taxes from construction materials and BPOL tax on building/development. These revenues would amount to approximately **$485,000**, detailed in Exhibit III-1. Additionally, we do not include any one-time planning and construction permit fees as we assume those are not a net benefit, as they account for time spent by the municipality to approve and monitor construction. A portion of these impacts would be distributed to Fluvanna County because the fiscal impact of this development will occur in both counties – but the assumptions as to what share of the impact will occur in Fluvanna has not yet been finalized.

RECURRING FISCAL IMPACTS

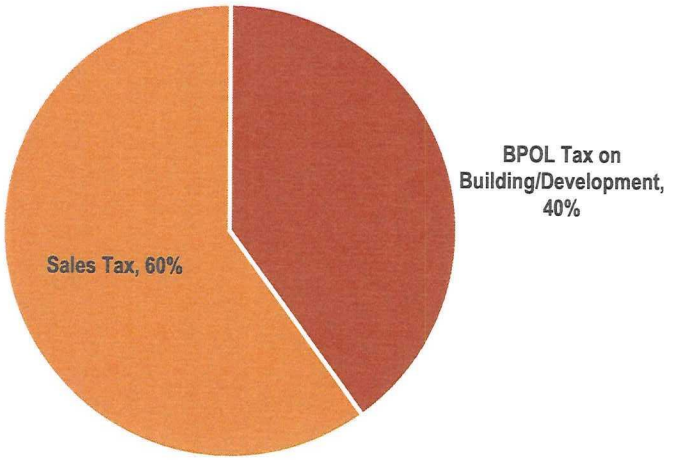
The proposed development is anticipated to generate an overall positive net fiscal impact on the County's General Fund during construction, and when the project reaches stabilization in 2028. Though these impacts are calculated to Albemarle County in this study, a yet to be determined share would also be distributed to Fluvanna County.

- At stabilization in 2028, General Fund revenues are projected at $2.6 million less $635,000 in increased expenditures to yield the **$1.9 million in annual net fiscal impact**.
- Over a 25-year period from 2023 to 2047, Reventon Farms is projected to yield $79.1 million cumulative new revenues, less $19.2 million in new expenditures,, resulting in **a total cumulative net fiscal impact of $60.0 million to Albemarle County's General Fund over a 25-year period**.
- From another statistical perspective, the proposed development would generate approximately **$4.11 in additional revenue for each $1.00 in incremental municipal service costs.**

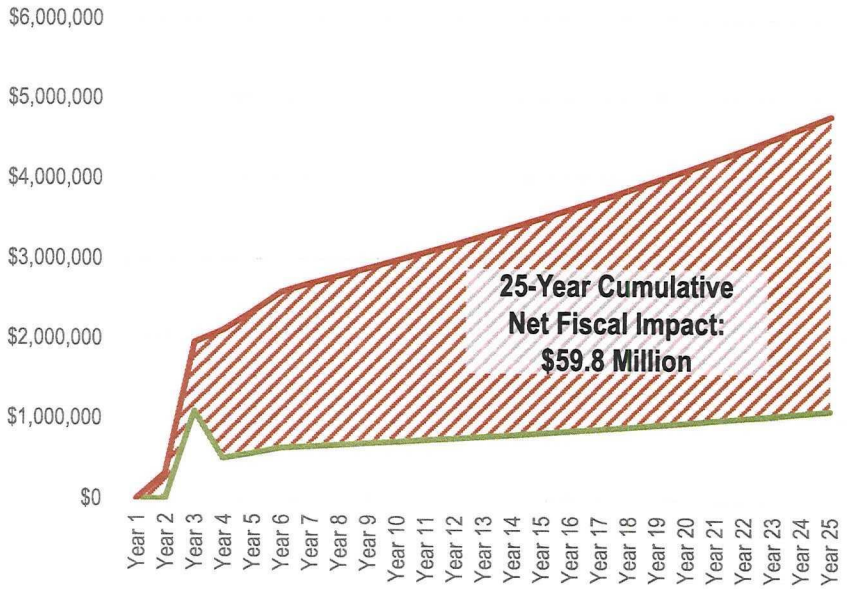
More details about the fiscal impact calculations and methodology may be found in the report starting on page 13.

Note: All fiscal impact values presented future dollars, adjusted for inflation.

Summary of One-Time Revenues from Project Construction



Sum of Recurring Revenues over 25 Year Projection Period



Source: RCLCO; Client; Albemarle County

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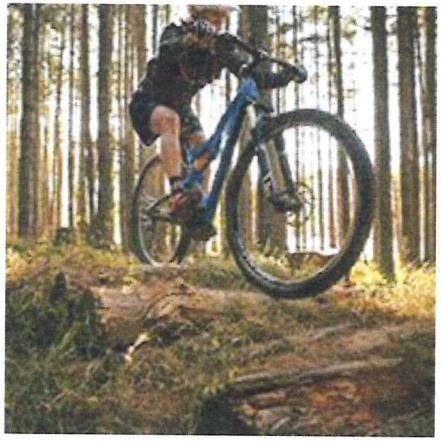
MARKET SUPPORT

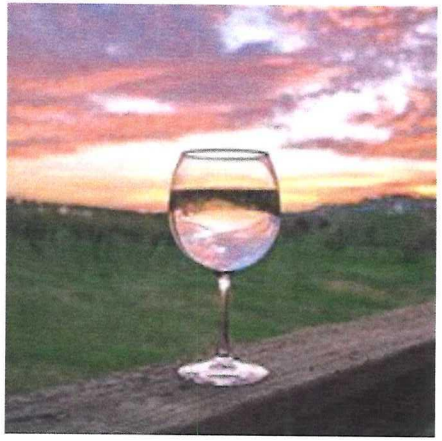
VIRGINIA TOURISM DATA

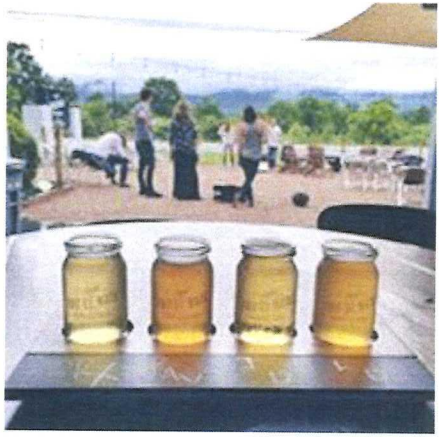
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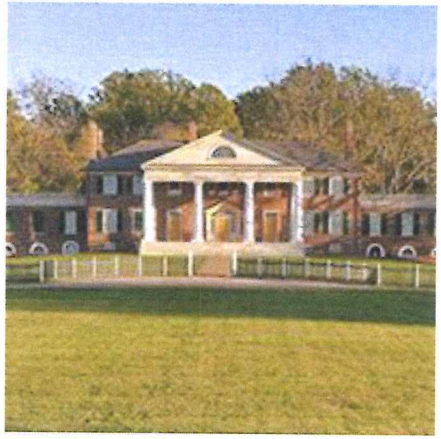
VIRGINIA TOURISM GROWING

Tourism is an important part of the Virginia economy which generates significant economic benefits to households businesses, and the government. In 2021, Virginia saw an increase in overnight visitors to 38.5 million visitors, a 31% increase since 2020, and 88% compared with pre-pandemic levels. This tourism generated $25.2 billion in tourism spending, which was a recovery of up to 87% of pre-pandemic levels. Overall the impact of tourism in Virginia in 2021 was $39.4 billion, creating 273,150 jobs. Notably, total visitor spending in Albemarle Cunty in 2021 was up 60% from 2020, and visitor spending in Fluvanna County was up 40% in the same time period, boding well for new accommodations, food and beverage, and recreational amenities planned at the subject site.









Source: National Park Service; Virginia.org; Virginia Tourism Corporation; RCLCO

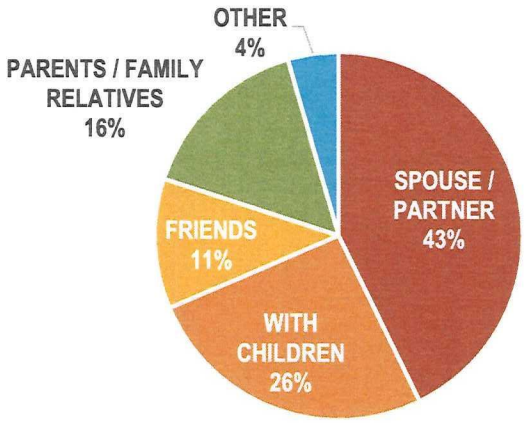
WINE TOURISM

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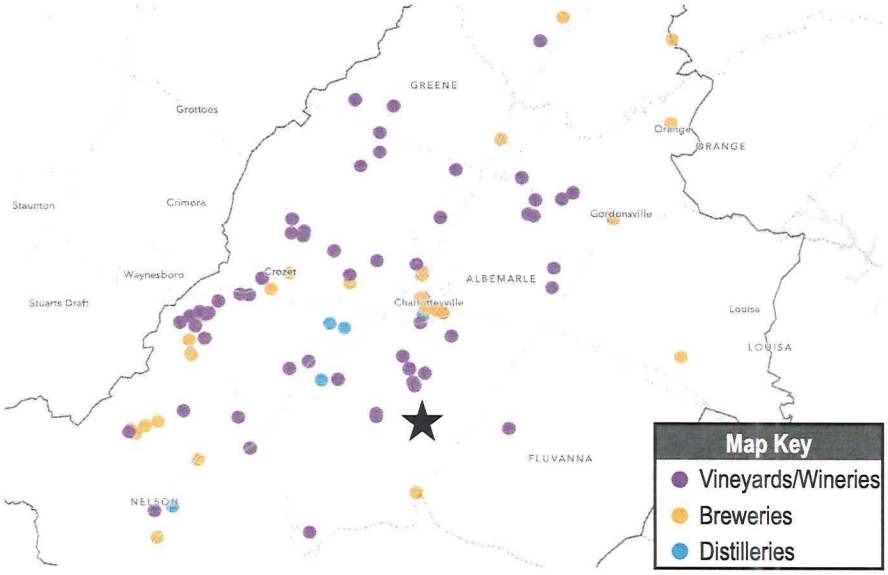
VIRGINIA WINE COUNTRY GROWING IN POPULARITY AS WINE QUALITY HAS IMPROVED

- There are over 300 wineries in Virginia, up from six wineries in 1979. The Monticello American Viticulture Area (AVA) has steadily improved its domestic and international reputation and established itself as one of the East Coast's premier wine regions over the past few decades.
- Although there is a higher concentration of vineyards and wineries in the western part of Albemarle County, there are a number of wineries, breweries, and distilleries in close proximity to the subject site, making this an appealing amenity for on-site guests.
- The majority of visitors who list wine tourism as the primary motivation for their visit tend to travel with partners or immediate family members or children and stay between one and four nights. This trip length is consistent with the top states of visitor origin, with most visitors hailing from drivable locations such as Maryland, Washington D.C., North Carolina, New York, and other parts of Virginia.

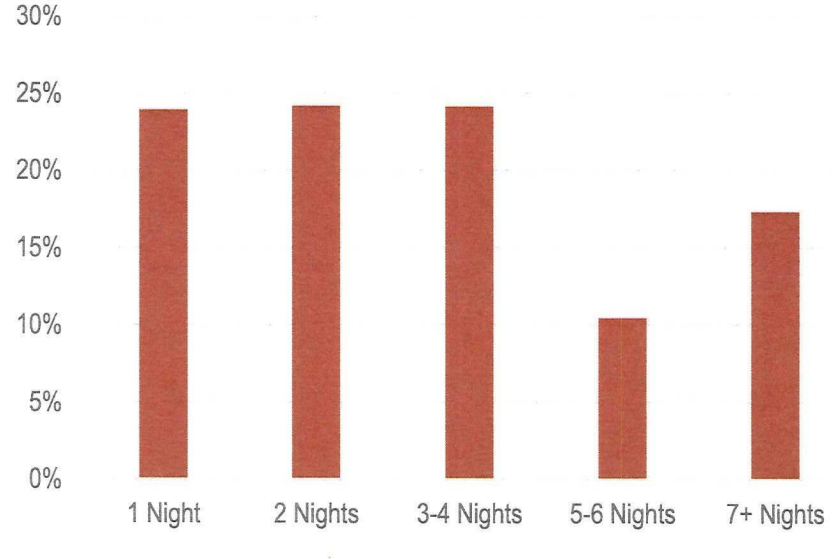
Travel Group Composition
Virginia Wine Tourists; 2021



Wine Tourism Attractions
Competitive Market Area; July 2022



Distribution of Nights Spent in the State
Virginia Wine Tourists; 2021



Source: Google Places; Virginia.org; RCLCO

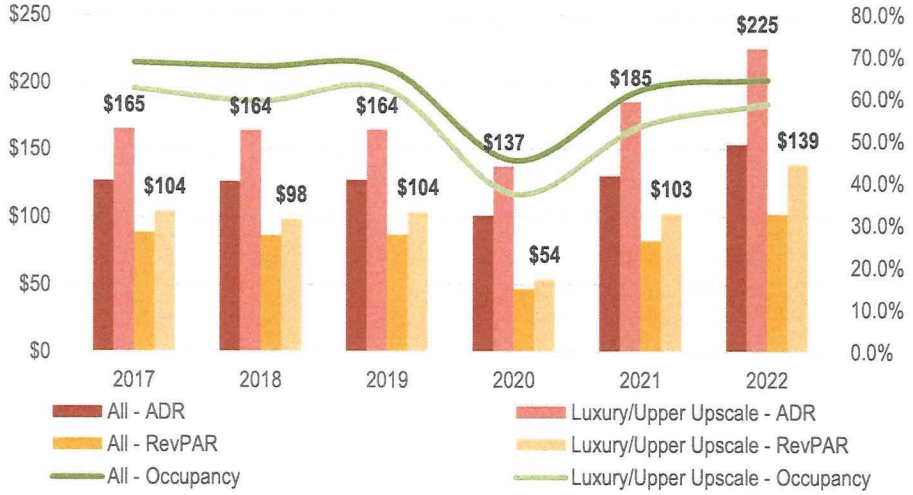
HOSPITALITY TRENDS OVERVIEW

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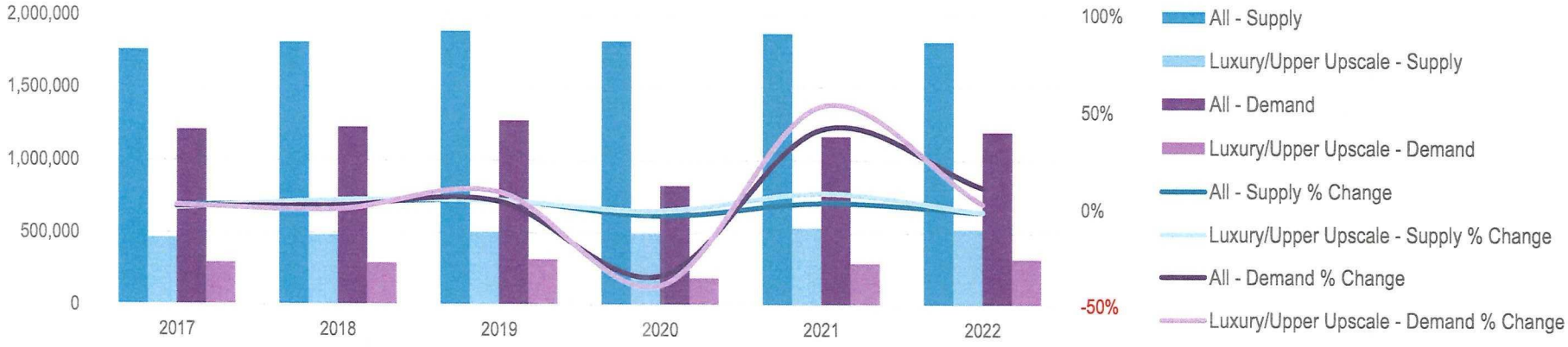
SUPPLY AND DEMAND IN THE CHARLOTTESVILLE MARKET IS STABLE, HAS REBOUNDED FROM PANDEMIC

- In 2022, according to data collected by STR, luxury product continued to demonstrate its strength relative to all product, with luxury ADR growth having outperformed all, achieving an ADR growth rate of 21% compared to 18% for all types. Additionally, while luxury product 's occupancies lag behind all properties, the gap narrowed slightly in 2022. This data is relevant to consider for the cottage accommodations planned on-site, and indicates strong market fundamentals.
- Luxury and upper upscale properties exhibited lower levels of occupancy, on average, than the studied set as a whole. This trend was reversed, however, when looking at the most exclusive and expensive properties in the set.
  - Despite a significant difference in ADR for the most expensive luxury hotels in the market ($1,000/night+), the ultra-luxury properties in this set exhibit the strongest occupancy levels, with weekends and holidays, in particular, booking out months in advance.
  - These properties also have less room keys, on average, which contribute to the boutique feel and ability to offer a unique offering of service and amenities, which further drives demand for this product.

Average Daily Rate, Revenue Per Available Room, Occupancy
Competitive Market Area; 2017-202



Hotel Supply and Demand
Competitive Market Area; 2017-2022



Source: CoStar; RCLCO

SHORT-TERM RENTAL MARKET

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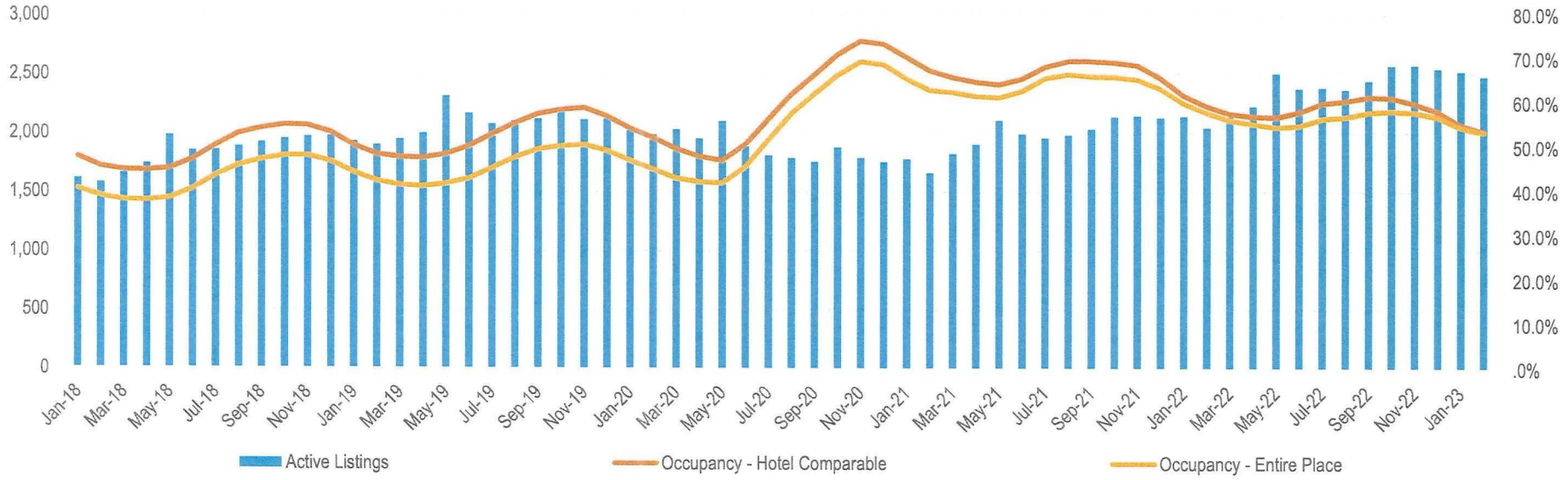
THE SHORT-TERM RENTAL MARKET IN THE COMPETITIVE MARKET AREA HAS EXPERIENCED UNPRECEDENTED LEVELS OF OCCUPANCY FOLLOWING THE ONSET OF THE PANDEMIC

- 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 rental occupancy averaged 47.7% from 2018 to 2019 but increased to 61.6% average occupancy from June 2020 to Feb 2023, the latest month of data. This trend has prevailed despite an increase in available listings in 2022; occupancy has still remained above pre-pandemic levels.
- ADR grew rapidly since the onset of the pandemic, increasing 18% and 19% from 2020 to 2021, and an additional 5% and 4% from 2021 to 2022 for entire place listings and hotel comparable listings respectively.

Average Daily Rate and Revenue Per Available Room by Type*
Competitive Market Area; 2018-2021



Number of Active Listings and Occupancy (6 Month Trailing Average)
Competitive Market Area; 2017-May 2022



Note: Hotel Comparable listings are studio and one-bedroom entire place listings that are more likely to compete directly with hotels; Source: AirDNA; RCLCO

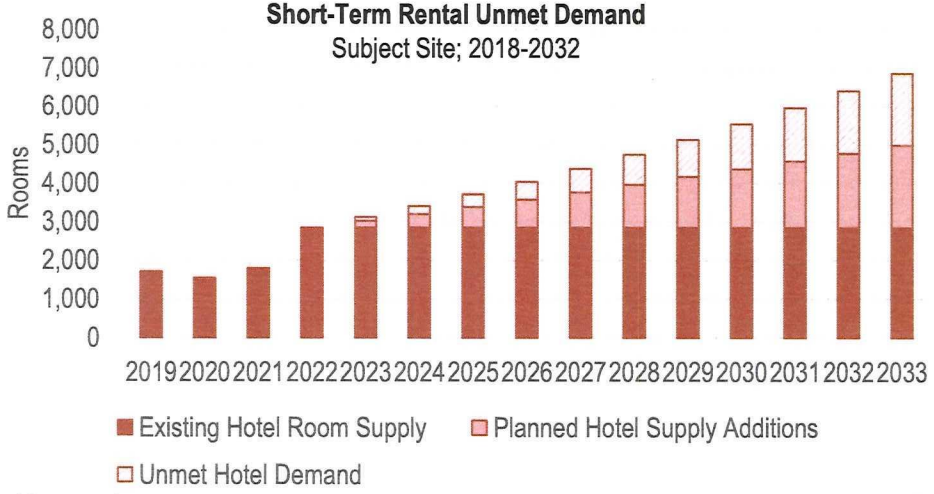
SHORT-TERM RENTAL DEMAND

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THE SHORT-TERM RENTAL MARKET WITHIN THE CMA DEMONSTRATES SUPPORT FOR THE COTTAGE PROGRAM

- By the time the subject site delivers, likely around 2024-2025 at the earliest, demand for short-term rentals will have outpaced supply for several years, creating unmet demand for roughly 325 short-term rentals.
- To support a short-term rental program of roughly 250 keys, the subject site will need to capture its fair share of the CMA market of approximately 10%, which is likely achievable due to the newness of the product and the amount of on-site amenities compared to most short-term rentals.

Short-Term Rental Unmet Demand
Subject Site; 2018-2032



Short-Term Rental Demand
Subject Site; 2019-2033

	HISTORICAL				PROJECTED										
	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
SUPPLY															
Ending Room Nights	**624,179**	**563,650**	**657,736**	**782,665**	**845,278**	**910,365**	**977,732**	**1,047,151**	**1,118,357**	**1,191,050**	**1,264,895**	**1,339,524**	**1,414,537**	**1,489,508**	**1,563,983**
DEMAND															
Ending Demand Nights	**300,725**	**328,382**	**418,501**	**441,980**	**486,178**	**542,575**	**603,343**	**668,504**	**738,028**	**811,831**	**889,767**	**971,626**	**1,057,129**	**1,145,928**	**1,237,602**
Historical & Projected Occupancies	48.2%	58.3%	63.6%	56.5%	57.5%	59.6%	61.7%	63.8%	66.0%	68.2%	70.3%	72.5%	74.7%	76.9%	79.1%
*Target Occupancy**					*55.0%*	*55.0%*	*55.0%*	*55.0%*	*55.0%*	*55.0%*	*55.0%*	*55.0%*	*55.0%*	*55.0%*	*55.0%*
UNMET DEMAND															
Demand at Target Occupancy (Nights)					464,903	500,701	537,752	575,933	615,096	655,077	695,692	736,738	777,995	819,229	860,191
Unmet Demand (Available Room Nights)					38,682	76,135	119,256	168,311	223,513	285,007	352,863	427,068	507,515	593,997	686,202
Unmet Demand (Rooms)					**106**	**209**	**327**	**461**	**612**	**781**	**967**	**1,170**	**1,390**	**1,627**	**1,880**
SUBJECT SITE CAPTURE OF DEMAND															
Fair Share Capture					9.7%	9.1%	8.5%	8.0%	7.5%	7.1%	6.7%	6.4%	6.1%	5.8%	5.5%
Subject Site Capture of Demand (Nights)					47,370	49,430	51,502	53,585	55,675	57,771	59,869	61,967	64,062	66,149	68,227
Subject Site Capture of Demand (Rooms)					130	135	141	147	153	158	164	170	176	181	187
Supported Room Supply (at Target Occupancy)					**236**	**246**	**257**	**267**	**277**	**288**	**298**	**309**	**319**	**330**	**340**

**Note: the target occupancy for short-term rentals is typically lower than traditional hospitality given the variability of availability and owner use; Source: AirDNA; RCLCO*

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ECONOMIC IMPACT ANALYSIS

Employment counts, labor income, and economic output related to the construction of the project and its annual operation once completed were estimated using the IMPLAN model, using data specific to the regional economy. The model enables analysis of the specific sectors of an area's economy that are impacted when a new investment or new employment, or other measure, is added to a particular sector or sectors. These inter-industry relationships can be expressed in terms of dollar impacts or employment impacts. The results are shown in their report as "employment", "labor income", and "economic output." Separate calculations are provided for two categories of benefits: temporary (construction phase) benefits; and permanent or recurring benefits associated with the ongoing operation of new businesses within the project.

THE IMPLAN MODEL

Our analysis considers the direct (i.e., onsite) impacts associated with the proposed development, as well as "multiplier" impacts within the regional economy (these "indirect" and "induced" impacts are both calculated for the relevant county). These multiplier impacts have been projected using the IMPLAN model. IMPLAN was created in 1979 by the U.S. Forest Service to assist the Forest Service in land and resource planning management. In 1992, IMPLAN was transferred under a technology transfer agreement to the Minnesota IMPLAN Group, Inc, which is run by former researchers from the University of Minnesota (the university worked on the original program and subsequently developed the current modeling system). Minnesota IMPLAN Group is privately held and sells a suite of products and consulting services that involve the IMPLAN software.

The IMPLAN model can be used to generate estimates of direct, indirect and induced effects of a change in the local or regional economy created by new development, such as the proposed development.

- **Direct Effects** are the set of expenditures applied to the predictive model for impact analysis. These include the investment in project construction and operations of the onsite commercial land uses. The income and resulting employment of the new jobs that are employed at the project are also considered direct effects.
- **Indirect Effects** are impacts resulting from purchases of goods and services to support project construction and businesses selling goods and services to a project, specifically the retail, office, hotel uses, and new households.
- **Induced Effects** result when direct and indirect employees spend their compensation on different goods and services within the economy. The indirect and induced effects are together referred to as the "multiplier effect" of the direct expenditures associated with the development of a project.

The analysis quantifies the above benefits in terms of the following measures

- **Employment** – New full-time and part-time jobs, reflecting the number of jobs/workers employed in any given year.
- **Labor Income** – Payroll and benefits associated with the created jobs, along with additional proprietor income (payments received by self-employed individuals and unincorporated business owners)
- **Economic Output** – Increase in gross industry receipts, representing the total economic activity generated by the project.

ECONOMIC IMPACTS – CONSTRUCTION

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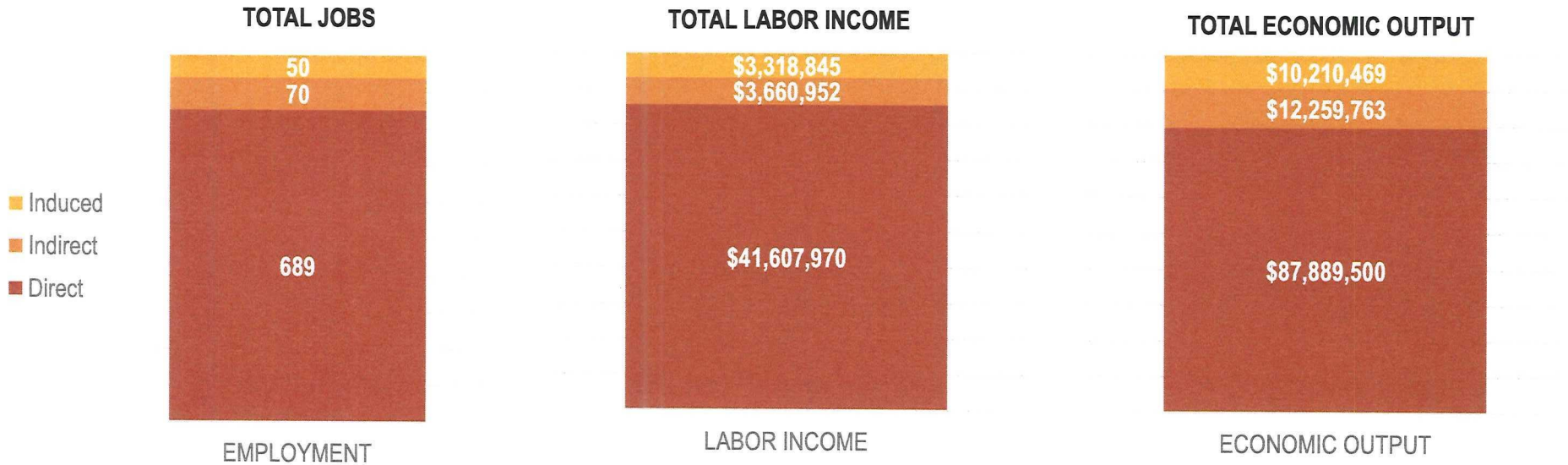
ONE-TIME ECONOMIC IMPACTS FROM CONSTRUCTION

RCLCO's One-Time Economic Impact Analysis for the proposed Reventon Farms project estimated the following one-time impacts from the development of the project. Of the project's total construction cost of approximately $123 million, a portion is expected to occur offsite in the form of prefabricated development components – and thus the construction economic impact is based on the $88 million of output that occurs on-site. These impacts are calculated for the combined Albemarle and Fluvanna two-county region.

- **809 Cumulative Construction Jobs** (689 Direct + 120 Indirect/Induced)
- **$48.6 Million in Labor Income from Construction**, including salary and benefits ($41.6 Million Direct + $7.0 Million Indirect/Induced)
- **$110.4 Million in One-Time Economic Output from Construction** ($87.9 Million Direct + $11.2 Million Indirect/Induced)

Cumulative Economic Impacts from Construction

	FROM CONSTRUCTION		
IMPACT TYPE	EMPLOYMENT	LABOR INCOME	ECONOMIC OUTPUT
Direct	689	$41,607,970	$87,889,500
Indirect	70	$3,660,952	$12,259,763
Induced	50	$3,318,845	$10,210,469
Total Effect	**809**	**$48,587,767**	**$110,359,732**
Multiplier	***1.17***	***1.17***	***1.26***



Note: Economic impact values expressed in constant 2022 dollars (no inflation). Employment expressed as total full-time and part-time jobs. Construction employment is expressed in job-years, i.e. one employee who works for three years would be three job-years.

Source: Client; IMPLAN; RCLCO

ECONOMIC IMPACTS – RECURRING

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Economic impacts were calculated for the recurring on-site employment; impacts from employees, and hotel visitor spending. These impacts are all calculated for the two-county Albemarle and Fluvanna region.

RETAIL

On-Site Retail/Restaurant Spending: On-site retail impacts were calculated by using total annual retail sales across food and beverage stores, restaurants, and other amusement and recreation industries.

Hotel Visitor Off-Site Spending: Given the number of occupied nights, and assuming 15% of visitor retail spending occurring off site and 90% of that spending occurring in the two counties, we estimate off site-visitor retail spending. The impact of retail spending by hotel visitors off-site is determined by using an estimated $43 per visitor per day, based on estimated on site visitor spending accounting for 85% of total visitor spending We then distribute to retail spending categories based on an RCLCO assumption of total hotel guest spending patterns. Please see Exhibit II-6 for more detail.

The total direct employment generated by on-site retail revenues and off-site spending by hotel visitors and employees, results in 69 direct employees attributable to retail and amenities, with 54 jobs estimated on-site and the remaining 15 jobs attributed to visitor spending occurring off-site.

HOTEL

Recurring hotel impacts were determined by using the total annual revenue generated by room rentals utilizing IMPLAN Sector 507 related to hotels, as shown on Exhibit II-5. This results in 49 direct employees.

Source: Client; IMPLAN; RCLCO

ECONOMIC IMPACTS – RECURRING

RCLCO REAL ESTATE CONSULTING

RECURRING ECONOMIC IMPACTS AT FULL BUILD-OUT & STABILIZATION

RCLCO's Economic Impact Analysis for the proposed Reventon Farms project estimated the following impacts from the ongoing operations of future business and real estate operations.

- **163 Total Recurring Jobs at Full Build-Out** (118 Direct + 45 Indirect/Induced)
- **$6.7 Million in Annual Recurring Labor Income at Full Build-Out**, including salary and benefits ($4.4 Million Direct + $2.3 Million Indirect/Induced)
- **$37.6 Million in Annual Recurring Economic Output at Full Build-Out** ($30.2 Million Direct + $7.4 Million Indirect/Induced)

Summary of Recurring Economic Impacts from Project Operations at Stabilization

	RECURRING AT BUILD-OUT		
IMPACT TYPE	EMPLOYMENT	LABOR INCOME	ECONOMIC OUTPUT
Direct	118	$4,396,813	$30,201,484
Indirect	36	$1,885,760	$5,828,551
Induced	9	$464,655	$1,556,373
Total Effect	**163**	**$6,747,228**	**$37,586,408**
Multiplier	***1.39***	***1.53***	***1.24***



Note: Economic impact values expressed in constant 2022 dollars (no inflation). Employment expressed as total part-time and full-time jobs.

Source: Client; IMPLAN; RCLCO

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FISCAL IMPACT ANALYSIS

REAL PROPERTY TAX REVENUES

The client provided estimated construction costs for the proposed development which RCLCO translated to estimated market/assessed values by inflating by 20% to account for contingency/profit margins, various impact fees, etc. RCLCO utilized the client's site plan as well as Albemarle County Parcel data to retrieve land values based on 2022 assessments. The value of all real property within the subject site was assumed to increase by 3.0% annually. The assessed value of the existing prior real property is accounted for, prior to the site's delivery. Albemarle County's tax rate of $0.854 per $100 in assessed value was applied to the estimated assessed value to estimate the real property tax in each year. A portion of the real property taxes will occur in Fluvanna County, and this will be allocated in a future study.

PERSONAL PROPERTY TAX REVENUES

RCLCO estimated personal property taxes based on FF&E and vehicle values provided by the client. Albemarle County's personal property tax rate of $3.24 per $100 in assessed value was used to estimate personal property tax revenues, as was the county's business tangible personal property tax assessment factor table. A portion of personal property taxes will be allocated to Fluvanna County.

SALES TAX

RCLCO estimated the generation of sales taxes from two sources: spending on materials for construction of the project and spending by visitors of the proposed development. To calculate sales taxes associated with the former source, RCLCO used construction cost estimates provided by the client and assumed that that 30% of total costs within the two-county area would be attributed to materials and that materials purchased within the county would represent 80% of materials costs. The materials cost of prefabricated components is assumed to be taxed on delivery per Virginia state tax code. To calculate sales taxes associated with the latter source, RCLCO used estimates provided by the client regarding visitor on-site spending and assumed that 85% of visitor spending would occur on site. RCLCO then inflated these values by 3% per year and applied Albemarle County's 1% sales tax rate to these values. A portion of the sales tax will be allocated to Fluvanna County.

BPOL TAX

Due to the hospitality use of the proposed development, RCLCO assumed BPOL tax generation from three sources. The first is from receipts of contractors involved in the construction of the project; in this case, RCLCO applied the BPOL tax rate of $0.16 per $100 of gross receipts to the estimated construction costs. The second is from the tax on retail expenditures within the county, including the estimated spending on construction materials for the proposed development and the estimated spending from visitors on-site and off-site; in this case, RCLCO applied the BPOL tax rate of $0.20 per $100 of gross receipts to the estimated retail expenditures. The third is from the receipts generated by hotel rooms; in this case, RCLCO applied the BPOL tax rate of $0.20 per $100 of gross receipts to the estimated rental revenue. A portion of the BPOL will be allocated to Fluvanna County in a future study.

MISCELLANEOUS REVENUES

To forecast miscellaneous revenues—which include a variety of revenue items, such as fines, fees, and charges for specific services—RCLCO typically identifies the total amount collected in a given year and estimates the portions of those revenues that are likely attributable to employees and resident equivalents. On that basis, an average amount of miscellaneous revenue per employee and resident equivalent can be calculated. A portion of these revenues will be allocated to Fluvanna County in a future study.

TRANSIENT OCCUPANCY TAX

Using hotel revenues provided by the client (which are assumed to increase by 3% annually), RCLCO applied the 5% transient occupancy tax that contributes to the County's general fund to the estimated revenues. An additional 3% tax goes to the Tourism fund, which was not accounted for in this analysis. It is assumed that all cottages will be taxed in Albemarle County.

Note: Values expressed in future dollars, adjusted for inflation.

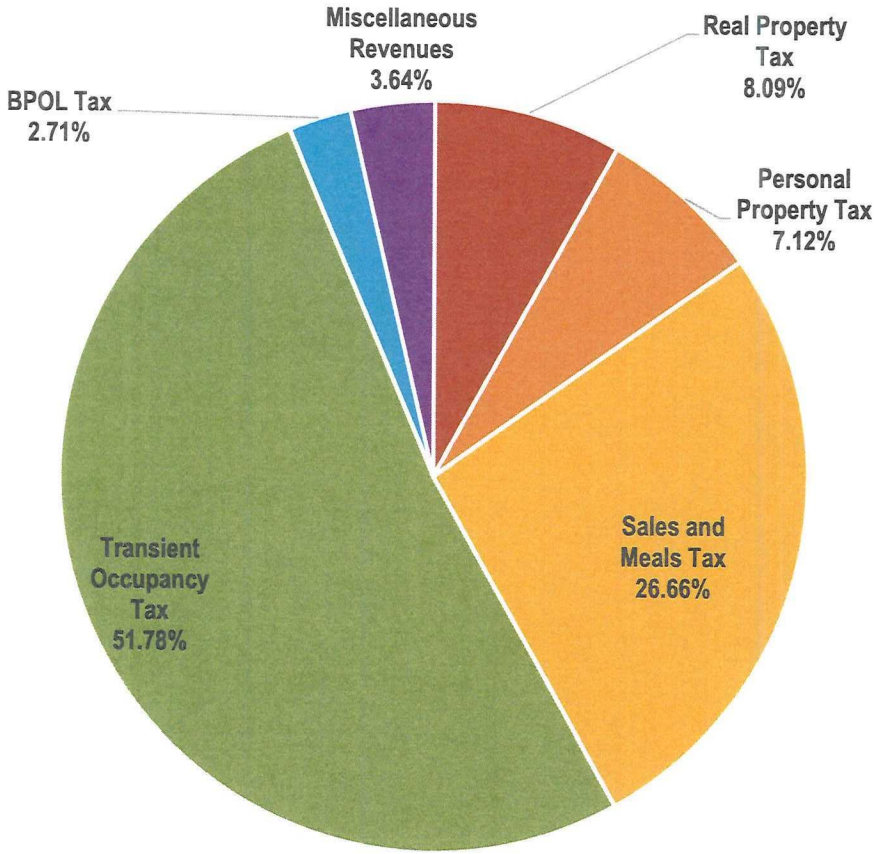
Source: RCLCO; Albemarle County

FISCAL IMPACT ANALYSIS – SUMMARY OF ANNUAL RECURRING REVENUES

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The proposed hospitality development at Reventon Farms is projected to generate $2.58 million in recurring Albemarle County General Fund revenues from operations during its first stabilized year in 2028. This revenue generation to the County's General Fund arises from the development's impact on the following General Fund revenue categories: Real Property Tax, Personal Property Tax, Sales and Meals Tax, Transient Occupancy Tax, BPOL Tax, and Miscellaneous Revenues. The analysis assumes that all of the taxes and tax rates that now apply to the development would continue in the future. The four largest revenue sources are as follows: Transient Occupancy Tax, Sales and Meals Tax, Real Property Tax, and Personal Property Tax, accounting for 94% of the total annual recurring revenues together. A summary of total annual revenues is found in Exhibit I-1. A portion of this revenue is intended to be allocated to Fluvanna County in a later study, once the distribution amount is determined.

Summary of Recurring General Fund Revenues



Summary of Recurring General Fund Revenues:
At Stabilization in 2028, Total Over 25-Year Analysis Period

ESTIMATED REVENUES	FIRST STABILIZED YEAR OF OPERATIONS (2028)	DEVELOPMENT, STABILIZATION, AND OPERATIONS FROM 2023-2047
	2023$	Total Future $
Real Property Tax	$209,000	$5,975,246
Personal Property Tax	$184,000	$8,156,128
Sales and Meals Tax	$689,000	$20,741,668
Transient Occupancy Tax	$1,338,000	$39,032,042
BPOL Tax	$70,000	$2,342,530
Miscellaneous Revenues	$94,000	$2,826,157
Total Revenues	**$2,584,000**	**$79,073,771**

Note: Values expressed in future dollars, adjusted for inflation unless otherwise specified.

Source: Client; Albemarle County; RCLCO

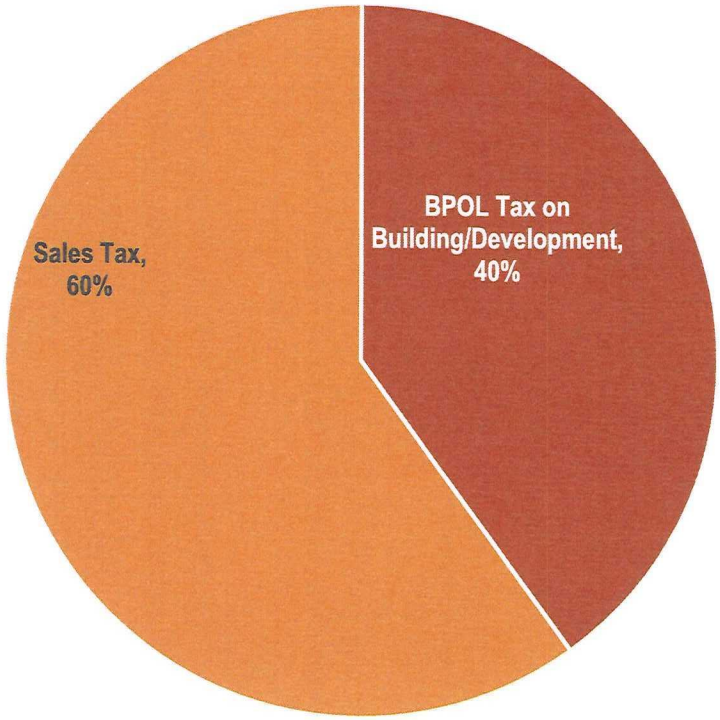
ONE-TIME REVENUES FROM CONSTRUCTION

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The proposed development is expected to generate one-time General Fund revenues during construction from several sources. The sources of these revenues include Construction Materials Sales Tax, and BPOL Tax on Building/Development. These taxes and fees would generate a one-time total of approximately $485,000 in revenues to Albemarle County (a portion of which will be allocated to Fluvanna County). RCLCO used construction cost estimates and development characteristics provided by the Client in the projection of these one-time revenues (Exhibit I-2).

- **Construction Materials Sales Tax** – RCLCO assumed that 30% of total hard and soft construction costs would be attributed to materials and that 80% of these material expenditures would be attributed to materials taxable and purchased in Albemarle County. Using this figure, we then applied the 1% county share of the tax rate and concluded that the total Construction Materials Sales Tax revenue would be approximately $291,000. The prefabricated components are anticipated to be taxed upon delivery, so their material value is factored into this analysis.
- **BPOL Tax on Building/Development** – Using the proposed development characteristics and Albemarle County Tax Rates, RCLCO concluded that the total BPOL Tax on Building/Development would be about $194,000, utilizing a tax rate of $0.16 per $100 gross receipts.

Summary of One-Time Revenues from Construction



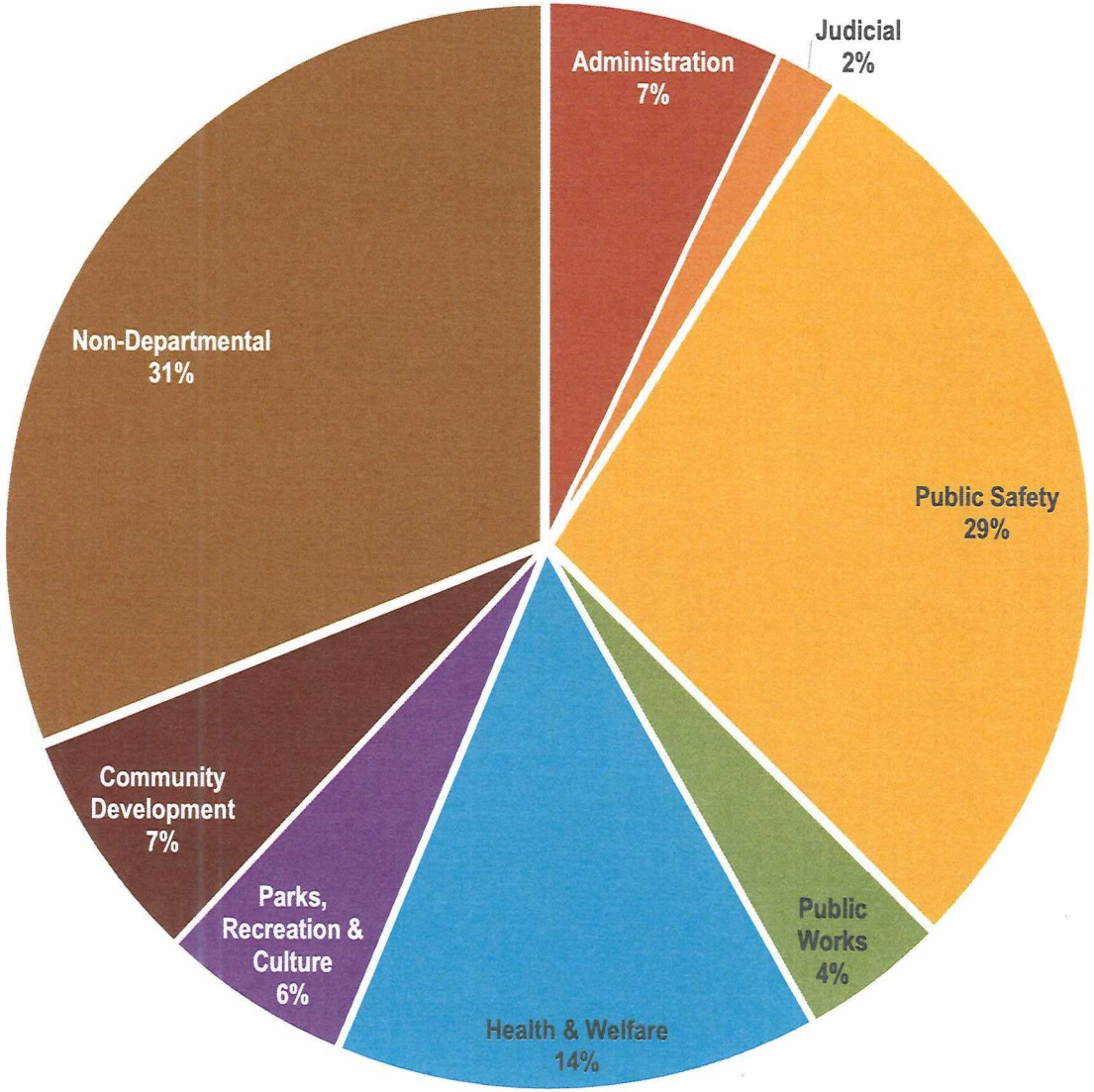
Note: Values expressed in future dollars, adjusted for inflation unless otherwise specified.

Source: RCLCO

OPERATING EXPENDITURES

The estimation of operating expenditures follows a similar methodology to that of miscellaneous revenues. The total county general fund expenditures, as shown in the FY 2023 adopted budget, were divided among the estimated number of employees and resident equivalents (including population and visitors) in the county to arrive at average expenditure estimates per employee and resident equivalent. Details are shown on Exhibit I-4a. Due to the fact that there are no residents and therefore no school children generated on-site, the resident equivalent calculation excluded school operating expenditures. Average operating expenditures per visitor and per employee were assumed to increase by 3% per year. Similar to revenues, a portion of expenditures are assumed to occur within Fluvanna County.

Summary of Recurring General Fund Expenditures by General Fund Expenditure Category (Future Dollars)



Note: Values expressed in future dollars, adjusted for inflation unless otherwise specified.

Source: Client; Albemarle County 2023 Adopted Budget; Esri; RCLCO

NET FISCAL IMPACT

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TOTAL NET FISCAL IMPACT TO THE ALBEMARLE COUNTY GENERAL FUND

From its first stabilized year in 2026 and throughout the analysis period extending into 2047, Reventon Farms positively contributes to the Albemarle County General Fund. In 2028 the site is expected to contributed roughly $2.58M dollars in revenue to the County's General Fund and to increase county expenditures by roughly $636K, given the relatively limited cost of servicing the site's expected employees and visitors. This results in a net fiscal impact of roughly $1.95M in 2028. Between 2023 and 2047, the site is expected to generate roughly $79.1M in revenues, less approximately $19.2M in expenditures. A portion of this net fiscal impact will accrue to Fluvanna County.

ESTIMATED REVENUES	FIRST STABILIZED YEAR OF OPERATIONS (2028) 2023$	DEVELOPMENT, STABILIZATION, AND OPERATIONS FROM 2023-2047 Total Future $
Real Property Tax	$209,000	$5,975,246
Personal Property Tax	$184,000	$8,156,128
Sales and Meals Tax	$689,000	$20,741,668
Transient Occupancy Tax	$1,338,000	$39,032,042
BPOL Tax	$70,000	$2,342,530
Miscellaneous Revenues	$94,000	$2,826,157
Total Revenues	**$2,584,000**	**$79,073,771**
ESTIMATED EXPENDITURES		
Less: Resident Equivelent Expenditures	**$636,000**	**$19,242,207**
NET FISCAL IMPACT		
	$1,948,000	**$59,831,563**

Note: Values expressed in future dollars, adjusted for inflation unless otherwise specified.

Source: RCLCO; Client; Albemarle County

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DISCLAIMERS

CRITICAL ASSUMPTIONS

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Our conclusions are based on our analysis of the information available from our own sources and from the client as of the date of this report. We assume that the information is correct, complete, and reliable.

We made certain assumptions about the future performance of the global, national, and local economy and real estate market, and on other factors similarly outside either our control or that of the client. We analyzed trends and the information available to us in drawing these conclusions. However, given the fluid and dynamic nature of the economy and real estate markets, as well as the uncertainty surrounding particularly the near-term future, it is critical to monitor the economy and markets continuously and to revisit the aforementioned conclusions periodically to ensure that they are reflective of changing market conditions.

We assume that the economy and real estate markets will experience a period of slower growth in the next 12 to 24 months, and then return to a stable and moderate rate in 2024 and beyond. However, stable and moderate growth patterns are historically not sustainable over extended periods of time, the economy is cyclical, and real estate markets are typically highly sensitive to business cycles. Further, it is very difficult to predict when inflection points in economic and real cycles will occur.

With the above in mind, we assume that the long-term average absorption rates and price changes will be as projected, realizing that most of the time performance will be either above or below said average rates.

Our analysis does not consider the potential impact of future economic shocks on the national and/or local economy, and does not consider the potential benefits from major "booms" that may occur. Similarly, the analysis does not reflect the residual impact on the real estate market and the competitive environment of such a shock or boom. Also, it is important to note that it is difficult to predict changing consumer and market psychology.

As such, we recommend the close monitoring of the economy and the marketplace, and updating this analysis as appropriate.

Further, the project and investment economics should be "stress tested" to ensure that potential fluctuations in revenue and cost assumptions resulting from alternative scenarios regarding the economy and real estate market conditions will not cause failure.

In addition, we assume that the following will occur in accordance with current expectations:

- Economic, employment, and household growth
- Other forecasts of trends and demographic and economic patterns, including consumer confidence levels
- The cost of development and construction
- Tax laws (i.e., property and income tax rates, deductibility of mortgage interest, and so forth)
- Availability and cost of capital and mortgage financing for real estate developers, owners and buyers
- Competitive projects will be developed as planned (active and future) and that a reasonable stream of supply offerings will satisfy real estate demand
- Major public works projects occur and are completed as planned

Should any of the above change, this analysis should be updated, with the conclusions reviewed accordingly (and possibly revised).

GENERAL LIMITING CONDITIONS

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Reasonable efforts have been made to ensure that the data contained in this study reflect accurate and timely information and are believed to be reliable. This study is based on estimates, assumptions, and other information developed by RCLCO from its independent research effort, general knowledge of the industry, and consultations with the client and its representatives. No responsibility is assumed for inaccuracies in reporting by the client, its agent, and representatives or in any other data source used in preparing or presenting this study. This report is based on information that to our knowledge was current as of the date of this report, and RCLCO has not undertaken any update of its research effort since such date.

Our report may contain prospective financial information, estimates, or opinions that represent our view of reasonable expectations at a particular time, but such information, estimates, or opinions are not offered as predictions or assurances that a particular level of income or profit will be achieved, that particular events will occur, or that a particular price will be offered or accepted. Actual results achieved during the period covered by our prospective financial analysis may vary from those described in our report, and the variations may be material. Therefore, no warranty or representation is made by RCLCO that any of the projected values or results contained in this study will be achieved.

Possession of this study does not carry with it the right of publication thereof or to use the name of "Robert Charles Lesser & Co." or "RCLCO" in any manner without first obtaining the prior written consent of RCLCO. No abstracting, excerpting, or summarization of this study may be made without first obtaining the prior written consent of RCLCO. This report is not to be used in conjunction with any public or private offering of securities or other similar purpose where it may be relied upon to any degree by any person other than the client without first obtaining the prior written consent of RCLCO. This study may not be used for any purpose other than that for which it is prepared or for which prior written consent has first been obtained from RCLCO.



RCLCO
REAL ESTATE CONSULTING

APPENDIX: SUPPORTING EXHIBITS

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RCLCO
REAL ESTATE CONSULTING

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I. SUMMARY & ASSUMPTIONS

Exhibit I-1

Summary of Annual Net Fiscal Impact
Subject Site
At Stabilization (In 2028 Dollars)

ESTIMATED REVENUES	2028 (2028$)	DISTRIBUTION	2023-2047 (Future $)
Real Property Tax	$209,000	8%	$5,975,246
Personal Property Tax	$184,000	7%	$8,156,128
Sales and Meals Tax	$689,000	27%	$20,741,668
Transient Occupancy Tax	$1,338,000	52%	$39,032,042
BPOL Tax	$70,000	3%	$2,342,530
Miscellaneous Revenues	$94,000	4%	$2,826,157
Proffers (Including Fire and Rescue)	$0	0%	$0
Total Revenues	**$2,584,000**	**100%**	**$79,073,771**
ESTIMATED EXPENDITURES		**DISTRIBUTION**	
Total Operating Expenditures	$636,000	100%	$19,242,207
Total Expenditures	**$636,000**	**100%**	**$19,242,207**
Net Fiscal Impact (On-Site)	**$1,948,000**		**$59,831,563**
Off-Site Sales & Meals Tax	**$95,377**	**5%**	**$2,832,595**
Off-Site Sales Tax	**$16,444**		**$488,378**
Off-Site Meals Tax	**$78,933**		**$2,344,216**

Source: RCLCO

Exhibit I-2

Assumptions
Subject Site
February 2023

TAX ASSUMPTIONS		SOURCE
Real Property Tax Rate	**$0.854 per $100 AV**	Albemarle County
BPOL		
BPOL Tax Rate: Contractors	**$0.16 per $100 Gross Receipts**	Albemarle County
BPOL Tax Rate: Retail Merchants	**$0.20 per $100 Gross Receipts**	Albemarle County
BPOL Tax Rate: Personal Service Occupations	**$0.36 per $100 Gross Receipts**	Albemarle County
BPOL Tax Rate: Public Utilities	**$0.50 per $100 Gross Receipts**	Albemarle County
BPOL Tax Rate: Hotels	**$0.20 per $100 Gross Receipts**	Albemarle County
BPOL Tax Rate: Repair Services	**$0.36 per $100 Gross Receipts**	Albemarle County
BPOL Tax Rate: Wholesale Merchants	**$0.05 per $100 Gross Receipts**	Albemarle County
Meals & Beverage Tax		
Meals & Beverage Tax	**6.00%**	Albemarle County
Sales and Meals Tax		
Sales and Use Tax	**1.00%**	Albemarle County
Meals Tax (General Fund Share)	**2.34%**	Albemarle County
Transient Occupancy Tax		
Total	**8.00%**	
General Fund	**5.00%**	
Tourism	**3.00%**	

Exhibit I-2

Assumptions
Subject Site
February 2023

TAX ASSUMPTIONS		SOURCE
Misc. Revenues		
Per Resident	$157	See Exhibit I-3
Per Employee	$120	See Exhibit I-3
Operating Expenditures		
Per Resident	$1,050	See Exhibit I-4a
Per Employee	$871	See Exhibit I-4a
Existing Property Assessed Value	$3,982,700	Albemarle County; Fluvanna County
Employees per Square Foot/Unit		
Food & Beverage SF per Employee	287	Client
Retail SF per Employee	544	Client
Amenities SF per Employee	1,646	Client
Cottage Employees per Key	0.20	Client
Transient Occupancy Tax	8%	Albemarle County
Personal Property Taxes		
Personal Property Tax Rate	$3.42 per $100 AV	Albemarle County
Avg. PP Tax per HH[2]	$561	Albemarle County
Avg. PP Tax per Employee[3]	$210	Albemarle County

[2] *Total personal property taxes as reported in the Albemarle County Adopted Budget, attributable to households based on the Albemarle County CAFR, divided by the total number of households.*

[2] *Total personal property taxes as reported in the Albemarle County Adopted Budget, attributable to employees based on the Albemarle County CAFR, divided by the total number of employees.*

Source: RCLCO

Exhibit I-2

Assumptions
Subject Site
February 2023

DEVELOPMENT AND VALUE ASSUMPTIONS

Site Work	$150,000			
Retail, Food & Bev, Amenitiy Construction Cost	$450	per SF		
Cottage Construction Cost + Site Cost (soft costs)	$390,000	per Key		
% Materials & Purchased in County	80%			
Development Program	**Units/SF**	**Value per SF/Unit**	**SF/Unit**	**Sales Per SF**
Proposed Use Scenario				
Food & Beverage	8,030	$304	32	$877
Retail	2,720	$304	11	$207
Amenities	34,560	$304	138	$38
Cottage Units	250	$100,000	500	
FF&E/Unit		$20,000		
Total Square Feet	170,310		681	$197
Total Construction Cost	$117,889,500			
Total Construction Cost per SF	$692			
Total Construction Costs (Hard + Soft)	$117,889,500			
FF&E Costs	$5,000,000		Out of County Construction Cost	
Total Construction Costs (Hard, Soft, FF&E)	$122,889,500		$35,000,000	

Exhibit I-2

Assumptions
Subject Site
February 2023

DEVELOPMENT AND VALUE ASSUMPTIONS	
Total County Population	114,889
Total Employees in the County	56,344
Total Households	44,544
Visitor Spending in Albemarle County but Off-Site	100%
Total Hotel & STR Inventory	4,904
Average Occupancy	65.90%
Average Occupied Rooms	3,232
Nights/Year	365
% of Visitors Staying in Hotels	67%
Total Visitors	1,769,375
Average Party Size	3.0
Average Overnight Visitors	3,538,751
Converting to Resident Equivalent	0.38%
Resident Equivalent Visitors	**13,354**

Source: RCLCO

Exhibit I-3

Allocation of General Fund Revenues
Albemarle County, Virginia
February 2023

Population:	114,889	67.1%
Employment:	56,344	32.9%
Total	171,233	100.0%

Department	FY 2023 General Fund Revenues	Percentage Allocation			Budget Allocation		Revenue/ Employee	Revenue/ Resident
		Unallocated	Employment	Residents	Employment	Residents		
Real Estate Taxes	$207,994,496	100.0%	0.0%	0.0%	$0	$0	$0.00	$0.00
Personal Property Taxes	$35,944,588	100.0%	0.0%	0.0%	$0	$0	$0.00	$0.00
Other Local Taxes								
Sales Tax	$22,776,000	100.0%	0.0%	0.0%	$0	$0	$0.00	$0.00
Business and Occupational Tax	$14,936,689	100.0%	0.0%	0.0%	$0	$0	$0.00	$0.00
Transient Occupancy Tax	$2,822,400	100.0%	0.0%	0.0%	$0	$0	$0.00	$0.00
Food & Beverage Tax	$15,194,400	100.0%	0.0%	0.0%	$0	$0	$0.00	$0.00
Utility Consumption Tax	$346,259	0.0%	32.9%	67.1%	$113,936	$232,323	$2.02	$2.02
Cigarette Tax	$1,032,000	0.0%	32.9%	67.1%	$339,578	$692,422	$6.03	$6.03
Other	$13,818,476	0.0%	32.9%	67.1%	$4,546,952	$9,271,524	$80.70	$80.70
Permits and Fees	$2,315,289	0.0%	32.9%	67.1%	$761,843	$1,553,446	$13.52	$13.52
Fines and Forfeitures	$342,863	0.0%	20.0%	80.0%	$68,573	$274,290	$1.22	$2.39
Use of Money and Property	$1,520,172	0.0%	20.0%	80.0%	$304,034	$1,216,138	$5.40	$10.59
Charges for Service	$4,147,337	0.0%	5.0%	95.0%	$207,367	$3,939,970	$3.68	$34.29
Miscellaneous/Recovered Costs	$1,201,030	0.0%	32.9%	67.1%	$395,197	$805,833	$7.01	$7.01
TOTAL	**$324,391,999**						**$120**	**$157**

Source: Albemarle County, VA FY 2023 Adopted Budget

Exhibit I-4a

Allocation of Expenditures
Albemarle County, Virginia
February 2023

Population:	114,889	
Yearly Visitor Equivalents:	13,354	
Resident Equiv.	128,243	69.5%
Employment:	56,344	30.5%
Total	184,587	100.0%

Department	FY 2023 General Fund Expenditures	Percentage Allocation			Budget Allocation		Expenditure/ Employee	Expenditure/ Resident
		Unallocated[1]	Employment[2]	Resident Equiv[3]	Employment	Residents		
Administration	$26,375,658	50.0%	15.3%	34.7%	$4,025,505	$9,162,324	$71.45	$71.45
Judicial	$6,963,217	50.0%	15.3%	34.7%	$1,062,740	$2,418,869	$18.86	$18.86
Public Safety	$53,478,910	0.0%	30.5%	69.5%	$16,324,115	$37,154,795	$289.72	$289.72
Public Works	$8,126,282	0.0%	30.5%	69.5%	$2,480,499	$5,645,783	$44.02	$44.02
Health & Welfare	$24,527,532	0.0%	10.0%	90.0%	$2,452,753	$22,074,779	$43.53	$172.13
Parks, Recreation & Culture	$9,618,543	0.0%	10.0%	90.0%	$961,854	$8,656,689	$17.07	$67.50
Community Development	$13,087,081	0.0%	30.5%	69.5%	$3,994,753	$9,092,328	$70.90	$70.90
Non-Departmental	$226,107,365	74.3%	7.8%	17.9%	$17,747,964	$40,395,574	$314.99	$314.99
TOTAL	**$368,284,588**						**$870.55**	**$1,049.58**

[1] *Represents expenditures that do not increase incrementally for each additional resident/employee (such as fixed elected/admin posititions). Due to having no residents and only hotel visitor resident equivalents, school operations has been removed from "Non Departmental" spending.*

[2] *Represents expenditures generated by employees; calculated using the current split between population and employment in Albemarle County and considering the share of each department expentidures that attributable to employees, as identified on Exhibit I-4b.*

[3] *Represents expenditures generated by residents; calculated using the current split between population and employment in Albemarle County and considering the share of each department expentidures that attributable to residents, as identified on Exhibit I-4b.*

Source: County of Albemarle FY 2023 Approved Budget

Exhibit I-4b

Expenditure Assumptions
Albemarle County, Virginia
February 2023

		DEPARTMENT	DEPARTMENT	FY 2023 GENERAL FUND EXPENDITURES	APPLICABLE TO NEW DEVELOPMENT AT THE SUBJECT SITE[1]
Administration				**$26,375,658**	**50%**
Board of Supervisors		**Administration**	**Board of SupervisorsBoard of Supervisors**	**$698,917**	
Executive Leadership		**Administration**	**Executive LeadershipExecutive Leadership**	**$25,676,741**	
County Executive	Executive Leadership		County ExecutiveExecutive Leadership	$1,087,681	
Communications & Public Engagement	Executive Leadership		Communications & Public EngagementExecutive Le	$709,550	
Performance & Strategic Planning	Executive Leadership		Performance & Strategic PlanningExecutive Leader	$3,178,799	
Equity & Inclusion	Executive Leadership		Equity & InclusionExecutive Leadership	$352,013	
Broadband Affordability & Accessibility	Executive Leadership		Broadband Affordability & AccessibilityExecutive Le	$613,586	
Human Resources	Executive Leadership		Human Resources Executive Leadership	$1,837,828	
County Attorney	Executive Leadership		County AttorneyExecutive Leadership	$1,536,566	
Finance & Budget	Executive Leadership		Finance & BudgetExecutive Leadership	$8,178,898	
Information Technology	Executive Leadership		Information Technology Executive Leadership	$7,080,411	
Voter Registration & Elections	Executive Leadership		Voter Registration & ElectionsExecutive Leadership	$1,101,409	
Judicial				**$6,963,217**	**50%**
Clerk of the Circuit Court		**Judicial**	**Clerk of the Circuit CourtClerk of the Circuit Cou**	**$1,147,800**	
Commonwealth Attorney		**Judicial**	**Commonwealth AttorneyCommonwealth Attorne**	**$1,952,405**	
Sheriff		**Judicial**	**SheriffSheriff**	**$3,380,457**	
Courts		**Judicial**	**CourtsCourts**	**$482,555**	
Circuit Court	Courts		Circuit CourtCourts	$202,983	
General District Court	Courts		General District CourtCourts	$38,400	
Juvenile Court	Courts		Juvenile CourtCourts	$142,937	
Magistrate	Courts		MagistrateCourts	$5,225	
Public Defender Office	Courts		Public Defender OfficeCourts	$93,010	
Public Safety				**$53,478,910**	**100%**
Police Department		**Public Safety**	**Police DepartmentPolice Department**	**$23,139,431**	
System-Wide Fire Rescue Services		**Public Safety**	**System-Wide Fire Rescue ServicesSystem-Wide**	**$21,619,321**	
Public Safety Agencies		**Public Safety**	**Public Safety AgenciesPublic Safety Agencies**	**$8,720,158**	
Albemarle Charlottesville Regional Jail	Public Safety Agencies		Albemarle Charlottesville Regional JailPublic Safety	$4,132,405	
Blue Ridge Juvenile Detention Center	Public Safety Agencies		Blue Ridge Juvenile Detention CenterPublic Safety	$538,496	
C'ville-Albemarle SPCA	Public Safety Agencies		C'ville-Albemarle SPCAPublic Safety Agencies	$702,122	
Emergency Communications Center	Public Safety Agencies		Emergency Communications CenterPublic Safety A	$3,294,904	
Va Juvenile Community Crime Control Act Tot	Public Safety Agencies		Va Juvenile Community Crime Control Act TotalPub	$52,231	
Public Works				**$8,126,282**	**100%**
Facilities and Environmental Services		**Public Works**	**Facilities and Environmental ServicesFacilities a**	**$5,857,189**	
Public Works Agencies		**Public Works**	**Public Works AgenciesPublic Works Agencies**	**$2,269,093**	
Rivanna Conservation Alliance - Streamwatch	Public Works Agencies		Rivanna Conservation Alliance - StreamwatchPubli	$15,000	
Rivanna Solid Waste Authority	Public Works Agencies		Rivanna Solid Waste AuthorityPublic Works Agenci	$2,119,965	
TJ Soil & Water Conservation	Public Works Agencies		TJ Soil & Water ConservationPublic Works Agencie	$134,128	

Exhibit I-4b

Expenditure Assumptions
Albemarle County, Virginia
February 2023

		DEPARTMENT	DEPARTMENT	FY 2023 GENERAL FUND EXPENDITURES	APPLICABLE TO NEW DEVELOPMENT AT THE SUBJECT SITE[1]
Health and Welfare				**$24,527,532**	**100%**
Social Services		**Health & Welfare**	**Social ServicesSocial Services**	**$20,489,616**	
Agency Budget Review Team (ABRT) Agencies		**Health & Welfare**	**Agency Budget Review Team (ABRT) Agencies/**	**$1,768,273**	
AHIP	Agency Budget Review Team (ABRT) Agencies		AHIPAgency Budget Review Team (ABRT) Agencie	$428,480	
Big Brothers Big Sisters	Agency Budget Review Team (ABRT) Agencies		Big Brothers Big SistersAgency Budget Review Tea	$0	
Boys & Girls Club	Agency Budget Review Team (ABRT) Agencies		Boys & Girls ClubAgency Budget Review Team (AE	$57,680	
The Bridge Line	Agency Budget Review Team (ABRT) Agencies		The Bridge LineAgency Budget Review Team (ABR	$28,051	
Charlottesville Free Clinic	Agency Budget Review Team (ABRT) Agencies		Charlottesville Free ClinicAgency Budget Review Te	$116,699	
Charlottesville Free Clinic - Contingency	Agency Budget Review Team (ABRT) Agencies		Charlottesville Free Clinic - ContingencyAgency Bu	$0	
Child Health Partnership	Agency Budget Review Team (ABRT) Agencies		Child Health PartnershipAgency Budget Review Te	$329,456	
Computers4Kids	Agency Budget Review Team (ABRT) Agencies		Computers4KidsAgency Budget Review Team (ABI	$14,761	
Foothills Child Advocacy Center	Agency Budget Review Team (ABRT) Agencies		Foothills Child Advocacy CenterAgency Budget Rev	$44,791	
The Fountain Fund	Agency Budget Review Team (ABRT) Agencies		The Fountain FundAgency Budget Review Team (A	$17,500	
Georgia's Friends	Agency Budget Review Team (ABRT) Agencies		Georgia's FriendsAgency Budget Review Team (AE	$25,000	
Habitat for Humanity of Greater Charlottesville	Agency Budget Review Team (ABRT) Agencies		Habitat for Humanity of Greater CharlottesvilleAgen	$0	
The Haven	Agency Budget Review Team (ABRT) Agencies		The HavenAgency Budget Review Team (ABRT) Ag	$16,446	
Legal Aid Justice Center	Agency Budget Review Team (ABRT) Agencies		Legal Aid Justice CenterAgency Budget Review Tea	$41,012	
Light House Studio	Agency Budget Review Team (ABRT) Agencies		Light House StudioAgency Budget Review Team (A	$16,642	
Literacy Volunteers	Agency Budget Review Team (ABRT) Agencies		Literacy VolunteersAgency Budget Review Team (A	$27,900	
Local Food Hub	Agency Budget Review Team (ABRT) Agencies		Local Food HubAgency Budget Review Team (ABR	$10,000	
MACAA	Agency Budget Review Team (ABRT) Agencies		MACAAAgency Budget Review Team (ABRT) Ager	$46,280	
Meals on Wheels	Agency Budget Review Team (ABRT) Agencies		Meals on WheelsAgency Budget Review Team (AB	$10,400	
Offender Aid Restoration (OAR)	Agency Budget Review Team (ABRT) Agencies		Offender Aid Restoration (OAR)Agency Budget Rev	$205,288	
On Our Own	Agency Budget Review Team (ABRT) Agencies		On Our OwnAgency Budget Review Team (ABRT) .	$9,884	
PACEM	Agency Budget Review Team (ABRT) Agencies		PACEMAgency Budget Review Team (ABRT) Ager	$946	
PACEM - Contingency	Agency Budget Review Team (ABRT) Agencies		PACEM - ContingencyAgency Budget Review Tean	$0	
Partner for Mental Health	Agency Budget Review Team (ABRT) Agencies		Partner for Mental HealthAgency Budget Review Te	$15,000	
Piedmont CASA	Agency Budget Review Team (ABRT) Agencies		Piedmont CASAAgency Budget Review Team (ABR	$9,880	
Piedmont Community Land Trust	Agency Budget Review Team (ABRT) Agencies		Piedmont Community Land TrustAgency Budget Re	$0	
Piedmont Housing Alliance	Agency Budget Review Team (ABRT) Agencies		Piedmont Housing AllianceAgency Budget Review	$63,187	
Piedmont YMCA	Agency Budget Review Team (ABRT) Agencies		Piedmont YMCAAgency Budget Review Team (ABI	$10,400	
ReadyKids	Agency Budget Review Team (ABRT) Agencies		ReadyKidsAgency Budget Review Team (ABRT) Ag	$74,610	
Sexual Assault Resource Agency (SARA)	Agency Budget Review Team (ABRT) Agencies		Sexual Assault Resource Agency (SARA)Agency B	$21,855	
Shelter for Help in Emergency (SHE)	Agency Budget Review Team (ABRT) Agencies		Shelter for Help in Emergency (SHE)Agency Budge	$97,181	
Sin Barreras - Without Barriers (ABRT Applica	Agency Budget Review Team (ABRT) Agencies		Sin Barreras - Without Barriers (ABRT Application)/	$0	
TJ Area Coalition for the Homeless (TJACH)	Agency Budget Review Team (ABRT) Agencies		TJ Area Coalition for the Homeless (TJACH)Agency	$0	
United Way Financial Stability Program	Agency Budget Review Team (ABRT) Agencies		United Way Financial Stability Program Agency Bu	$13,497	
Women's Initiative	Agency Budget Review Team (ABRT) Agencies		Women's InitiativeAgency Budget Review Team (AI	$15,447	
Other Health and Welfare Agencies		**Health & Welfare**	**Other Health and Welfare AgenciesOther Health**	**$2,269,643**	
C'ville-Albemarle Health Department	Other Health and Welfare Agencies		C'ville-Albemarle Health DepartmentOther Health a	$846,659	
Jefferson Area Board for Aging (JABA)	Other Health and Welfare Agencies		Jefferson Area Board for Aging (JABA)Other Health	$377,985	
OAR Criminal Justice Planner Program	Other Health and Welfare Agencies		OAR Criminal Justice Planner ProgramOther Healt	$22,482	
Piedmont Va. Community College	Other Health and Welfare Agencies		Piedmont Va. Community CollegeOther Health and	$24,757	
Region Ten	Other Health and Welfare Agencies		Region TenOther Health and Welfare Agencies	$826,760	
TJACH - System Coordination Program	Other Health and Welfare Agencies		TJACH - System Coordination ProgramOther Healt	$10,000	
United Way Childcare Scholarship Program	Other Health and Welfare Agencies		United Way Childcare Scholarship ProgramOther H	$161,000	

Exhibit I-4b

Expenditure Assumptions
Albemarle County, Virginia
February 2023

		DEPARTMENT	DEPARTMENT	FY 2023 GENERAL FUND EXPENDITURES	APPLICABLE TO NEW DEVELOPMENT AT THE SUBJECT SITE[1]
Parks And Recreation & Culture				**$9,618,543**	**100%**
Parks & Recreation Department		**Parks, Recreation & Culture**	**Parks & Recreation DepartmentParks & Recreat**	**$3,987,990**	
C'ville/Albemarle Conv. Visitors Bureau		**Parks, Recreation & Culture**	**C'ville/Albemarle Conv. Visitors BureauC'ville/Al**	**$605,771**	
Jefferson Madison Regional Library		**Parks, Recreation & Culture**	**Jefferson Madison Regional LibraryJefferson M:**	**$4,966,782**	
Cultural Agencies and Festivals		**Parks, Recreation & Culture**	**Cultural Agencies and FestivalsCultural Agencie**	**$58,000**	
African Amer. Cultural Fest./Chihamba	Cultural Agencies and Festivals		African Amer. Cultural Fest./ChihambaCultural Ager	$0	
Charlottesville Ballet	Cultural Agencies and Festivals		Charlottesville BalletCultural Agencies and Festivals	$2,500	
Charlottesville Band	Cultural Agencies and Festivals		Charlottesville BandCultural Agencies and Festivals	$8,000	
Charlottesville Symphony Society	Cultural Agencies and Festivals		Charlottesville Symphony SocietyCultural Agencies	$0	
The Front Porch	Cultural Agencies and Festivals		The Front PorchCultural Agencies and Festivals	$0	
Jeff. School African Amer. Heritage Center	Cultural Agencies and Festivals		Jeff. School African Amer. Heritage CenterCultural /	$0	
Lighthouse Studio	Cultural Agencies and Festivals		Lighthouse StudioCultural Agencies and Festivals	$2,500	
Live Arts	Cultural Agencies and Festivals		Live ArtsCultural Agencies and Festivals	$5,000	
Music Resource Center	Cultural Agencies and Festivals		Music Resource CenterCultural Agencies and Festi	$2,500	
New City Arts Initiative	Cultural Agencies and Festivals		New City Arts InitiativeCultural Agencies and Festiv	$2,500	
Paramount Theater	Cultural Agencies and Festivals		Paramount TheaterCultural Agencies and Festivals	$5,000	
Sin Barreras - Without Barriers (Cultural Applic	Cultural Agencies and Festivals		Sin Barreras - Without Barriers (Cultural Application	$0	
Virginia Festival of the Book	Cultural Agencies and Festivals		Virginia Festival of the BookCultural Agencies and F	$12,500	
Virginia Film Festival	Cultural Agencies and Festivals		Virginia Film FestivalCultural Agencies and Festival	$12,500	
Virginia Discovery Museum	Cultural Agencies and Festivals		Virginia Discovery MuseumCultural Agencies and F	$5,000	
Community Development				**$13,087,081**	**100%**
Community Development Department		**Community Development**	**Community Development DepartmentCommunit**	**$8,261,955**	
Office of Economic Development		**Community Development**	**Office of Economic DevelopmentOffice of Econc**	**$665,597**	
Transfer to Economic Development Fund		**Community Development**	**Transfer to Economic Development FundTransfe**	**$0**	
Economic Development Agencies		**Community Development**	**Economic Development AgenciesEconomic Dev**	**$3,777,654**	
Central Va Partnership for Economic Developr	Economic Development Agencies		Central Va Partnership for Economic Development	$55,272	
Cent. Va Small Business Development Center	Economic Development Agencies		Cent. Va Small Business Development CenterEcon	$36,000	
Community Investment Collaborative	Economic Development Agencies		Community Investment CollaborativeEconomic Dev	$25,000	
Virginia Career Works – Piedmont Region	Economic Development Agencies		Virginia Career Works – Piedmont RegionEconomic	$16,623	
Transit Agencies	Economic Development Agencies		Transit AgenciesEconomic Development Agencies	$0	
Cent. Shenandoah Planning District Commissi	Economic Development Agencies		Cent. Shenandoah Planning District CommissionEc	$5,546	
Charlottesville Area Transit	Economic Development Agencies		Charlottesville Area TransitEconomic Development	$1,000,000	
Contingency: Micro-Transit Grant	Economic Development Agencies		Contingency: Micro-Transit GrantEconomic Develo	$275,000	
Jaunt	Economic Development Agencies		JauntEconomic Development Agencies	$2,309,213	
Regional Transit Partnership	Economic Development Agencies		Regional Transit PartnershipEconomic Developmer	$55,000	
Other Community Development Agencies		**Community Development**	**Other Community Development AgenciesOther**	**$381,875**	
TJ Planning District Commission	Other Community Development Agencies		TJ Planning District CommissionOther Community I	$156,222	
VPI Extension Service	Other Community Development Agencies		VPI Extension ServiceOther Community Developme	$225,653	

Exhibit I-4b

Expenditure Assumptions
Albemarle County, Virginia
February 2023

		DEPARTMENT	DEPARTMENT	FY 2023 GENERAL FUND EXPENDITURES	APPLICABLE TO NEW DEVELOPMENT AT THE SUBJECT SITE[1]
Non-Departmental				**$226,107,365**	**26%**
City/County Revenue Sharing		**Non-Departmental**	**City/County Revenue SharingCity/County Rever**	**$15,545,227**	**100%**
Transfer to School Operations		**Non-Departmental**	**Transfer to School OperationsTransfer to Schoo**	**$167,453,853**	**0%**
Transfers to Capital and Debt Transfer to School Debt Service		**Non-Departmental**	**Transfers to Capital and Debt Transfer to Schoo**	**$15,867,171**	**100%**
Transfer to Gen Govt Debt Service		**Non-Departmental**	**Transfer to Gen Govt Debt ServiceTransfer to G**	**$7,164,879**	**100%**
Transfer to School CIP		**Non-Departmental**	**Transfer to School CIPTransfer to School CIP**	**$1,636,247**	**100%**
Transfer to General Govt. CIP		**Non-Departmental**	**Transfer to General Govt. CIPTransfer to Genera**	**$11,152,371**	**100%**
Transfer to General Govt. CIP - One-Time		**Non-Departmental**	**Transfer to General Govt. CIP - One-TimeTransf**	**$0**	
Other Transfers		**Non-Departmental**	**Other TransfersOther Transfers**	**$1,983,176**	**100%**
Transfer to Water Resources Fund	Other Transfers		Transfer to Water Resources FundOther Transfers	$1,668,176	
Transfer to Economic Development Authority	Other Transfers		Transfer to Economic Development AuthorityOther	$315,000	
Transfer to Housing Fund	Other Transfers		Transfer to Housing FundOther Transfers	$0	
Transfer to Other Funds	Other Transfers		Transfer to Other FundsOther Transfers	$0	
Other Non-Departmental		**Non-Departmental**	**Other Non-DepartmentalOther Non-Departmenta**	**$5,304,441**	**100%**
Refunds	Other Non-Departmental		RefundsOther Non-Departmental	$40,000	
Tax Relief for the Elderly/Disabled	Other Non-Departmental		Tax Relief for the Elderly/DisabledOther Non-Depar	$1,480,000	
Cigarette Tax Reserve	Other Non-Departmental		Cigarette Tax ReserveOther Non-Departmental	$0	
Plastic Bag Tax Reserve	Other Non-Departmental		Plastic Bag Tax ReserveOther Non-Departmental	$0	
BOS Strategic Priority Support	Other Non-Departmental		BOS Strategic Priority SupportOther Non-Departme	$0	
Business Process Optimization Reserve, incl. (	Other Non-Departmental		Business Process Optimization Reserve, incl. CSM	$200,000	
Climate Action Funding Pool	Other Non-Departmental		Climate Action Funding PoolOther Non-Department	$0	
Pandemic RRR and Contingency Reserve	Other Non-Departmental		Pandemic RRR and Contingency ReserveOther No	$0	
Space Reserve	Other Non-Departmental		Space ReserveOther Non-Departmental	$558,000	
Salary and Benefits Reserve	Other Non-Departmental		Salary and Benefits ReserveOther Non-Departmen	$1,650,000	
Minimum Wage Reserve	Other Non-Departmental		Minimum Wage ReserveOther Non-Departmental	$0	
Early Retirement	Other Non-Departmental		Early RetirementOther Non-Departmental	$810,920	
Training Pool	Other Non-Departmental		Training PoolOther Non-Departmental	$0	
Reserve for Contingencies	Other Non-Departmental		Reserve for ContingenciesOther Non-Departmental	$565,521	

[1] *A value of 100% indicates an expenditure that increases incrementally for each additional employee or resident, whereas a value of 0% indicates an expenditure that does not increase at all for new development at the subject site.*

Source: Town of Leesburg LID Extract; RCLCO

II. ECONOMIC IMPACT

Exhibit II-1

Summary of Economic Impacts - Full Build-Out
Reventon Farms
Albemarle and Fluvanna Counties, Virginia
February 2023

	FROM CONSTRUCTION			RECURRING AT BUILD-OUT		
IMPACT TYPE	EMPLOYMENT	LABOR INCOME	ECONOMIC OUTPUT	EMPLOYMENT	LABOR INCOME	ECONOMIC OUTPUT
Direct	689	$41,607,970	$87,889,500	118	$4,396,813	$30,201,484
Indirect	70	$3,660,952	$12,259,763	36	$1,885,760	$5,828,551
Induced	50	$3,318,845	$10,210,469	9	$464,655	$1,556,373
Total Effect	**809**	**$48,587,767**	**$110,359,732**	**163**	**$6,747,228**	**$37,586,408**
Multiplier	***1.17***	***1.17***	***1.26***	***1.39***	***1.53***	***1.24***

Note: "Employment" is expressed as Full-Time Equivalents. "Labor Income" includes salary and benefits. "Economic Output" is a summary measure of all spending and economic activity, including labor income.

Note: "Direct Impacts" include the investment in project construction, which occur primarily at the project site. "Indirect Impacts" result from purchases of goods and services to support project construction, which occur elsewhere in the Two County area. "Induced Impacts" result when direct and indirect employees spend their compensation on goods and services in the Two County area.

Note: All values expressed in constant 2023 dollars.

Source: IMPLAN; RCLCO

Exhibit II-2

One-Time Economic Impact from Construction - Full Build-Out
Reventon Farms
Albemarle and Fluvanna Counties, Virginia
February 2023

	TOTAL AT BUILD-OUT		
IMPACT TYPE	EMPLOYMENT	LABOR INCOME	ECONOMIC
Direct	689	$41,607,970	$87,889,500
Indirect	70	$3,660,952	$12,259,763
Induced	50	$3,318,845	$10,210,469
Total Effect	**809**	**$48,587,767**	**$110,359,732**
Multiplier	***1.17***	***1.17***	***1.26***

Note: "Employment" is expressed as Full-Time Equivalents. "Labor Income" includes salary and benefits. "Economic Output" is a summary measure of all spending and economic activity, including labor income.

Note: "Direct Impacts" include the investment in project construction, which occur primarily at the project site. "Indirect Impacts" result from purchases of goods and services to support project construction, which occur in the County. "Induced Impacts" result when direct and indirect employees spend their compensation on goods and services in the County.
Note: All values expressed in constant 2023 dollars.

Source: IMPLAN; RCLCO

Exhibit II-3

Recurring Economic Impact from Operations - Full Build-Out
Reventon Farms
Albemarle and Fluvanna Counties, Virginia
February 2023

IMPACT TYPE	TOTAL AT FULL BUILD-OUT EMPLOYMENT	LABOR INCOME	OUTPUT
Direct	118	$4,396,813	$30,201,484
Indirect	36	$1,885,760	$5,828,551
Induced	9	$464,655	$1,556,373
Total Effect	**163**	**$6,747,228**	**$37,586,408**
Multiplier	***1.39***	***1.53***	***1.24***

IMPACT TYPE	Cottages EMPLOYMENT	LABOR INCOME	OUTPUT	Retail EMPLOYMENT	LABOR INCOME	OUTPUT
Direct	49	2,296,395	20,429,321	69	2,100,418	9,772,163
Indirect	23	1,161,569	3,362,813	14	724,192	2,465,738
Induced	5	255,791	856,781	4	208,864	699,592
Total Effect	**77**	**$3,713,755**	**$24,648,916**	**87**	**$3,033,473**	**$12,937,492**
Multiplier	***1.57***	***1.62***	***1.21***	***1.26***	***1.44***	***1.32***

Note: "Employment" is expressed as Full-Time Equivalents. "Labor Income" includes salary and benefits. "Economic Output" is a summary measure of all spending and economic activity, including labor income.
Note: "Direct Impacts" include the investment in project construction, which occur primarily at the project site. "Indirect Impacts" result from purchases of goods and services to support project construction, which occur in the County. "Induced Impacts" result when direct and indirect
Note: All values expressed in constant 2023 dollars.

Source: IMPLAN; RCLCO

Exhibit II-4

Inputs to Economic Impact Analysis
One-Time Impacts from Construction
Reventon Farms
Albemarle and Fluvanna Counties, Virginia
February 2023

	CONSTRUCTION		
	INPUT: CONSTRUCTION COST	IMPLAN SECTOR	
LAND USE	(2020$) [1]	CODE	DESCRIPTION
FULL BUILD-OUT			
Cottage, Retail, and Amenities	$87,889,500	56	Construction of other new nonresidential structures

[1] Reflects Hard Costs and Soft Costs. Estimates provided by client.
Note: All values expressed in constant 2023 dollars.

Source: IMPLAN; RCLCO

Exhibit II-5

Inputs to Economic Impact Analysis
Recurring Impacts from Operations - Onsite Retail Sales and Hotel Revenue
Reventon Farms
Albemarle and Fluvanna Counties, Virginia
February 2023

ONSITE HOTEL REVENUE

CATEGORY	NET SF	SALES/SF [1]	INPUT: TOTAL ANNUAL RETAIL SALES[2]	EMPLOYMENT	IMPLAN SECTOR CODE	IMPLAN SECTOR DESCRIPTION
Cottage Revenue	125,000	$163	$20,429,321	49	507	Hotels and motels, including casino hotels

ONSITE RETAIL SALES

CATEGORY	NET SF	SALES/SF [1]	INPUT: TOTAL ANNUAL RETAIL SALES[2]	EMPLOYMENT	IMPLAN SECTOR CODE	IMPLAN SECTOR DESCRIPTION
Retail - Food and beverage stores	2,720	$207	$563,041	5	406	Retail - Food and beverage stores
Full-service restaurants	8,030	$877	$7,039,881	28	509	Full-service restaurants
Other amusement and recreation indust	34,560	$38	$1,328,361	21	504	Other amusement and recreation industries
Total	**45,310**	**$195**	**$8,931,283**	**54**		

[1] Client provided revenue estimates.
[2] Note that, as defined by IMPLAN, these industries' retail sales are expressed in Consumer Prices rather than Producer Prices.
Note: All values expressed in constant 2023 dollars.

Source: US Census County Business Patterns; CoStar; Food Industry Association; eMarketer; Bizminer; IMPLAN; RCLCO

Exhibit II-6

Inputs to Economic Impact Analysis
Recurring Impacts - Visitor Offsite Retail Spending
Reventon Farms
Albemarle and Fluvanna Counties, Virginia
February 2023

ANNUAL RETAIL EXPENDITURES	RETAIL EXP. [1]
Total Annual Offsite Retail Spending	$1,550,031
% of Visitors from outside of Albemarle and Fluvanna Counties	90%
Total Additional Annual Offsite Retail Spending due to Reventon Farms	$1,395,028

OFFSITE RETAIL EXPENDITURES				
			IMPLAN SECTOR [5]	
CATEGORY	DISTRIBUTION OF SPENDING [2]	ANNUAL OFFSITE RETAIL EXPENDITURES[3]	CODE	DESCRIPTION
Motor vehicle and parts dealers		$0	402	Retail - Motor vehicle and parts dealers
Furniture and home furnishings stores		$0	403	Retail - Furniture and home furnishings stores
Electronics and appliance stores		$0	404	Retail - Electronics and appliance stores
Building mat. and garden equip. and supplies dealers		$0	405	Retail - Building material and garden equipment and supplies stores
Food and beverage stores	5%	$69,751	406	Retail - Food and beverage stores
Health and personal care stores		$0	407	Retail - Health and personal care stores
Gasoline stations	5%	$69,751	408	Retail - Gasoline stores
Clothing and clothing access. stores	5%	$69,751	409	Retail - Clothing and clothing accessories stores
Sporting goods, hobby, musical instrument, and book stores		$0	410	Retail - Sporting goods, hobby, musical instrument and book stores
General merchandise stores	5%	$69,751	411	Retail - General merchandise stores
Miscellaneous store retailers		$0	412	Retail - Miscellaneous store retailers
Nonstore retailers		$0	413	Retail - Nonstore retailers
Full-Service Restaurants	70%	$976,519	509	Full-Service Restaurants
Limited Service Restaurants	10%	$139,503	510	Limited-Service Restaurants

[1] Assumes 15% of visitor retail spending occurs off-site and 90% occurs in the two-county area
[2] RCLCO estimate
[3] Note that, as defined by IMPLAN, these industries' retail sales are expressed in Consumer Prices rather than Producer Prices.
Note: All values expressed in constant 2022 dollars.
Source: CES; IMPLAN; RCLCO

III. FISCAL IMPACT ANALYSIS

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	Year	Assumption/Total	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
	Year			0	1	2	3	4	5	6	7	8
Inflation		3.00%	1.00	1.030	1.061	1.093	1.126	1.159	1.194	1.230	1.267	1.305
Residential Price Appreciation		0.00%	1.00	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Existing Site Value (Albemarle County)		$2,195,700	$2,195,700	$2,261,571	$0	$0	$0	$0	$0	$0	$0	$0
	Less improvements	$1,500,600	$1,500,600	$1,545,618								
Estimated Project Values												
	Non-Residential (per SF/Key)											
	Land (Albemarle County)	$1,500,600.00	$0	$0	$1,591,987	$1,639,746	$1,500,600	$1,500,600	$1,500,600	$1,500,600	$1,500,600	$1,500,600
	Improvements (Albemarle County)	$20,433,600.00	$0	$0	$21,678,006	$22,328,346	$22,998,197	$23,688,143	$24,398,787	$25,130,751	$25,884,673	$26,661,213
	Total		$0	$0	$23,269,993	$23,968,093	$24,498,797	$25,188,743	$25,899,387	$26,631,351	$27,385,273	$28,161,813
Development Program												
	Cumulative Development											
	Non-Residential											
	Food & Beverage	8,030	-	-	8,030	8,030	8,030	8,030	8,030	8,030	8,030	8,030
	Retail	2,720	-	-	2,720	2,720	2,720	2,720	2,720	2,720	2,720	2,720
	Amenities	34,560	-	-	34,560	34,560	34,560	34,560	34,560	34,560	34,560	34,560
	Cottage Units	250	-	-	250	250	250	250	250	250	250	250
	Cottage SF	125,000	-	-	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000
	Total Retail/Amenities SF	45,310	-	-	45,310	45,310	45,310	45,310	45,310	45,310	45,310	45,310
	Total Square Feet	170,310	-	-	170,310	170,310	170,310	170,310	170,310	170,310	170,310	170,310
Occupancy Rates		**Long-Run**										
	Food & Beverage	100%	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%
	Retail	100%	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%
	Amenities	100%	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%
	Cottage Units	58%	0%	0%	42%	47%	52%	58%	58%	58%	58%	58%

Exhibit III-1

Fiscal Impact Analysis (in Future Dollars)
Reventon Farms
2023-2047

	Year	Assumption/Total	2033	2034	2035	2036	2037
	Year		9	10	11	12	13
Inflation		3.00%	1.344	1.384	1.426	1.469	1.513
Residential Price Appreciation		0.00%	1.000	1.000	1.000	1.000	1.000
Existing Site Value (Albemarle County)		$2,195,700	$0	$0	$0	$0	$0
	Less improvements	$1,500,600					
Estimated Project Values							
	Non-Residential (per SF/Key)						
	Land (Albemarle County)	$1,500,600.00	$1,500,600	$1,500,600	$1,500,600	$1,500,600	$1,500,600
	Improvements (Albemarle County)	$20,433,600.00	$27,461,050	$28,284,881	$29,133,428	$30,007,430	$30,907,653
	Total		$28,961,650	$29,785,481	$30,634,028	$31,508,030	$32,408,253
Development Program							
	Cumulative Development						
	Non-Residential						
	Food & Beverage	8,030	8,030	8,030	8,030	8,030	8,030
	Retail	2,720	2,720	2,720	2,720	2,720	2,720
	Amenities	34,560	34,560	34,560	34,560	34,560	34,560
	Cottage Units	250	250	250	250	250	250
	Cottage SF	125,000	125,000	125,000	125,000	125,000	125,000
	Total Retail/Amenities SF	45,310	45,310	45,310	45,310	45,310	45,310
	Total Square Feet	170,310	170,310	170,310	170,310	170,310	170,310
Occupancy Rates		**Long-Run**					
	Food & Beverage	100%	100%	100%	100%	100%	100%
	Retail	100%	100%	100%	100%	100%	100%
	Amenities	100%	100%	100%	100%	100%	100%
	Cottage Units	58%	58%	58%	58%	58%	58%

Exhibit III-1

Fiscal Impact Analysis (in Future Dollars)
Reventon Farms
2023-2047

	Year	Assumption/Total	2038	2039	2040	2041	2042
	Year		14	15	16	17	18
Inflation		3.00%	1.558	1.605	1.653	1.702	1.754
Residential Price Appreciation		0.00%	1.000	1.000	1.000	1.000	1.000
Existing Site Value (Albemarle County)		$2,195,700	$0	$0	$0	$0	$0
	Less improvements	$1,500,600					
Estimated Project Values							
	Non-Residential (per SF/Key)						
	Land (Albemarle County)	$1,500,600.00	$1,500,600	$1,500,600	$1,500,600	$1,500,600	$1,500,600
	Improvements (Albemarle County)	$20,433,600.00	$31,834,883	$32,789,929	$33,773,627	$34,786,836	$35,830,441
	Total		$33,335,483	$34,290,529	$35,274,227	$36,287,436	$37,331,041
Development Program							
	Cumulative Development						
	Non-Residential						
	Food & Beverage	8,030	8,030	8,030	8,030	8,030	8,030
	Retail	2,720	2,720	2,720	2,720	2,720	2,720
	Amenities	34,560	34,560	34,560	34,560	34,560	34,560
	Cottage Units	250	250	250	250	250	250
	Cottage SF	125,000	125,000	125,000	125,000	125,000	125,000
	Total Retail/Amenities SF	45,310	45,310	45,310	45,310	45,310	45,310
	Total Square Feet	170,310	170,310	170,310	170,310	170,310	170,310
Occupancy Rates		**Long-Run**					
	Food & Beverage	100%	100%	100%	100%	100%	100%
	Retail	100%	100%	100%	100%	100%	100%
	Amenities	100%	100%	100%	100%	100%	100%
	Cottage Units	58%	58%	58%	58%	58%	58%

Exhibit III-1

Fiscal Impact Analysis (in Future Dollars)
Reventon Farms
2023-2047

	Year	Assumption/Total	2043	2044	2045	2046	2047
	Year		19				
Inflation		3.00%	1.806	1.860	1.916	1.974	2.033
Residential Price Appreciation		0.00%	1.000	1.000	1.000	1.000	1.000
Existing Site Value (Albemarle County)		$2,195,700	$0	$0	$0	$0	$0
	Less improvements	$1,500,600					
Estimated Project Values							
	Non-Residential (per SF/Key)						
	Land (Albemarle County)	$1,500,600.00	$1,500,600	$1,500,600	$1,500,600	$1,500,600	$1,500,600
	Improvements (Albemarle County)	$20,433,600.00	$36,905,355	$38,012,515	$39,152,891	$40,327,477	$41,537,302
	Total		$38,405,955	$39,513,115	$40,653,491	$41,828,077	$43,037,902
Development Program							
	Cumulative Development						
	Non-Residential						
	Food & Beverage	8,030	8,030	8,030	8,030	8,030	8,030
	Retail	2,720	2,720	2,720	2,720	2,720	2,720
	Amenities	34,560	34,560	34,560	34,560	34,560	34,560
	Cottage Units	250	250	250	250	250	250
	Cottage SF	125,000	125,000	125,000	125,000	125,000	125,000
	Total Retail/Amenities SF	45,310	45,310	45,310	45,310	45,310	45,310
	Total Square Feet	170,310	170,310	170,310	170,310	170,310	170,310
Occupancy Rates		**Long-Run**					
	Food & Beverage	100%	100%	100%	100%	100%	100%
	Retail	100%	100%	100%	100%	100%	100%
	Amenities	100%	100%	100%	100%	100%	100%
	Cottage Units	58%	58%	58%	58%	58%	58%

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	Year		Assumption/Total	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
	Year				0	1	2	3	4	5	6	7	8
Occupied Units/SF													
	Non-Residential												
	Food & Beverage		8,030	-	-	8,030	8,030	8,030	8,030	8,030	8,030	8,030	8,030
	Retail		2,720	-	-	2,720	2,720	2,720	2,720	2,720	2,720	2,720	2,720
	Amenities		34,560	-	-	34,560	34,560	34,560	34,560	34,560	34,560	34,560	34,560
	Cottage Units		250	-	-	106	118	131	146	146	146	146	146
Annual Deliveries			Total										
	Non-Residential												
	Food & Beverage		8,030	-	-	8,030	-	-	-	-	-	-	-
	Retail		2,720	-	-	2,720	-	-	-	-	-	-	-
	Amenities		34,560	-	-	34,560	-	-	-	-	-	-	-
	Cottage Units		250	-	-	250	-	-	-	-	-	-	-
	Cottage SF		125,000	-	-	125,000	-	-	-	-	-	-	-
	TOTAL SF		170,310										
	% of Project Complete			0%	0%	100%	100%	100%	100%	100%	100%	100%	100%
Project Values													
	Total Real Property			$2,195,700	$2,261,571	$23,269,993	$23,968,093	$24,498,797	$25,188,743	$25,899,387	$26,631,351	$27,385,273	$28,161,813
	Total Cottage FF&E Value		$20,000 per key	$0	$0	$5,000,000	$5,000,000	$5,000,000	$5,000,000	$5,000,000	$5,000,000	$5,000,000	$5,000,000
	Existing Site			$2,195,700	$2,261,571	$0	$0	$0	$0	$0	$0	$0	$0
	Total Value			$2,195,700	$2,261,571	$23,269,993	$23,968,093	$24,498,797	$25,188,743	$25,899,387	$26,631,351	$27,385,273	$28,161,813
Subject Site Revenues		Sales Per SF											
	Food & Beverage	$877		$0	$0	$7,468,610	$7,692,668	$7,923,448	$8,161,151	$8,405,986	$8,658,166	$8,917,911	$9,185,448
	Retail	$207		$0	$0	$597,330	$615,250	$633,707	$652,719	$672,300	$692,469	$713,243	$734,641
	Amenities	$38		$0	$0	$1,409,258	$1,451,536	$1,495,082	$1,539,934	$1,586,132	$1,633,716	$1,682,728	$1,733,210
	Cottage SF	$213		$0	$0	$28,295,458	$29,144,321	$30,018,651	$30,919,211	$31,846,787	$32,802,191	$33,786,256	$34,799,844
County Revenues													
	Real Property Tax												
	Total Assessed Real Property Value			$2,195,700	$2,261,571	$23,269,993	$23,968,093	$24,498,797	$25,188,743	$25,899,387	$26,631,351	$27,385,273	$28,161,813
	Prior Year Value Subject to Real Property Tax			$0	$2,195,700	$2,261,571	$23,269,993	$23,968,093	$24,498,797	$25,188,743	$25,899,387	$26,631,351	$27,385,273
	Real Property Tax Rate		$0.854 per $100 AV										
	Real Property Tax Revenue		$5,975,246	$0	$18,751	$19,314	$198,726	$204,688	$209,220	$215,112	$221,181	$227,432	$233,870

Exhibit III-1

Fiscal Impact Analysis (in Future Dollars)
Reventon Farms
2023-2047

	Year		Assumption/Total	2033	2034	2035	2036	2037
	Year			9	10	11	12	13
Occupied Units/SF								
	Non-Residential							
	Food & Beverage		8,030	8,030	8,030	8,030	8,030	8,030
	Retail		2,720	2,720	2,720	2,720	2,720	2,720
	Amenities		34,560	34,560	34,560	34,560	34,560	34,560
	Cottage Units		250	146	146	146	146	146
Annual Deliveries			**Total**					
	Non-Residential							
	Food & Beverage		8,030	-	-	-	-	-
	Retail		2,720	-	-	-	-	-
	Amenities		34,560	-	-	-	-	-
	Cottage Units		250	-	-	-	-	-
	Cottage SF		125,000	-	-	-	-	-
	TOTAL SF		170,310					
	% of Project Complete			100%	100%	100%	100%	100%
Project Values								
	Total Real Property			$28,961,650	$29,785,481	$30,634,028	$31,508,030	$32,408,253
	Total Cottage FF&E Value		$20,000 per key	$5,000,000	$5,000,000	$5,000,000	$5,000,000	$5,000,000
	Existing Site			$0	$0	$0	$0	$0
	Total Value			$28,961,650	$29,785,481	$30,634,028	$31,508,030	$32,408,253
Subject Site Revenues		Sales Per SF						
	Food & Beverage		$877	$9,461,011	$9,744,842	$10,037,187	$10,338,303	$10,648,452
	Retail		$207	$756,680	$779,380	$802,762	$826,845	$851,650
	Amenities		$38	$1,785,206	$1,838,762	$1,893,925	$1,950,743	$2,009,265
	Cottage SF		$213	$35,843,839	$36,919,154	$38,026,729	$39,167,531	$40,342,557
County Revenues								
	Real Property Tax							
	Total Assessed Real Property Value			$28,961,650	$29,785,481	$30,634,028	$31,508,030	$32,408,253
	Prior Year Value Subject to Real Property Tax			$28,161,813	$28,961,650	$29,785,481	$30,634,028	$31,508,030
	Real Property Tax Rate		$0.854 per $100 AV					
	Real Property Tax Revenue		$5,975,246	$240,502	$247,332	$254,368	$261,615	$269,079

Exhibit III-1

Fiscal Impact Analysis (in Future Dollars)
Reventon Farms
2023-2047

	Year		Assumption/Total	2038	2039	2040	2041	2042
	Year			14	15	16	17	18
Occupied Units/SF								
	Non-Residential							
	Food & Beverage		8,030	8,030	8,030	8,030	8,030	8,030
	Retail		2,720	2,720	2,720	2,720	2,720	2,720
	Amenities		34,560	34,560	34,560	34,560	34,560	34,560
	Cottage Units		250	146	146	146	146	146
Annual Deliveries			**Total**					
	Non-Residential							
	Food & Beverage		8,030	-				-
	Retail		2,720	-	-	-	-	-
	Amenities		34,560	-				-
	Cottage Units		250	-	-	-	-	-
	Cottage SF		125,000	-	-	-	-	-
	TOTAL SF		170,310					
	% of Project Complete			100%	100%	100%	100%	100%
Project Values								
	Total Real Property			$33,335,483	$34,290,529	$35,274,227	$36,287,436	$37,331,041
	Total Cottage FF&E Value		$20,000 per key	$5,000,000	$5,000,000	$5,000,000	$5,000,000	$5,000,000
	Existing Site			$0	$0	$0	$0	$0
	Total Value			$33,335,483	$34,290,529	$35,274,227	$36,287,436	$37,331,041
Subject Site Revenues		Sales Per SF						
	Food & Beverage		$877	$10,967,905	$11,296,942	$11,635,851	$11,984,926	$12,344,474
	Retail		$207	$877,199	$903,515	$930,621	$958,539	$987,296
	Amenities		$38	$2,069,543	$2,131,629	$2,195,578	$2,261,445	$2,329,289
	Cottage SF		$213	$41,552,834	$42,799,419	$44,083,401	$45,405,903	$46,768,080
County Revenues								
	Real Property Tax							
	Total Assessed Real Property Value			$33,335,483	$34,290,529	$35,274,227	$36,287,436	$37,331,041
	Prior Year Value Subject to Real Property Tax			$32,408,253	$33,335,483	$34,290,529	$35,274,227	$36,287,436
	Real Property Tax Rate		$0.854 per $100 AV					
	Real Property Tax Revenue		$5,975,246	$276,766	$284,685	$292,841	$301,242	$309,895

Exhibit III-1

Fiscal Impact Analysis (in Future Dollars)
Reventon Farms
2023-2047

	Year		Assumption/Total	2043	2044	2045	2046	2047
	Year			19				
Occupied Units/SF								
	Non-Residential							
	Food & Beverage		8,030	8,030	8,030	8,030	8,030	8,030
	Retail		2,720	2,720	2,720	2,720	2,720	2,720
	Amenities		34,560	34,560	34,560	34,560	34,560	34,560
	Cottage Units		250	146	146	146	146	146
Annual Deliveries			**Total**					
	Non-Residential							
	Food & Beverage		8,030	-	-	-	-	-
	Retail		2,720	-	-	-	-	-
	Amenities		34,560	-	-	-	-	-
	Cottage Units		250	-	-	-	-	-
	Cottage SF		125,000	-	-	-	-	-
	TOTAL SF		170,310					
	% of Project Complete			100%	100%	100%	100%	100%
Project Values								
	Total Real Property			$38,405,955	$39,513,115	$40,653,491	$41,828,077	$43,037,902
	Total Cottage FF&E Value		$20,000 per key	$5,000,000	$5,000,000	$5,000,000	$5,000,000	$5,000,000
	Existing Site			$0	$0	$0	$0	$0
	Total Value			$38,405,955	$39,513,115	$40,653,491	$41,828,077	$43,037,902
Subject Site Revenues		Sales Per SF						
	Food & Beverage		$877	$12,714,808	$13,096,252	$13,489,140	$13,893,814	$14,310,629
	Retail		$207	$1,016,914	$1,047,422	$1,078,845	$1,111,210	$1,144,546
	Amenities		$38	$2,399,168	$2,471,143	$2,545,277	$2,621,635	$2,700,284
	Cottage SF		$213	$48,171,123	$49,616,256	$51,104,744	$52,637,886	$54,217,023
County Revenues								
	Real Property Tax							
	Total Assessed Real Property Value			$38,405,955	$39,513,115	$40,653,491	$41,828,077	$43,037,902
	Prior Year Value Subject to Real Property Tax			$37,331,041	$38,405,955	$39,513,115	$40,653,491	$41,828,077
	Real Property Tax Rate		$0.854 per $100 AV					
	Real Property Tax Revenue		$5,975,246	$318,807	$327,987	$337,442	$347,181	$357,212

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Year		Assumption/Total	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Year				0	1	2	3	4	5	6	7	8
Personal Property Tax												
Total Cottage FF&E Value			$0	$0	$5,000,000	$5,000,000	$5,000,000	$5,000,000	$5,000,000	$5,000,000	$5,000,000	$5,000,000
Business Tangible Personal Property Tax Assessment Factors					25%	23%	20%	18%	15%	13%	10%	10%
Other Local Taxes - Furniture, Fixtures & Equipment		$3.420 per $100 AV										
Total FF&E Tax Revenue			$0	$0	$42,750	$38,475	$34,200	$29,925	$25,650	$21,375	$17,100	$17,100
Total Vehicle Value			$0	$0	$950,000	$950,000	$950,000	$950,000	$950,000	$950,000	$950,000	$950,000
Other Local Taxes - Vehicles, Motorcycles, Airplanes, Boats, Trailers, etc.		$3.420 per $100 AV										
Business Tangible Personal Property Tax Assessment Factors					25%	23%	20%	18%	15%	13%	10%	10%
Total Vehicle Property Tax Revenue			$0	$0	$8,123	$7,310	$6,498	$5,686	$4,874	$4,061	$3,249	$3,249
Total Personal Property Tax Revenue - Cottages & Vehicles			$0	$0	$50,873	$45,785	$40,698	$35,611	$30,524	$25,436	$20,349	$20,349
Cumulative Total Personal Property Tax Revenue - Cottages & Vehicles		$574,859	$0	$0	$50,873	$96,658	$137,356	$172,967	$203,490	$228,926	$249,275	$269,624
Business Personal Property Tax per Employee		$210	$210	$210	$210	$210	$210	$210	$210	$210	$210	$210
	Food & Beverage SF per Employee	287	287	287	287	287	287	287	287	287	287	287
	Food & Beverage SF	8,030	0	0	8,030	8,030	8,030	8,030	8,030	8,030	8,030	8,030
	Restaurant Employees		0	0	28	28	28	28	28	28	28	28
	Food & Beverage Business PP Tax		$0	$0	$5,878	$5,878	$5,878	$5,878	$5,878	$5,878	$5,878	$5,878
	Retail SF per Employee	544	544	544	544	544	544	544	544	544	544	544
	Retail SF	2,720	0	0	2,720	2,720	2,720	2,720	2,720	2,720	2,720	2,720
	Grocery Employees		0	0	5	5	5	5	5	5	5	5
	Retail Business PP Tax		$0	$0	$1,050	$1,050	$1,050	$1,050	$1,050	$1,050	$1,050	$1,050
	Amenities SF per Employee	1,646	1,646	1,646	1,646	1,646	1,646	1,646	1,646	1,646	1,646	1,646
	Amenities SF	34,560	0	0	34,560	34,560	34,560	34,560	34,560	34,560	34,560	34,560
	Amenities Employees		0	0	21	21	21	21	21	21	21	21
	Amenities Business PP Tax		$0	$0	$4,408	$4,408	$4,408	$4,408	$4,408	$4,408	$4,408	$4,408
	Cottage Employees	.20 Employees per Key	0	0	49	49	49	49	49	49	49	49
	Total Business Personal Property Tax	$215,374	$0	$0	$11,335	$11,335	$11,335	$11,335	$11,335	$11,335	$11,335	$11,335
Total Personal Property Tax Revenues		$8,156,128	$0	$0	$62,208	$107,993	$148,691	$184,302	$214,825	$240,262	$260,611	$280,960
Employees												
	Food & Beverage SF per Employee	287 SF per Employee	287	287	287	287	287	287	287	287	287	287
	Food & Beverage Employees		0	0	28	28	28	28	28	28	28	28
	SF per Employee	SF per Employee	0	0	0	0	0	0	0	0	0	0
	Employees		0	0	0	0	0	0	0	0	0	0
	Retail SF per Employee	544 SF per Employee	544	544	544	544	544	544	544	544	544	544
	Retail Employees		0	0	5	5	5	5	5	5	5	5
	Amenities SF per Employee	1646 SF per Employee	1,646	1,646	1,646	1,646	1,646	1,646	1,646	1,646	1,646	1,646
	Amenities Employees		0	0	21	21	21	21	21	21	21	21
	Cottage Employees		0	0	49	49	49	49	49	49	49	49
	Construction Cost	$122,889,500										
	Construction Cost Occuring within 2 County Area	$87,889,500										
	Temporary Construction Employment	7.8 FTE per $1M Construction Cost 689	0	0	689	0	0	0	0	0	0	0
	Total Employees	103	0	0	792	103	103	103	103	103	103	103

Exhibit III-1

Fiscal Impact Analysis (in Future Dollars)
Reventon Farms
2023-2047

Year		Assumption/Total	2033	2034	2035	2036	2037
Year			9	10	11	12	13
Personal Property Tax							
Total Cottage FF&E Value			$5,000,000	$5,000,000	$5,000,000	$5,000,000	$5,000,000
Business Tangible Personal Property Tax Assessment Factors			10%	10%	10%	10%	10%
Other Local Taxes - Furniture, Fixtures & Equipment		$3.420 per $100 AV					
Total FF&E Tax Revenue			$17,100	$17,100	$17,100	$17,100	$17,100
Total Vehicle Value			$950,000	$950,000	$950,000	$950,000	$950,000
Other Local Taxes - Vehicles, Motorcycles, Airplanes, Boats, Trailers, etc.		$3.420 per $100 AV					
Business Tangible Personal Property Tax Assessment Factors			10%	10%	10%	10%	10%
Total Vehicle Property Tax Revenue			$3,249	$3,249	$3,249	$3,249	$3,249
Total Personal Property Tax Revenue - Cottages & Vehicles			$20,349	$20,349	$20,349	$20,349	$20,349
Cumulative Total Personal Property Tax Revenue - Cottages & Vehicles		$574,859	$289,973	$310,322	$330,671	$351,020	$371,369
Business Personal Property Tax per Employee		$210	$210	$210	$210	$210	$210
	Food & Beverage SF per Employee	287	287	287	287	287	287
	Food & Beverage SF	8,030	8,030	8,030	8,030	8,030	8,030
	Restaurant Employees		28	28	28	28	28
	Food & Beverage Business PP Tax		$5,878	$5,878	$5,878	$5,878	$5,878
	Retail SF per Employee	544	544	544	544	544	544
	Retail SF	2,720	2,720	2,720	2,720	2,720	2,720
	Grocery Employees		5	5	5	5	5
	Retail Business PP Tax		$1,050	$1,050	$1,050	$1,050	$1,050
	Amenities SF per Employee	1,646	1,646	1,646	1,646	1,646	1,646
	Amenities SF	34,560	34,560	34,560	34,560	34,560	34,560
	Amenities Employees		21	21	21	21	21
	Amenities Business PP Tax		$4,408	$4,408	$4,408	$4,408	$4,408
	Cottage Employees	.20 Employees per Key	49	49	49	49	49
	Total Business Personal Property Tax	$215,374	$11,335	$11,335	$11,335	$11,335	$11,335
Total Personal Property Tax Revenues		$8,156,128	$301,309	$321,658	$342,007	$362,356	$382,705
Employees							
	Food & Beverage SF per Employee	287 SF per Employee	287	287	287	287	287
	Food & Beverage Employees		28	28	28	28	28
	SF per Employee	SF per Employee	0	0	0	0	0
	Employees		0	0	0	0	0
	Retail SF per Employee	544 SF per Employee	544	544	544	544	544
	Retail Employees		5	5	5	5	5
	Amenities SF per Employee	1646 SF per Employee	1,646	1,646	1,646	1,646	1,646
	Amenities Employees		21	21	21	21	21
	Cottage Employees		49	49	49	49	49
	Construction Cost	$122,889,500					
	Construction Cost Occuring within 2 County Area	$87,889,500					
	Temporary Construction Employment	7.8 FTE per $1M Construction Cost 689	0	0	0	0	0
	Total Employees	103	103	103	103	103	103

Exhibit III-1

Fiscal Impact Analysis (in Future Dollars)
Reventon Farms
2023-2047

Year		Assumption/Total	2038	2039	2040	2041	2042
Year			14	15	16	17	18
Personal Property Tax							
Total Cottage FF&E Value			$5,000,000	$5,000,000	$5,000,000	$5,000,000	$5,000,000
Business Tangible Personal Property Tax Assessment Factors			10%	10%	10%	10%	10%
Other Local Taxes - Furniture, Fixtures & Equipment		$3.420 per $100 AV					
Total FF&E Tax Revenue			$17,100	$17,100	$17,100	$17,100	$17,100
Total Vehicle Value			$950,000	$950,000	$950,000	$950,000	$950,000
Other Local Taxes - Vehicles, Motorcycles, Airplanes, Boats, Trailers, etc.		$3.420 per $100 AV					
Business Tangible Personal Property Tax Assessment Factors			10%	10%	10%	10%	10%
Total Vehicle Property Tax Revenue			$3,249	$3,249	$3,249	$3,249	$3,249
Total Personal Property Tax Revenue - Cottages & Vehicles			$20,349	$20,349	$20,349	$20,349	$20,349
Cumulative Total Personal Property Tax Revenue - Cottages & Vehicles		$574,859	$391,718	$412,067	$432,416	$452,765	$473,114
Business Personal Property Tax per Employee		$210	$210	$210	$210	$210	$210
	Food & Beverage SF per Employee	287	287	287	287	287	287
	Food & Beverage SF	8,030	8,030	8,030	8,030	8,030	8,030
	Restaurant Employees		28	28	28	28	28
	Food & Beverage Business PP Tax		$5,878	$5,878	$5,878	$5,878	$5,878
	Retail SF per Employee	544	544	544	544	544	544
	Retail SF	2,720	2,720	2,720	2,720	2,720	2,720
	Grocery Employees		5	5	5	5	5
	Retail Business PP Tax		$1,050	$1,050	$1,050	$1,050	$1,050
	Amenities SF per Employee	1,646	1,646	1,646	1,646	1,646	1,646
	Amenities SF	34,560	34,560	34,560	34,560	34,560	34,560
	Amenities Employees		21	21	21	21	21
	Amenities Business PP Tax		$4,408	$4,408	$4,408	$4,408	$4,408
	Cottage Employees	.20 Employees per Key	49	49	49	49	49
	Total Business Personal Property Tax	$215,374	$11,335	$11,335	$11,335	$11,335	$11,335
Total Personal Property Tax Revenues		$8,156,128	$403,054	$423,403	$443,752	$464,101	$484,450
Employees							
	Food & Beverage SF per Employee	287 SF per Employee	287	287	287	287	287
	Food & Beverage Employees		28	28	28	28	28
	SF per Employee	SF per Employee	0	0	0	0	0
	Employees		0	0	0	0	0
	Retail SF per Employee	544 SF per Employee	544	544	544	544	544
	Retail Employees		5	5	5	5	5
	Amenities SF per Employee	1646 SF per Employee	1,646	1,646	1,646	1,646	1,646
	Amenities Employees		21	21	21	21	21
	Cottage Employees		49	49	49	49	49
	Construction Cost	$122,889,500					
	Construction Cost Occuring within 2 County Area	$87,889,500					
	Temporary Construction Employment	7.8 FTE per $1M Construction Cost 689	0	0	0	0	0
	Total Employees	103	103	103	103	103	103

Exhibit III-1

Fiscal Impact Analysis (in Future Dollars)
Reventon Farms
2023-2047

Year		Assumption/Total	2043	2044	2045	2046	2047
	Year		19				
Personal Property Tax							
Total Cottage FF&E Value			$5,000,000	$5,000,000	$5,000,000	$5,000,000	$5,000,000
Business Tangible Personal Property Tax Assessment Factors			10%	10%	10%	10%	10%
Other Local Taxes - Furniture, Fixtures & Equipment		$3.420 per $100 AV					
Total FF&E Tax Revenue			$17,100	$17,100	$17,100	$17,100	$17,100
Total Vehicle Value			$950,000	$950,000	$950,000	$950,000	$950,000
Other Local Taxes - Vehicles, Motorcycles, Airplanes, Boats, Trailers, etc.		$3.420 per $100 AV					
Business Tangible Personal Property Tax Assessment Factors			10%	10%	10%	10%	10%
Total Vehicle Property Tax Revenue			$3,249	$3,249	$3,249	$3,249	$3,249
Total Personal Property Tax Revenue - Cottages & Vehicles			$20,349	$20,349	$20,349	$20,349	$20,349
Cumulative Total Personal Property Tax Revenue - Cottages & Vehicles		$574,859	$493,463	$513,812	$534,161	$554,510	$574,859
Business Personal Property Tax per Employee		$210	$210	$210	$210	$210	$210
	Food & Beverage SF per Employee	287	287	287	287	287	287
	Food & Beverage SF	8,030	8,030	8,030	8,030	8,030	8,030
	Restaurant Employees		28	28	28	28	28
	Food & Beverage Business PP Tax		$5,878	$5,878	$5,878	$5,878	$5,878
	Retail SF per Employee	544	544	544	544	544	544
	Retail SF	2,720	2,720	2,720	2,720	2,720	2,720
	Grocery Employees		5	5	5	5	5
	Retail Business PP Tax		$1,050	$1,050	$1,050	$1,050	$1,050
	Amenities SF per Employee	1,646	1,646	1,646	1,646	1,646	1,646
	Amenities SF	34,560	34,560	34,560	34,560	34,560	34,560
	Amenities Employees		21	21	21	21	21
	Amenities Business PP Tax		$4,408	$4,408	$4,408	$4,408	$4,408
	Cottage Employees	.20 Employees per Key	49	49	49	49	49
	Total Business Personal Property Tax	$215,374	$11,335	$11,335	$11,335	$11,335	$11,335
Total Personal Property Tax Revenues		$8,156,128	$504,799	$525,148	$545,497	$565,846	$586,195
Employees							
	Food & Beverage SF per Employee	287 SF per Employee	287	287	287	287	287
	Food & Beverage Employees		28	28	28	28	28
	SF per Employee	SF per Employee	0	0	0	0	0
	Employees		0	0	0	0	0
	Retail SF per Employee	544 SF per Employee	544	544	544	544	544
	Retail Employees		5	5	5	5	5
	Amenities SF per Employee	1646 SF per Employee	1,646	1,646	1,646	1,646	1,646
	Amenities Employees		21	21	21	21	21
	Cottage Employees		49	49	49	49	49
	Construction Cost	$122,889,500					
	Construction Cost Occuring within 2 County Area	$87,889,500					
	Temporary Construction Employment	7.8 FTE per $1M Construction Cost 689	0	0	0	0	0
	Total Employees	103	103	103	103	103	103

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Year		Assumption/Total		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
	Year				0	1	2	3	4	5	6	7	8
Construction Tax Revenues													
Construction Materials													
	Gross Builder Expenditures (Commercial/Amenity)	$450			$21,001,185	$0	$0	$0	$0	$0	$0	$0	$0
	Gross Builder Expenditures (Cottage)	$390,000			$100,425,000	$0	$0	$0	$0	$0	$0	$0	$0
	% Of Cost Spent on Materials	30.00%			$36,427,856	$0	$0	$0	$0	$0	$0	$0	$0
	% Materials and Purchased in County	80%			$29,142,284	$0	$0	$0	$0	$0	$0	$0	$0
	Retail Sales Tax	1.00%			$291,423	$0	$0	$0	$0	$0	$0	$0	$0
Sales & Meals Tax Revenues													
On-Site Retail and Restaurants		Sales Per SF											
	Occupied Food & Beverage SF	$877		0	0	8,030	8,030	8,030	8,030	8,030	8,030	8,030	8,030
	Occupied SF	$0		0	0	0	0	0	0	0	0	0	0
	Occupied Retail SF	$207		0	0	2,720	2,720	2,720	2,720	2,720	2,720	2,720	2,720
	Occupied Amenities SF	$38		0	0	34,560	34,560	34,560	34,560	34,560	34,560	34,560	34,560
	Total Occupied SF			0	0	45,310	45,310	45,310	45,310	45,310	45,310	45,310	45,310
	Total Retail Sales			$0	$0	$9,475,198	$9,759,454	$10,052,237	$10,353,805	$10,664,419	$10,984,351	$11,313,882	$11,653,298
	Retail Sales Tax	1.00%		$0	$0	$94,752	$97,595	$100,522	$103,538	$106,644	$109,844	$113,139	$116,533
	Occupied Restaurant Space SF	100.00%		-	-	8,030	8,030	8,030	8,030	8,030	8,030	8,030	8,030
	Meals Sales per SF	$877		$877	$903	$930	$958	$987	$1,016	$1,047	$1,078	$1,111	$1,144
	Total Taxable Meals Sales			$0	$0	$7,468,610	$7,692,668	$7,923,448	$8,161,151	$8,405,986	$8,658,166	$8,917,911	$9,185,448
	Meals Tax Revenue from Retail	6.00%		$0	$0	$448,117	$461,560	$475,407	$489,669	$504,359	$519,490	$535,075	$551,127
Off-Site Spending on Retail		% Spent on Retail	Income										
Cottage Guests (by occupied nights)		(from Expenditures)											
	Occupied Nights			-	-	38,775	43,083	47,870	53,189	53,189	53,189	53,189	53,189
	On-Site Spending by Occupied Nights			$0	$0	$244	$227	$210	$195	$201	$207	$213	$219
	% of Guest Spending On-Site	85%											
	Total Spending Per Occupied Night			$0	$0	$287	$267	$247	$229	$236	$243	$250	$258
	% of Guest Spending Off-Site	15%		$0	$0	$43	$40	$37	$34	$35	$36	$38	$39
Total Taxable Off-Site Sales				$0	$0	$1,672,094	$1,722,257	$1,773,924	$1,827,142	$1,881,956	$1,938,415	$1,996,567	$2,056,464
% of Off-Site Expenditures in Albemarle Co.		90%		90%	90%	90%	90%	90%	90%	90%	90%	90%	90%
Retail Expenditures Made Off-Site				$0	$0	$1,504,884	$1,550,031	$1,596,532	$1,644,428	$1,693,761	$1,744,573	$1,796,911	$1,850,818
Total Off-Site Visitor Sales Tax Revenues		1.00%		$0	$0	$15,049	$15,500	$15,965	$16,444	$16,938	$17,446	$17,969	$18,508
Total Taxable Sales Generated by Visitors Off-Site		(from Expenditures)		$0	$0	$1,672,094	$1,722,257	$1,773,924	$1,827,142	$1,881,956	$1,938,415	$1,996,567	$2,056,464
% of Retail Expenditures Spent on Meals		80%		80%	80%	80%	80%	80%	80%	80%	80%	80%	80%
% of Off-Site Expenditures in Albemarle Co.		90%		90%	90%	90%	90%	90%	90%	90%	90%	90%	90%
F&B Retail Expenditures Made Off-Site & in Albemarle				$0	$0	$1,203,907	$1,240,025	$1,277,225	$1,315,542	$1,355,008	$1,395,659	$1,437,529	$1,480,654
Total Residential Meals Tax Revenues		6.00%		$0	$0	$72,234	$74,401	$76,634	$78,933	$81,301	$83,740	$86,252	$88,839
Total Sales & Meals Tax Revenues		$20,741,668		$0	$291,423	$630,152	$649,056	$668,528	$688,584	$709,241	$730,519	$752,434	$775,007
							$474.19	$488.41					
Transient Occupancy Tax				2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Cottage Units		250		0	0	250	250	250	250	250	250	250	250
Cottage Average Daily Rate		$619		$0	$0	$460	$474	$488	$503	$518	$534	$550	$566
Occupancy Rate		56.6%		0.0%	0.0%	42.5%	47.2%	52.5%	58.3%	58.3%	58.3%	58.3%	58.3%
Cottage Revenue		$26,671,183		0	$0	$17,850,863	$20,429,321	$23,380,223	$26,757,366	$27,560,087	$28,386,889	$29,238,496	$30,115,651
Transient Occupancy Tax													
	General Fund	5%	$39,032,042	$0	$0	$892,543	$1,021,466	$1,169,011	$1,337,868	$1,378,004	$1,419,344	$1,461,925	$1,505,783
	Tourism	3%	$23,419,225	$0	$0	$535,526	$612,880	$701,407	$802,721	$826,803	$851,607	$877,155	$903,470
	Total	8%	$62,451,268	$0	$0	$1,428,069	$1,634,346	$1,870,418	$2,140,589	$2,204,807	$2,270,951	$2,339,080	$2,409,252

Exhibit III-1

Fiscal Impact Analysis (in Future Dollars)
Reventon Farms
2023-2047

Year		Assumption/Total		2033	2034	2035	2036	2037
	Year			9	10	11	12	13
Construction Tax Revenues								
Construction Materials								
	Gross Builder Expenditures (Commercial/Amenity)	$450		$0	$0	$0	$0	$0
	Gross Builder Expenditures (Cottage)	$390,000		$0	$0	$0	$0	$0
	% Of Cost Spent on Materials	30.00%		$0	$0	$0	$0	$0
	% Materials and Purchased in County	80%		$0	$0	$0	$0	$0
	Retail Sales Tax	1.00%		$0	$0	$0	$0	$0
Sales & Meals Tax Revenues								
On-Site Retail and Restaurants		Sales Per SF						
	Occupied Food & Beverage SF	$877		8,030	8,030	8,030	8,030	8,030
	Occupied SF	$0		0	0	0	0	0
	Occupied Retail SF	$207		2,720	2,720	2,720	2,720	2,720
	Occupied Amenities SF	$38		34,560	34,560	34,560	34,560	34,560
	Total Occupied SF			45,310	45,310	45,310	45,310	45,310
	Total Retail Sales			$12,002,897	$12,362,984	$12,733,874	$13,115,890	$13,509,366
	Retail Sales Tax	1.00%		$120,029	$123,630	$127,339	$131,159	$135,094
	Occupied Restaurant Space SF	100.00%		8,030	8,030	8,030	8,030	8,030
	Meals Sales per SF	$877		$1,178	$1,214	$1,250	$1,287	$1,326
	Total Taxable Meals Sales			$9,461,011	$9,744,842	$10,037,187	$10,338,303	$10,648,452
	Meals Tax Revenue from Retail	6.00%		$567,661	$584,691	$602,231	$620,298	$638,907
Off-Site Spending on Retail		**% Spent on Retail**	**Income**					
Cottage Guests (by occupied nights)		**(from Expenditures)**						
	Occupied Nights			53,189	53,189	53,189	53,189	53,189
	On-Site Spending by Occupied Nights			$226	$232	$239	$247	$254
	% of Guest Spending On-Site	85%						
	Total Spending Per Occupied Night			$265	$273	$282	$290	$299
	% of Guest Spending Off-Site	15%		$40	$41	$42	$44	$45
Total Taxable Off-Site Sales				$2,118,158	$2,181,703	$2,247,154	$2,314,569	$2,384,006
% of Off-Site Expenditures in Albemarle Co.		90%		90%	90%	90%	90%	90%
Retail Expenditures Made Off-Site				$1,906,342	$1,963,533	$2,022,439	$2,083,112	$2,145,605
Total Off-Site Visitor Sales Tax Revenues		1.00%		$19,063	$19,635	$20,224	$20,831	$21,456
Total Taxable Sales Generated by Visitors Off-Site		**(from Expenditures)**		$2,118,158	$2,181,703	$2,247,154	$2,314,569	$2,384,006
% of Retail Expenditures Spent on Meals		80%		80%	80%	80%	80%	80%
% of Off-Site Expenditures in Albemarle Co.		90%		90%	90%	90%	90%	90%
F&B Retail Expenditures Made Off-Site & in Albemarle				$1,525,074	$1,570,826	$1,617,951	$1,666,490	$1,716,484
Total Residential Meals Tax Revenues		6.00%		$91,504	$94,250	$97,077	$99,989	$102,989
Total Sales & Meals Tax Revenues		$20,741,668		$798,258	$822,205	$846,871	$872,278	$898,446
Transient Occupancy Tax				2033	2034	2035	2036	
Cottage Units		250		250	250	250	250	250
Cottage Average Daily Rate		$619		$583	$601	$619	$637	$656
Occupancy Rate		56.6%		58.3%	58.3%	58.3%	58.3%	58.3%
Cottage Revenue		$26,671,183		$31,019,121	$31,949,694	$32,908,185	$33,895,431	$34,912,294
Transient Occupancy Tax								
	General Fund	5%	$39,032,042	$1,550,956	$1,597,485	$1,645,409	$1,694,772	$1,745,615
	Tourism	3%	$23,419,225	$930,574	$958,491	$987,246	$1,016,863	$1,047,369
	Total	8%	$62,451,268	$2,481,530	$2,555,976	$2,632,655	$2,711,634	$2,792,983

Exhibit III-1

Fiscal Impact Analysis (in Future Dollars)
Reventon Farms
2023-2047

Year		Assumption/Total		2038	2039	2040	2041	2042
	Year			14	15	16	17	18
Construction Tax Revenues								
Construction Materials								
	Gross Builder Expenditures (Commercial/Amenity)	$450		$0	$0	$0	$0	$0
	Gross Builder Expenditures (Cottage)	$390,000		$0	$0	$0	$0	$0
	% Of Cost Spent on Materials	30.00%		$0	$0	$0	$0	$0
	% Materials and Purchased in County	80%		$0	$0	$0	$0	$0
	Retail Sales Tax	1.00%		$0	$0	$0	$0	$0
Sales & Meals Tax Revenues								
On-Site Retail and Restaurants		Sales Per SF						
	Occupied Food & Beverage SF	$877		8,030	8,030	8,030	8,030	8,030
	Occupied SF	$0		0	0	0	0	0
	Occupied Retail SF	$207		2,720	2,720	2,720	2,720	2,720
	Occupied Amenities SF	$38		34,560	34,560	34,560	34,560	34,560
	Total Occupied SF			45,310	45,310	45,310	45,310	45,310
	Total Retail Sales			$13,914,647	$14,332,087	$14,762,050	$15,204,911	$15,661,058
	Retail Sales Tax	1.00%		$139,146	$143,321	$147,620	$152,049	$156,611
	Occupied Restaurant Space SF	100.00%		8,030	8,030	8,030	8,030	8,030
	Meals Sales per SF	$877		$1,366	$1,407	$1,449	$1,493	$1,537
	Total Taxable Meals Sales			$10,967,905	$11,296,942	$11,635,851	$11,984,926	$12,344,474
	Meals Tax Revenue from Retail	6.00%		$658,074	$677,817	$698,151	$719,096	$740,668
Off-Site Spending on Retail								
Cottage Guests (by occupied nights)		% Spent on Retail (from Expenditures)	Income					
	Occupied Nights			53,189	53,189	53,189	53,189	53,189
	On-Site Spending by Occupied Nights			$262	$269	$278	$286	$294
	% of Guest Spending On-Site	85%						
	Total Spending Per Occupied Night			$308	$317	$327	$336	$346
	% of Guest Spending Off-Site	15%		$46	$48	$49	$50	$52
Total Taxable Off-Site Sales				$2,455,526	$2,529,192	$2,605,068	$2,683,220	$2,763,716
% of Off-Site Expenditures in Albemarle Co.		90%		90%	90%	90%	90%	90%
Retail Expenditures Made Off-Site				$2,209,973	$2,276,273	$2,344,561	$2,414,898	$2,487,345
Total Off-Site Visitor Sales Tax Revenues		1.00%		$22,100	$22,763	$23,446	$24,149	$24,873
Total Taxable Sales Generated by Visitors Off-Site		(from Expenditures)		$2,455,526	$2,529,192	$2,605,068	$2,683,220	$2,763,716
% of Retail Expenditures Spent on Meals		80%		80%	80%	80%	80%	80%
% of Off-Site Expenditures in Albemarle Co.		90%		90%	90%	90%	90%	90%
F&B Retail Expenditures Made Off-Site & in Albemarle				$1,767,979	$1,821,018	$1,875,649	$1,931,918	$1,989,876
Total Residential Meals Tax Revenues		6.00%		$106,079	$109,261	$112,539	$115,915	$119,393
Total Sales & Meals Tax Revenues		$20,741,668		$925,399	$953,161	$981,756	$1,011,209	$1,041,545
Transient Occupancy Tax								
Cottage Units		250		250	250	250	250	250
Cottage Average Daily Rate		$819		$676	$696	$717	$739	$761
Occupancy Rate		56.6%		58.3%	58.3%	58.3%	58.3%	58.3%
Cottage Revenue		$26,671,183		$35,959,662	$37,038,452	$38,149,606	$39,294,094	$40,472,917
Transient Occupancy Tax								
	General Fund	5%	$39,032,042	$1,797,983	$1,851,923	$1,907,480	$1,964,705	$2,023,646
	Tourism	3%	$23,419,225	$1,078,790	$1,111,154	$1,144,488	$1,178,823	$1,214,188
	Total	8%	$62,451,268	$2,876,773	$2,963,076	$3,051,968	$3,143,526	$3,237,833

Exhibit III-1

Fiscal Impact Analysis (in Future Dollars)
Reventon Farms
2023-2047

Year		Assumption/Total		2043	2044	2045	2046	2047
	Year			19				
Construction Tax Revenues								
Construction Materials								
	Gross Builder Expenditures (Commercial/Amenity)	$450		$0	$0	$0	$0	$0
	Gross Builder Expenditures (Cottage)	$390,000		$0	$0	$0	$0	$0
	% Of Cost Spent on Materials	30.00%		$0	$0	$0	$0	$0
	% Materials and Purchased in County	80%		$0	$0	$0	$0	$0
	Retail Sales Tax	1.00%		$0	$0	$0	$0	$0
Sales & Meals Tax Revenues								
On-Site Retail and Restaurants		Sales Per SF						
	Occupied Food & Beverage SF	$877		8,030	8,030	8,030	8,030	8,030
	Occupied SF	$0		0	0	0	0	0
	Occupied Retail SF	$207		2,720	2,720	2,720	2,720	2,720
	Occupied Amenities SF	$38		34,560	34,560	34,560	34,560	34,560
	Total Occupied SF			45,310	45,310	45,310	45,310	45,310
	Total Retail Sales			$16,130,890	$16,614,817	$17,113,261	$17,626,659	$18,155,459
	Retail Sales Tax	1.00%		$161,309	$166,148	$171,133	$176,267	$181,555
	Occupied Restaurant Space SF	100.00%		8,030	8,030	8,030	8,030	8,030
	Meals Sales per SF	$877		$1,583	$1,631	$1,680	$1,730	$1,782
	Total Taxable Meals Sales			$12,714,808	$13,096,252	$13,489,140	$13,893,814	$14,310,629
	Meals Tax Revenue from Retail	6.00%		$762,888	$785,775	$809,348	$833,629	$858,638
Off-Site Spending on Retail		**% Spent on Retail**	**Income**					
Cottage Guests (by occupied nights)		**(from Expenditures)**						
	Occupied Nights			53,189	53,189	53,189	53,189	53,189
	On-Site Spending by Occupied Nights			$303	$312	$322	$331	$341
	% of Guest Spending On-Site	85%						
	Total Spending Per Occupied Night			$357	$367	$379	$390	$402
	% of Guest Spending Off-Site	15%		$54	$55	$57	$58	$60
Total Taxable Off-Site Sales				$2,846,628	$2,932,026	$3,019,987	$3,110,587	$3,203,905
% of Off-Site Expenditures in Albemarle Co.		90%		90%	90%	90%	90%	90%
Retail Expenditures Made Off-Site				$2,561,965	$2,638,824	$2,717,989	$2,799,528	$2,883,514
Total Off-Site Visitor Sales Tax Revenues		1.00%		$25,620	$26,388	$27,180	$27,995	$28,835
Total Taxable Sales Generated by Visitors Off-Site		**(from Expenditures)**		$2,846,628	$2,932,026	$3,019,987	$3,110,587	$3,203,905
% of Retail Expenditures Spent on Meals		80%		80%	80%	80%	80%	80%
% of Off-Site Expenditures in Albemarle Co.		90%		90%	90%	90%	90%	90%
F&B Retail Expenditures Made Off-Site & in Albemarle				$2,049,572	$2,111,059	$2,174,391	$2,239,623	$2,306,811
Total Residential Meals Tax Revenues		6.00%		$122,974	$126,664	$130,463	$134,377	$138,409
Total Sales & Meals Tax Revenues		$20,741,668		$1,072,791	$1,104,975	$1,138,124	$1,172,268	$1,207,436
Transient Occupancy Tax								
Cottage Units		250		250	250	250	250	250
Cottage Average Daily Rate		$619		$784	$807	$831	$856	$882
Occupancy Rate		56.6%		58.3%	58.3%	58.3%	58.3%	58.3%
Cottage Revenue		$26,671,183		$41,687,104	$42,937,717	$44,225,849	$45,552,624	$46,919,203
Transient Occupancy Tax								
	General Fund	5%	$39,032,042	$2,084,355	$2,146,886	$2,211,292	$2,277,631	$2,345,960
	Tourism	3%	$23,419,225	$1,250,613	$1,288,132	$1,326,775	$1,366,579	$1,407,576
	Total	8%	$62,451,268	$3,334,968	$3,435,017	$3,538,068	$3,644,210	$3,753,536

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Year		Assumption/Total	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Year				0	1	2	3	4	5	6	7	8
BPOL Tax												
Business Receipts from Builder/Developer												
	Gross Builder Expenditures		$0	$121,426,185	$0	$0	$0	$0	$0	$0	$0	$0
	Total Prior Yr. Gross Bldr. Exp. Subj. to BPOL		$0	$0	$121,426,185	$0	$0	$0	$0	$0	$0	$0
	BPOL Rate on Building/Development	0.16%	$0	$0	$194,282	$0	$0	$0	$0	$0	$0	$0
Business Receipts from Visitor Retail Spending												
	Visitor Spending in County but Off-Site	100%	$0	$0	$1,672,094	$1,722,257	$1,773,924	$1,827,142	$1,881,956	$1,938,415	$1,996,567	$2,056,464
	Prior Yr. Gross Rcpts. Subj. to BPOL		$0	$0	$0	$1,672,094	$1,722,257	$1,773,924	$1,827,142	$1,881,956	$1,938,415	$1,996,567
	BPOL Rate on Retail	0.20%	$0	$0	$0	$3,344	$3,445	$3,548	$3,654	$3,764	$3,877	$3,993
Business Receipts from On-Site Retail Spending												
	Retail Sales at Retail Space		$0	$0	$9,475,198	$9,759,454	$10,052,237	$10,353,805	$10,664,419	$10,984,351	$11,313,882	$11,653,298
	Prior Yr. Gross Rcpts. Subj. to BPOL		$0	$0	$0	$9,475,198	$9,759,454	$10,052,237	$10,353,805	$10,664,419	$10,984,351	$11,313,882
	BPOL Rate on Retail	0.20%	$0	$0	$0	$18,950	$19,519	$20,104	$20,708	$21,329	$21,969	$22,628
Business Receipts from Cottages												
	Annual Cottage Room Revenue		$0	$0	$17,850,863	$20,429,321	$23,380,223	$26,757,366	$27,560,087	$28,386,889	$29,238,496	$30,115,651
	Prior Yr. Gross Rcpts. Subj. to BPOL		$0	$0	$0	$17,850,863	$20,429,321	$23,380,223	$26,757,366	$27,560,087	$28,386,889	$29,238,496
	BPOL Rate on Cottage Revenues	0.20%	$0	$0	$0	$35,702	$40,859	$46,760	$53,515	$55,120	$56,774	$58,477
Total BPOL Taxes		$2,342,530	$0	$0	$194,282	$57,996	$63,822	$70,413	$77,877	$80,213	$82,619	$85,098

Exhibit III-1

Fiscal Impact Analysis (in Future Dollars)
Reventon Farms
2023-2047

Year		Assumption/Total	2033	2034	2035	2036	2037
Year			9	10	11	12	13
BPOL Tax							
Business Receipts from Builder/Developer							
	Gross Builder Expenditures		$0	$0	$0	$0	$0
	Total Prior Yr. Gross Bldr. Exp. Subj. to BPOL		$0	$0	$0	$0	$0
	BPOL Rate on Building/Development	0.16%	$0	$0	$0	$0	$0
Business Receipts from Visitor Retail Spending							
	Visitor Spending in County but Off-Site	100%	$2,118,158	$2,181,703	$2,247,154	$2,314,569	$2,384,006
	Prior Yr. Gross Rcpts. Subj. to BPOL		$2,056,464	$2,118,158	$2,181,703	$2,247,154	$2,314,569
	BPOL Rate on Retail	0.20%	$4,113	$4,236	$4,363	$4,494	$4,629
Business Receipts from On-Site Retail Spending							
	Retail Sales at Retail Space		$12,002,897	$12,362,984	$12,733,874	$13,115,890	$13,509,366
	Prior Yr. Gross Rcpts. Subj. to BPOL		$11,653,298	$12,002,897	$12,362,984	$12,733,874	$13,115,890
	BPOL Rate on Retail	0.20%	$23,307	$24,006	$24,726	$25,468	$26,232
Business Receipts from Cottages							
	Annual Cottage Room Revenue		$31,019,121	$31,949,694	$32,908,185	$33,895,431	$34,912,294
	Prior Yr. Gross Rcpts. Subj. to BPOL		$30,115,651	$31,019,121	$31,949,694	$32,908,185	$33,895,431
	BPOL Rate on Cottage Revenues	0.20%	$60,231	$62,038	$63,899	$65,816	$67,791
					3%	3%	3%
Total BPOL Taxes		$2,342,530	$87,651	$90,280	$92,989	$95,778	$98,652

Exhibit III-1

Fiscal Impact Analysis (in Future Dollars)
Reventon Farms
2023-2047

Year		Assumption/Total	2038	2039	2040	2041	2042
	Year		14	15	16	17	18
BPOL Tax							
Business Receipts from Builder/Developer							
	Gross Builder Expenditures		$0	$0	$0	$0	$0
	Total Prior Yr. Gross Bldr. Exp. Subj. to BPOL		$0	$0	$0	$0	$0
	BPOL Rate on Building/Development	0.16%	$0	$0	$0	$0	$0
Business Receipts from Visitor Retail Spending							
	Visitor Spending in County but Off-Site	100%	$2,455,526	$2,529,192	$2,605,068	$2,683,220	$2,763,716
	Prior Yr. Gross Rcpts. Subj. to BPOL		$2,384,006	$2,455,526	$2,529,192	$2,605,068	$2,683,220
	BPOL Rate on Retail	0.20%	$4,768	$4,911	$5,058	$5,210	$5,366
Business Receipts from On-Site Retail Spending							
	Retail Sales at Retail Space		$13,914,647	$14,332,087	$14,762,050	$15,204,911	$15,661,058
	Prior Yr. Gross Rcpts. Subj. to BPOL		$13,509,366	$13,914,647	$14,332,087	$14,762,050	$15,204,911
	BPOL Rate on Retail	0.20%	$27,019	$27,829	$28,664	$29,524	$30,410
Business Receipts from Cottages							
	Annual Cottage Room Revenue		$35,959,662	$37,038,452	$38,149,606	$39,294,094	$40,472,917
	Prior Yr. Gross Rcpts. Subj. to BPOL		$34,912,294	$35,959,662	$37,038,452	$38,149,606	$39,294,094
	BPOL Rate on Cottage Revenues	0.20%	$69,825	$71,919	$74,077	$76,299	$78,588
			3%	3%			
Total BPOL Taxes		$2,342,530	$101,611	$104,660	$107,799	$111,033	$114,364

Exhibit III-1

Fiscal Impact Analysis (in Future Dollars)
Reventon Farms
2023-2047

Year		Assumption/Total	2043	2044	2045	2046	2047
Year			19				
BPOL Tax							
Business Receipts from Builder/Developer							
	Gross Builder Expenditures		$0	$0	$0	$0	$0
	Total Prior Yr. Gross Bldr. Exp. Subj. to BPOL		$0	$0	$0	$0	$0
	BPOL Rate on Building/Development	0.16%	$0	$0	$0	$0	$0
Business Receipts from Visitor Retail Spending							
	Visitor Spending in County but Off-Site	100%	$2,846,628	$2,932,026	$3,019,987	$3,110,587	$3,203,905
	Prior Yr. Gross Rcpts. Subj. to BPOL		$2,763,716	$2,846,628	$2,932,026	$3,019,987	$3,110,587
	BPOL Rate on Retail	0.20%	$5,527	$5,693	$5,864	$6,040	$6,221
Business Receipts from On-Site Retail Spending							
	Retail Sales at Retail Space		$16,130,890	$16,614,817	$17,113,261	$17,626,659	$18,155,459
	Prior Yr. Gross Rcpts. Subj. to BPOL		$15,661,058	$16,130,890	$16,614,817	$17,113,261	$17,626,659
	BPOL Rate on Retail	0.20%	$31,322	$32,262	$33,230	$34,227	$35,253
Business Receipts from Cottages							
	Annual Cottage Room Revenue		$41,687,104	$42,937,717	$44,225,849	$45,552,624	$46,919,203
	Prior Yr. Gross Rcpts. Subj. to BPOL		$40,472,917	$41,687,104	$42,937,717	$44,225,849	$45,552,624
	BPOL Rate on Cottage Revenues	0.20%	$80,946	$83,374	$85,875	$88,452	$91,105
Total BPOL Taxes		$2,342,530	$117,795	$121,329	$124,969	$128,718	$132,580

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	Year		Assumption/Total	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
	Year			0	1	2	3	4	5	6	7	8	
	Miscellaneous Revenues												
	Permit Fees			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Misc. Revenues per Resident		$157	$157	$161	$166	$171	$176	$181	$187	$193	$198	$204
	Resident Equivalents			0	0	319	354	393	437	437	437	437	437
	Total Misc Revenues from Cottage Visitors			$0	$0	$52,931	$60,576	$69,326	$79,340	$81,720	$84,171	$86,697	$89,297
	Employees			0	0	792	103	103	103	103	103	103	103
	Misc. Revenues per Employee		$120	$120	$123	$127	$131	$135	$139	$143	$147	$151	$156
	Total Misc. Revenues from Employees		$511,438	$0	$0	$100,457	$13,459	$13,862	$14,278	$14,707	$15,148	$15,602	$16,070
	Total Miscellaneous Revenues		$2,826,157	$0	$0	$153,387	$74,035	$83,188	$93,618	$96,426	$99,319	$102,299	$105,368
	Total Revenues by Source		**2023-2047**										
	Real Property Tax		$5,975,246	$0	$18,751	$19,314	$198,726	$204,688	$209,220	$215,112	$221,181	$227,432	$233,870
	Personal Property Tax		$8,156,126	$0	$0	$62,208	$107,993	$148,691	$184,302	$214,825	$240,262	$260,611	$280,960
	Sales and Meals Tax		$20,741,668	$0	$291,423	$630,152	$649,056	$668,528	$688,584	$709,241	$730,519	$752,434	$775,007
	Transient Occupancy Tax		$39,032,042	$0	$0	$892,543	$1,021,466	$1,169,011	$1,337,868	$1,378,004	$1,419,344	$1,461,925	$1,505,783
	BPOL Tax		$2,342,530	$0	$0	$194,282	$57,996	$63,822	$70,413	$77,877	$80,213	$82,619	$85,098
	Miscellaneous Revenues		$2,826,157	$0	$0	$153,387	$74,035	$83,188	$93,618	$96,426	$99,319	$102,299	$105,368
	Total Revenues		**$79,073,771**	**$0**	**$310,174**	**$1,951,886**	**$2,109,272**	**$2,337,928**	**$2,584,005**	**$2,691,486**	**$2,790,838**	**$2,887,320**	**$2,986,085**
				#DIV/0!	#DIV/0!	529%	8%	11%	11%	4%	4%	3%	3%
	Expenditures												
	Avg Annual Occupied Cottages			0	0	106	118	131	146	146	146	146	146
	Yearly Visitor Equivalents	Avg Party Size:	3	0	0	319	354	393	437	437	437	437	437
25-Year Cumulative Net Fiscal Impact: $ Million	Operating Expenditures per Resident Equiv		$1,050	$1,050	$1,081	$1,114	$1,147	$1,181	$1,217	$1,253	$1,291	$1,330	$1,369
	Total Operating Expenditures from Cottage Visitors		$11,947,755	$0	$0	$354,868	$406,127	$464,790	$531,926	$547,884	$564,320	$581,250	$598,687
	Operating Expenditures per Employee		$871	$871	$897	$924	$951	$980	$1,009	$1,039	$1,071	$1,103	$1,136
	Total Operating Expenditures from Employees		$3,025,516	$0	$0	$731,346	$97,981	$100,920	$103,948	$107,066	$110,278	$113,587	$116,994
	Total Operating Expenditures		$19,242,207		$0	$1,086,214	$504,108	$565,710	$635,874	$654,950	$674,599	$694,837	$715,682
	Total Expenditures		**$19,242,207**	**$0**	**$0**	**$1,086,214**	**$504,108**	**$565,710**	**$635,874**	**$654,950**	**$674,599**	**$694,837**	**$715,682**
	Net Fiscal Impact (2022-2041)		**$59,831,563**	**$0**	**$310,174**	**$865,672**	**$1,605,164**	**$1,772,218**	**$1,948,130**	**$2,036,536**	**$2,116,239**	**$2,192,483**	**$2,270,404**
	Cumulative Net Fiscal Impact (2022-2041)			**$0**	**$310,174**	**$1,175,846**	**$2,781,010**	**$4,553,228**	**$6,501,359**	**$8,537,895**	**$10,654,134**	**$12,846,617**	**$15,117,020**

Note: Above analysis assumes no annual inflation or residential price appreciation.
Source: RCLCO

Exhibit III-1

Fiscal Impact Analysis (in Future Dollars)
Reventon Farms
2023-2047

	Year		Assumption/Total	2033	2034	2035	2036	2037
	Year			9	10	11	12	13
	Miscellaneous Revenues							
	Permit Fees			$0	$0	$0	$0	$0
	Misc. Revenues per Resident		$157	$210	$217	$223	$230	$237
	Resident Equivalents			437	437	437	437	437
	Total Misc Revenues from Cottage Visitors			$91,976	$94,736	$97,578	$100,505	$103,520
	Employees			103	103	103	103	103
	Misc. Revenues per Employee		$120	$161	$166	$170	$176	$181
	Total Misc. Revenues from Employees		$511,438	$16,552	$17,049	$17,560	$18,087	$18,630
	Total Miscellaneous Revenues		$2,826,157	$108,529	$111,785	$115,138	$118,592	$122,150
	Total Revenues by Source		**2023-2047**					
	Real Property Tax		$5,975,246	$240,502	$247,332	$254,368	$261,615	$269,079
	Personal Property Tax		$8,156,128	$301,309	$321,658	$342,007	$362,356	$382,705
	Sales and Meals Tax		$20,741,668	$798,258	$822,205	$846,871	$872,278	$898,446
	Transient Occupancy Tax		$39,032,042	$1,550,956	$1,597,485	$1,645,409	$1,694,772	$1,745,615
	BPOL Tax		$2,342,530	$87,651	$90,280	$92,989	$95,778	$98,652
	Miscellaneous Revenues		$2,826,157	$108,529	$111,785	$115,138	$118,592	$122,150
	Total Revenues		**$79,073,771**	**$3,087,204**	**$3,190,745**	**$3,296,782**	**$3,405,390**	**$3,516,646**
				3%	3%	3%	3%	3%
	Expenditures							
	Avg Annual Occupied Cottages			146	146	146	146	146
	Yearly Visitor Equivalents	Avg Party Size:	3	437	437	437	437	437
25-Year Cumulative Net Fiscal Impact: $ Million	Operating Expenditures per Resident Equiv		$1,050	$1,411	$1,453	$1,496	$1,541	$1,588
	Total Operating Expenditures from Cottage Visitors		$11,947,755	$616,648	$635,148	$654,202	$673,828	$694,043
	Operating Expenditures per Employee		$871	$1,170	$1,205	$1,241	$1,278	$1,317
	Total Operating Expenditures from Employees		$3,025,516	$120,504	$124,119	$127,843	$131,678	$135,629
	Total Operating Expenditures		$19,242,207	$737,152	$759,267	$782,045	$805,506	$829,671
	Total Expenditures		**$19,242,207**	**$737,152**	**$759,267**	**$782,045**	**$805,506**	**$829,671**
	Net Fiscal Impact (2022-2041)		**$59,831,563**	**$2,350,051**	**$2,431,478**	**$2,514,737**	**$2,599,884**	**$2,686,974**
	Cumulative Net Fiscal Impact (2022-2041)			**$17,467,071**	**$19,898,550**	**$22,413,287**	**$25,013,171**	**$27,700,145**

Note: Above analysis assumes no annual inflation or residential price appreciation.
Source: RCLCO

Exhibit III-1

Fiscal Impact Analysis (in Future Dollars)
Reventon Farms
2023-2047

	Year		Assumption/Total	2038	2039	2040	2041	2042
	Year			14	15	16	17	18
	Miscellaneous Revenues							
	Permit Fees			$0	$0	$0	$0	$0
	Misc. Revenues per Resident		$157	$244	$251	$259	$267	$275
	Resident Equivalents			437	437	437	437	437
	Total Misc Revenues from Cottage Visitors			$106,626	$109,825	$113,119	$116,513	$120,008
	Employees			103	103	103	103	103
	Misc. Revenues per Employee		$120	$186	$192	$198	$204	$210
	Total Misc. Revenues from Employees		$511,438	$19,189	$19,764	$20,357	$20,968	$21,597
	Total Miscellaneous Revenues		$2,826,157	$125,815	$129,589	$133,477	$137,481	$141,605
	Total Revenues by Source		**2023-2047**					
	Real Property Tax		$5,975,246	$276,766	$284,885	$292,841	$301,242	$309,895
	Personal Property Tax		$8,156,128	$403,054	$423,403	$443,752	$464,101	$484,450
	Sales and Meals Tax		$20,741,668	$925,399	$953,161	$981,756	$1,011,209	$1,041,545
	Transient Occupancy Tax		$39,032,042	$1,797,983	$1,851,923	$1,907,480	$1,964,705	$2,023,646
	BPOL Tax		$2,342,530	$101,611	$104,660	$107,799	$111,033	$114,364
	Miscellaneous Revenues		$2,826,157	$125,815	$129,589	$133,477	$137,481	$141,605
	Total Revenues		**$79,073,771**	**$3,630,628**	**$3,747,420**	**$3,867,105**	**$3,989,770**	**$4,115,505**
				3%	3%	3%	3%	3%
	Expenditures							
	Avg Annual Occupied Cottages			146	146	146	146	146
	Yearly Visitor Equivalents	Avg Party Size:	3	437	437	437	437	437
25-Year Cumulative Net Fiscal Impact: $ Million	Operating Expenditures per Resident Equiv		$1,050	$1,635	$1,684	$1,735	$1,787	$1,840
	Total Operating Expenditures from Cottage Visitors		$11,947,755	$714,864	$736,310	$758,399	$781,151	$804,586
	Operating Expenditures per Employee		$871	$1,356	$1,397	$1,439	$1,482	$1,527
	Total Operating Expenditures from Employees		$3,025,516	$139,697	$143,888	$148,205	$152,651	$157,231
	Total Operating Expenditures		$19,242,207	$854,562	$880,198	$906,604	$933,803	$961,817
	Total Expenditures		**$19,242,207**	**$854,562**	**$880,198**	**$906,604**	**$933,803**	**$961,817**
	Net Fiscal Impact (2022-2041)		**$59,831,563**	**$2,776,067**	**$2,867,222**	**$2,960,501**	**$3,055,968**	**$3,153,688**
	Cumulative Net Fiscal Impact (2022-2041)			**$30,476,212**	**$33,343,434**	**$36,303,934**	**$39,359,902**	**$42,513,591**

Note: Above analysis assumes no annual inflation or residential price appreciation.
Source: RCLCO

Exhibit III-1

Fiscal Impact Analysis (in Future Dollars)
Reventon Farms
2023-2047

	Year		Assumption/Total	2043	2044	2045	2046	2047
	Year			19				
	Miscellaneous Revenues							
	Permit Fees			$0	$0	$0	$0	$0
	Misc. Revenues per Resident		$157	$283	$291	$300	$309	$318
	Resident Equivalents			437	437	437	437	437
	Total Misc Revenues from Cottage Visitors			$123,609	$127,317	$131,136	$135,070	$139,123
	Employees			103	103	103	103	103
	Misc. Revenues per Employee		$120	$216	$222	$229	$236	$243
	Total Misc. Revenues from Employees		$511,438	$22,245	$22,912	$23,600	$24,308	$25,037
	Total Miscellaneous Revenues		$2,826,157	$145,854	$150,229	$154,736	$159,378	$164,159
	Total Revenues by Source		**2023-2047**					
	Real Property Tax		$5,975,246	$318,807	$327,987	$337,442	$347,181	$357,212
	Personal Property Tax		$8,156,128	$504,799	$525,148	$545,497	$565,846	$586,195
	Sales and Meals Tax		$20,741,668	$1,072,791	$1,104,975	$1,138,124	$1,172,268	$1,207,436
	Transient Occupancy Tax		$39,032,042	$2,084,355	$2,146,886	$2,211,292	$2,277,631	$2,345,960
	BPOL Tax		$2,342,530	$117,795	$121,329	$124,969	$128,718	$132,580
	Miscellaneous Revenues		$2,826,157	$145,854	$150,229	$154,736	$159,378	$164,159
	Total Revenues		**$79,073,771**	**$4,244,401**	**$4,376,554**	**$4,512,061**	**$4,651,022**	**$4,793,542**
				3%	3%	3%	3%	3%
	Expenditures							
	Avg Annual Occupied Cottages			146	146	146	146	146
	Yearly Visitor Equivalents	Avg Party Size:	3	437	437	437	437	437
25-Year Cumulative Net Fiscal Impact: $ Million	Operating Expenditures per Resident Equiv		$1,050	$1,896	$1,953	$2,011	$2,071	$2,134
	Total Operating Expenditures from Cottage Visitors		$11,947,755	$828,723	$853,585	$879,193	$905,568	$932,736
	Operating Expenditures per Employee		$871	$1,572	$1,619	$1,668	$1,718	$1,770
	Total Operating Expenditures from Employees		$3,025,516	$161,948	$166,806	$171,810	$176,965	$182,274
	Total Operating Expenditures		$19,242,207	$990,671	$1,020,391	$1,051,003	$1,082,533	$1,115,009
	Total Expenditures		**$19,242,207**	**$990,671**	**$1,020,391**	**$1,051,003**	**$1,082,533**	**$1,115,009**
	Net Fiscal Impact (2022-2041)		**$59,831,563**	**$3,253,730**	**$3,356,163**	**$3,461,058**	**$3,568,489**	**$3,678,533**
	Cumulative Net Fiscal Impact (2022-2041)			**$45,767,321**	**$49,123,484**	**$52,584,541**	**$56,153,031**	**$59,831,563**

Note: Above analysis assumes no annual inflation or residential price appreciation.
Source: RCLCO

RCLCO

REAL ESTATE CONSULTING

AUSTIN

501 Congress Avenue, Suite 150
Austin, TX 78701

LOS ANGELES

11601 Wilshire Boulevard, Suite 1650
Los Angeles, CA 90025

ORLANDO

964 Lake Baldwin Lane, Suite 100
Orlando, FL 32814

WASHINGTON, DC

7200 Wisconsin Avenue, Suite 1110
Bethesda, MD 20814

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT ORDER NO: C000125717 - SCHEDULE A, EXHIBIT A:

Tax Id Number(s): 12400-00-00-00400, 12400-00-00-00A00, 12400-00-00-00480, 12400-00-00-01200
26-A-A2, 26-A-A3A, 26-A-A37, 26-A-A38, 26-A-3

All those certain tracts or parcels of land, lying and being situate in Albemarle and Fluvanna Counties, Virginia, containing 307 acres, more or less, surveyed in gross and not by the acres, being shown on the Albemarle County Tax Map as TM 124, Parcels 4, 44, 48, and 12; and on the Fluvanna County Tax Maps as TM 26-A, Parcels A2, A3A, A37, A38 and 3.

LESS AND EXCEPT that certain lot or parcel of land situated in Fluvanna County, Virginia, containing 7/8 of an acre, more or less, being more particularly described as Parcel 16, Union Canning Co. lot, as plat of Carroll Gillespie, C.L.S., S.F.C., dated June 1988 and recorded in the Clerk's Office of the Circuit Court of Albemarle County, Virginia in Deed Book 445, pages 800 and 801.

BEING the same property conveyed to Murcielago, LLC, Grantee, from Rajim, Inc., grantor, by Bargain and Sale Deed recorded 11/19/2008, as Doc. 3661, Page 541 of the Albemarle County Records.

AND by Bargain and Sale Deed recorded 11/19/2008 in Book 779, Page 632 of the Fluvanna County Records.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT ORDER NO: C000125717 - SCHEDULE B, PART II:

Numbers correspond with survey-related Schedule B exception items contained in the above referenced Title Commitment.

7. Terms and conditions contained in Agreement between Rajim, Inc. and Central Virginia Electric Cooperative, recorded February 22, 1995 in Deed Book 278, Page 500, of the Fluvanna County Records.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

8. Certificate of Confirmation for Reconstitution of Plat, recorded December 11, 2008 in Book 3668, Page 188 of The Albemarle County Records.

NOTE: Corrected Certificate of Confirmation for Reconstitution of Plat, January 26, 2009 in Book 3681, Page 683 of the Albemarle County Records.
(AFFECTS THE SUBJECT PROPERTY – CONTAINS NO PLOTTABLE SURVEY ITEMS)

9. Certificate of Confirmation for Reconstitution of Plat, recorded January 22, 2009 in Book 782, Page 852 of the Fluvanna County Records.
(AFFECTS THE SUBJECT PROPERTY – CONTAINS NO PLOTTABLE SURVEY ITEMS)

10. Central Virginia Electric Cooperative Underground Easement Agreement, recorded February 3, 2010 in Book 812, Page 42 of the Fluvanna County Records.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

11. Central Virginia Electric Cooperative Underground Easement Agreement, recorded February 4, 2010 in Book 3847, Page 485 of the Albemarle County Records.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

12. Central Virginia Electric Cooperative Underground Easement Agreement between Murcielago, LLC, and Central Virginia Electric Cooperative, a Virginia Utility Consumer Services Cooperative, recorded August 31, 2020 as Instrument No. 2020007412 of the Fluvanna County Records.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

17. Easements, Restrictions and Setbacks as shown on the recorded Plat in Plat Book 1, Page 241 (AFFECTS THE SUBJECT PROPERTY – CONTAINS NO PLOTTABLE SURVEY ITEMS) and Book 1460, Page 282 (AFFECTS THE SUBJECT PROPERTY – CONTAINS NO PLOTTABLE SURVEY ITEMS), Albemarle County Records, and Book 3, Page 32, Fluvanna County Records (AFFECTS THE SUBJECT PROPERTY – CONTAINS NO PLOTTABLE SURVEY ITEMS).

MISCELLANEOUS NOTES:

1. There is direct access to the subject property via Rolling Road South, aka State Route 620, a public right-of-way.
2. The locations of all utilities shown on the survey are from visible surface evidence only.
3. The postal address on site is 6055 Rolling Road South, Scottsville, Virginia 24590.
4. At the time of this survey, there was no observable surface evidence of earth moving work, building construction or building additions within recent months.
5. At the time of this survey, there was no observable evidence of the subject property being used as a solid waste dump, sump or sanitary landfill.
6. At the time of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
7. At the time of this survey, there was no observable evidence of any recent street or sidewalk construction or repairs.
8. The Property surveyed and shown hereon is the same property described in Schedule A of Old Republic National Title Insurance Company Title Commitment Order No: C000125717 with a commitment date of June 7, 2022.
9. Surveyor's Note: The Schedule A Legal Description for the Less & Except area is vague. There are no bearings or distances given. The location and size of the Less & Except area shown is approximate.
10. Map Reference: "Plat Showing Survey of Rajim Farm, Albemarle & Fluvanna Counties, VA., Date: 11-20-2008, Rev.:, W. Monte Fenter, Land Surveyor, Hollyford, Va.", Plat Book 3, Page 32, Fluvanna County Records.
11. There are no appurtenant easements listed in the above-referenced title commitment.
12. At the time of this survey there was no observable surface evidence of cemeteries or family burial grounds located on the subject property.

BASIS OF BEARING:

The basis for all bearings shown hereon is a monumented northeast line of the subject property, known as being South 58°26'42" East, per Plat Book 3, Page 32 of the Fluvanna County Records.

SURVEYOR'S OBSERVATIONS:

At the time of this survey, there was no visible evidence of encroachments or violations.

FLOOD ZONE:

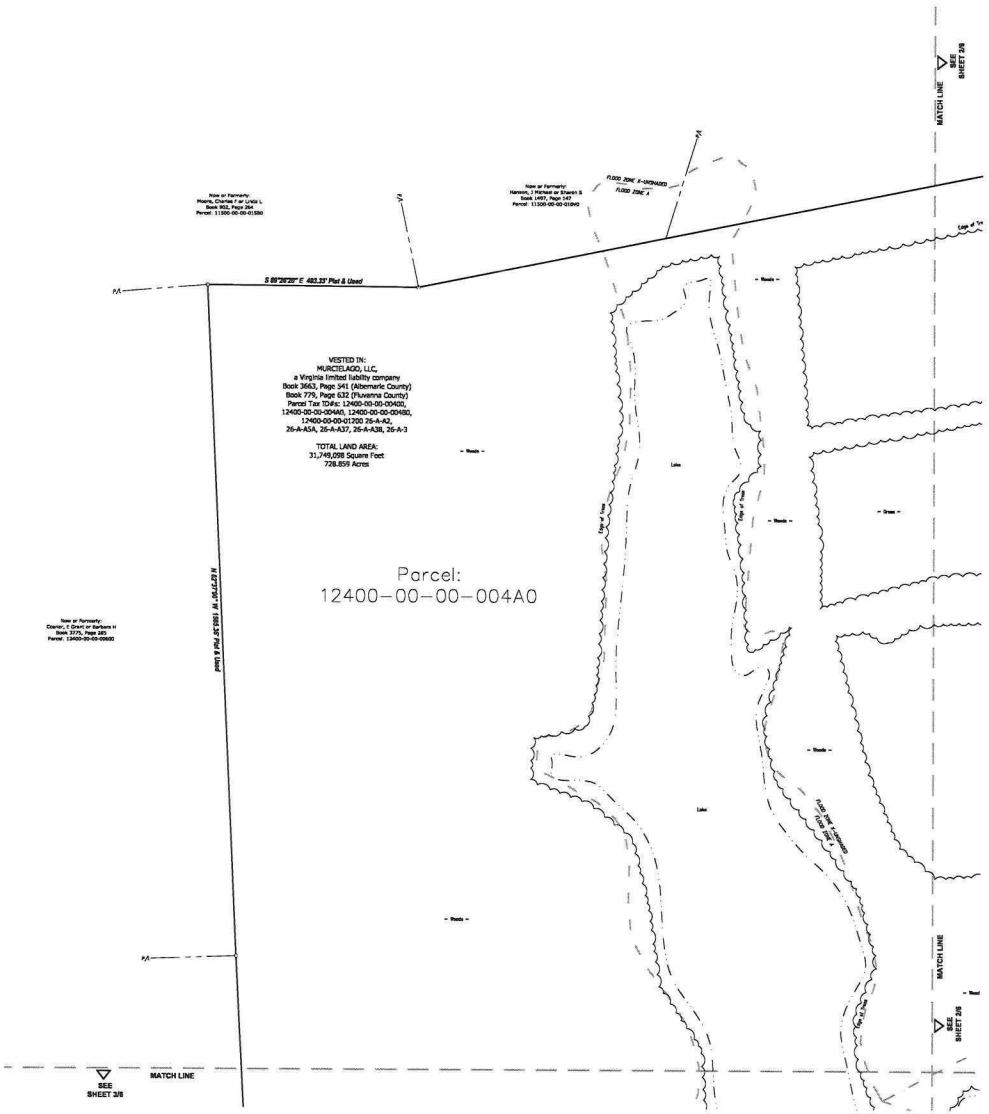
By scaled map location and graphic plotting only, the subject property appears to be partially in Zone X-Unshaded (Areas determined to be outside the 0.2% annual chance floodplain.), partially in Zone X-Shaded (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood) and partially in Zone A (Special Flood Hazard Area. No base flood elevations determined) according to the Flood Insurance Rate Map for the County of Albemarle, Commonwealth of Virginia, Community Panel No. 51003C0350D, Effective Date February 4, 2005 & County of Fluvanna, Commonwealth of Virginia, Community Panel No. 51065C0150C, Effective Date May 16, 2008.

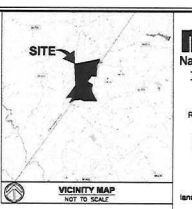
PARKING:

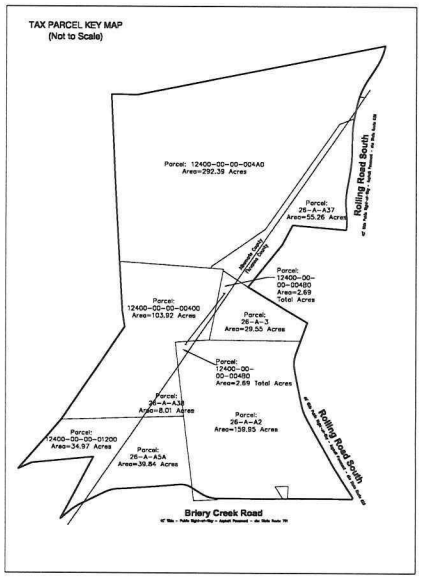
There are no striped parking spaces on the subject property.

TOTAL LAND AREA:

31,749,098 Square Feet
728.859 Acres







SYMBOL LEGEND

- R/W – Right-of-Way
- P/L – Adjoiner Property Line
- (5) – Schedule B-Section II Item
- Calc. – Calculated
- Plat – Plat Book 3, Page 32, Fluvanna Co.
- ● – Monumentation Found as Noted
- ○ – 5/8" Iron Pin w/Plastic Cap Stamped "MILLMAN 3303430723"
- △ – MAG Nail or PK Nail Set
- CO – Cleanout
- CATV – Cable T.V. Pedestal
- EM – Electric Meter
- ET – Electric Transformer
- EG – Electric Generator
- T – Telephone Pedestal
- AC – Air Condition Unit
- MW – Monitoring Well
- ▲ – Bollard Post
- ⊢ – Sign
- MB – Mail Box
- ☼ – Light Pole
- UP – Utility Pole
- Overhead Utilities
- Wood Fence (As Noted)
- Building Area

LINE	BEARING	DISTANCE
L1	S 14°00'00" W Plat & Used	114.53' Plat & Used
L2	S 1°16'00" W Plat & Used	20.00' Plat & Used
L3	S 49°00'00" W Plat & Used	51.47' Plat & Used
L4	S 26°00'00" W Plat & Used	65.68' Plat & Used
L5	S 51°31'42" W Plat & Used	106.33' Plat & Used
L6	S 39°00'00" W Plat & Used	130.00' Plat & Used
L7	S 10°00'00" W Plat & Used	48.00' Plat & Used
L8	S 39°00'00" W Plat & Used	48.00' Plat & Used
L9	S 68°00'00" W Plat & Used	48.00' Plat & Used
L10	S 89°26'26" W Plat & Used	48.00' Plat & Used
L11	S 68°00'00" E Plat & Used	48.00' Plat & Used
L12	S 41°15'00" E Plat & Used	48.00' Plat & Used
L13	S 12°04'00" E Plat & Used	48.00' Plat & Used
L14	S 17°00'00" W Plat & Used	48.00' Plat & Used
L15	S 1°16'00" W Plat & Used	48.00' Plat & Used
L16	S 19°00'00" W Plat & Used	109.79' Plat & Used
L17	S 50°13'00" W Plat & Used	89.37' Plat & Used
L18	S 89°26'26" E Plat & Used	348.87' Plat & Used
L19	S 89°26'26" E Plat & Used	134.46' Plat & Used
L20	S 89°41'41" E Plat & Used	143.76' Plat & Used
L21	S 89°00'00" E Calc.	73.91' Calc.
	S 1°00'00" W Plat	166.58' Plat
L22	S 1°00'00" W Calc.	166.58' Calc.
	S 1°00'00" W Plat	132.00' Plat
L23	S 1°00'00" W Plat & Used	48.00' Plat & Used
L24	S 89°26'26" E Plat & Used	197.39' Plat & Used
L25	S 3°33'34" E Plat & Used	74.37' Plat & Used
L26	S 89°33'46" E Plat & Used	53.92' Plat & Used
L27	N 87°47'00" E Plat & Used	128.14' Plat & Used
L28	S 3°39'00" E Plat & Used	198.75' Plat & Used
L29	S 48°01'00" W Plat & Used	117.87' Plat & Used
L30	S 3°33'34" E Plat & Used	24.72' Plat & Used

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1300.00' Plat & Used	491.20' Plat & Used	488.28' Calc.	S 03°26'08" W Calc.	21°39'00" Calc.
C2	1400.00' Plat & Used	528.98' Plat & Used	525.74' Calc.	S 03°26'08" W Calc.	21°39'00" Calc.
C3	400.00' Plat & Used	181.76' Plat & Used	180.20' Calc.	S 34°53'11" W Calc.	26°01'57" Calc.
C4	2390.00' Plat & Used	358.42' Plat & Used	358.08' Calc.	S 89°04'11" E Calc.	8°35'50" Calc.
C5	1050.00' Plat & Used	1533.9' Plat & Used	1397.39' Calc.	S 20°48'20" E Calc.	418°06'03" Calc.
C6	1050.00' Plat & Used	997.43' Plat & Used	961.09' Calc.	S 28°44'08" E Calc.	54°25'00" Calc.
C7	1019.96' Plat & Used	1265.79' Plat & Used	1186.59' Calc.	S 34°11'09" E Calc.	124°09'00" Calc.
C8	425.00' Plat & Used	305.5' Plat & Used	299.01' Calc.	N 73°39'39" E Calc.	41°10'00" Calc.
C9	550.00' Plat & Used	331.18' Plat & Used	326.11' Calc.	N 79°05'04" E Calc.	34°29'48" Calc.
C10	450.00' Plat & Used	239.58' Plat & Used	236.78' Calc.	N 73°37'36" E Calc.	30°29'56" Calc.
C11	1196.00' Plat & Used	313.39' Plat & Used	312.47' Calc.	S 56°38'25" W Calc.	15°01'08" Calc.

CERTIFICATION:

To: Amnest, LLC; San Rosentan Farm LLC, a Michigan limited liability company; and Old Republic National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 16, 17, 18, and 20 of Table A thereof. The fieldwork was completed on July 12, 2022.

Date of Plat or Map: July 18, 2022

By: _____
Denise Burkhard, PLS
Virginia Registered Land Surveyor
L.S. No. 0402001722
VA Firm No. 0407004623

SHEET 1 OF 8: NOTES & SURVEY
SHEET 2 OF 8: SURVEY
SHEET 3 OF 8: SURVEY
SHEET 4 OF 8: SURVEY
SHEET 5 OF 8: SURVEY
SHEET 6 OF 8: SURVEY

REVISION HISTORY

BY:	DATE:	COMMENT:
RF	7/22/2022	QC REVISIONS
DBH	8/03/2022	TITLE/CLIENT COMMENTS

millman
National Land Services
Transforming the Industry
Surveying
Zoning
Environmental
Real Support - Title Review
Millman Surveying, Inc.
Corporate Headquarters
4111 Bradley Circle NW
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Phone: 800-520-1010
Fax: 330-342-0834
www.millmanland.com
landsurveyors@millmanland.com

ALTA/NSPS LAND TITLE SURVEY PREPARED FOR:

JAFFE RAITT HEUER & WEISS, P.C.
27777 Franklin Road
Suite 2500
Southfield, Michigan 48034
Phone (313) 800-6500

6055 Rolling Road South
City of Scottsville
Counties of Albemarle & Fluvanna
Commonwealth of Virginia
24590

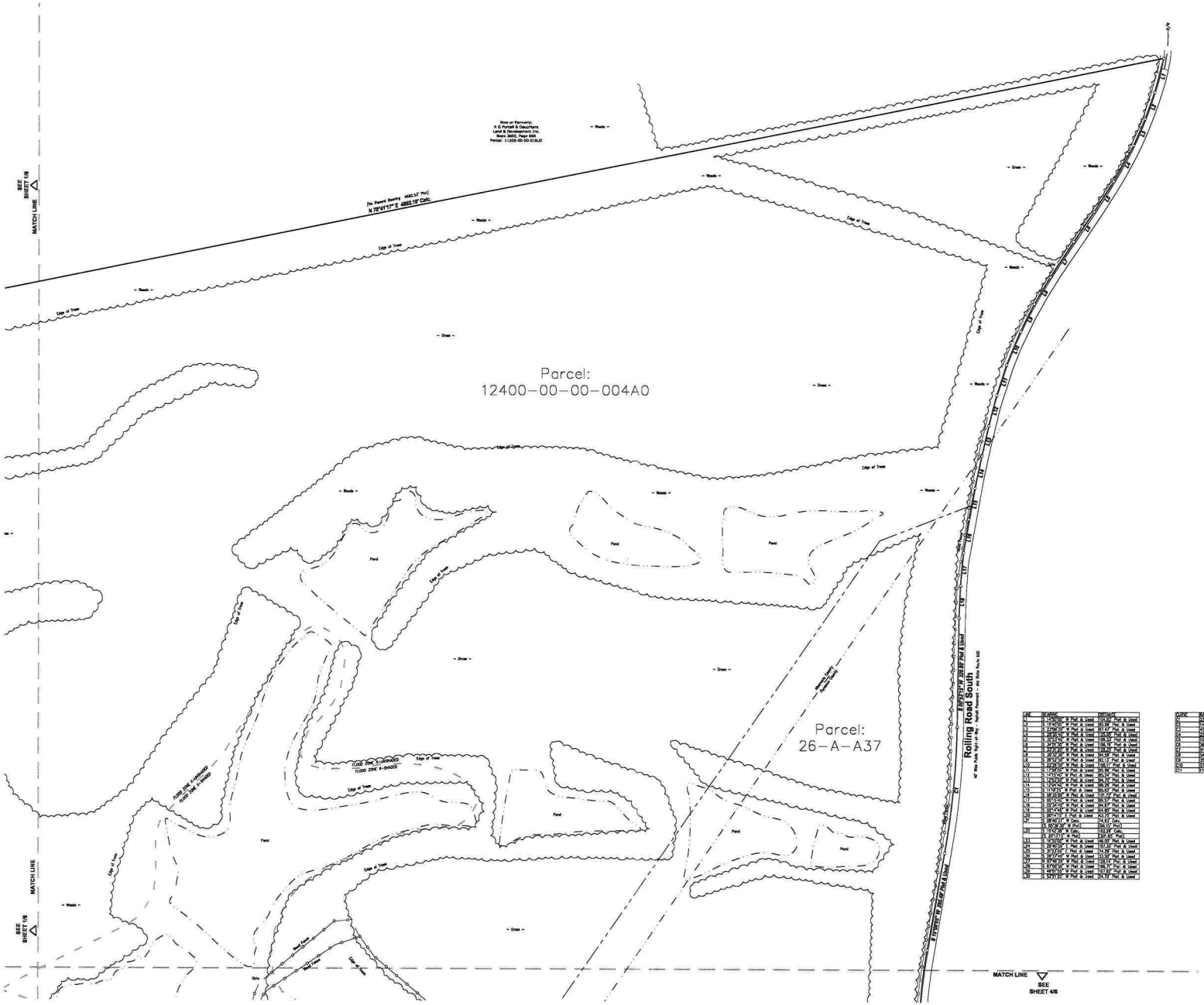
NORTH
GRAPHIC SCALE
0 100 200
1 INCH = 100 FT.

PRELIMINARY FOR REVIEW ONLY

Surveyor's Seal

Sheet No. 1 of 6

MSI Project No. 54023
PC: ERF
PM: RF
Drafter: CRI



SYMBOL LEGEND

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- EM – Electric Meter
- ET – Electric Transformer
- EG – Electric Generator
- TP – Telephone Pedestal
- AC – Air Condition Unit
- MW – Monitoring Well
- BP – Bollard Post
- SIGN – Sign
- WELL – Well Box
- LP – Light Pole
- UP – Utility Pole
- OHU – Overhead Utilities
- Road Fence (As Noted)
- Building Area

LINE	BEARING	DISTANCE
L1	S 11°45'00" W Plat & Lined	105.00' Plat & Lined
L2	S 77°45'00" E Plat & Lined	85.99' Plat & Lined
L3	S 89°45'00" E Plat & Lined	114.47' Plat & Lined
L4	S 89°45'00" E Plat & Lined	243.00' Plat & Lined
L5	S 89°45'00" E Plat & Lined	228.38' Plat & Lined
L6	S 89°45'00" E Plat & Lined	156.00' Plat & Lined
L7	S 89°45'00" E Plat & Lined	156.00' Plat & Lined
L8	S 89°45'00" E Plat & Lined	156.00' Plat & Lined
L9	S 89°45'00" E Plat & Lined	141.58' Plat & Lined
L10	S 89°45'00" E Plat & Lined	42.11' Plat & Lined
L11	S 74°00'00" W Plat & Lined	58.76' Plat & Lined
L12	S 74°00'00" W Plat & Lined	58.76' Plat & Lined
L13	S 74°00'00" W Plat & Lined	58.76' Plat & Lined
L14	S 74°00'00" W Plat & Lined	58.76' Plat & Lined
L15	S 11°47'31" W Plat & Lined	70.67' Plat & Lined
L16	S 89°45'00" W Plat & Lined	31.19' Plat & Lined
L17	S 89°45'00" W Plat & Lined	99.10' Plat & Lined
L18	S 89°45'00" W Plat & Lined	99.10' Plat & Lined
L19	S 89°45'00" W Plat & Lined	99.10' Plat & Lined
L20	S 89°45'00" W Plat & Lined	24.79' Plat & Lined
L21	S 89°45'00" W Plat & Lined	74.31' Plat & Lined
L22	S 89°45'00" W (Plat)	198.13' (Plat)
L23	S 89°45'00" W (Plat)	198.13' (Plat)
L24	S 77°45'00" W Calc.	113.24' Calc.
L25	S 20°31'11" W (Plat)	220.00' (Plat)
L26	S 15°30'00" W Plat & Lined	48.00' Plat & Lined
L27	S 89°45'00" E Plat & Lined	197.00' Plat & Lined
L28	S 31°45'00" E Plat & Lined	74.00' Plat & Lined
L29	S 89°45'00" W Plat & Lined	113.00' Plat & Lined
L30	S 89°45'00" W Plat & Lined	155.74' Plat & Lined
L31	S 74°00'00" W Plat & Lined	198.76' Plat & Lined
L32	S 89°45'00" W Plat & Lined	197.00' Plat & Lined
L33	S 53°31'30" W Plat & Lined	24.79' Plat & Lined

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5829.58' Plat & Lined	187.60' Plat & Lined	187.59' Calc.	S 12°36'49" E Calc.	1°50'47" Calc.
C2	5829.58' Plat & Lined	104.28' Plat & Lined	104.27' Calc.	S 13°54'41" E Calc.	1°01'31" Calc.
C3	5829.58' Plat & Lined	83.32' Plat & Lined	83.32' Calc.	S 13°13'56" E Calc.	0°49'07" Calc.
C4	5829.58' Plat & Lined	228.63' Plat & Lined	228.59' Calc.	S 11°46'14" E Calc.	2°14'48" Calc.
C5	5829.58' Plat & Lined	156.00' Plat & Lined	156.00' Calc.	S 10°04'07" E Calc.	1°32'00" Calc.
C6	5829.58' Plat & Lined	156.00' Plat & Lined	156.00' Calc.	S 08°32'07" E Calc.	1°32'00" Calc.
C7	5829.58' Plat & Lined	156.00' Plat & Lined	156.00' Calc.	S 07°00'07" E Calc.	1°32'00" Calc.
C8	5829.58' Plat & Lined	141.58' Plat & Lined	141.58' Calc.	S 05°28'41" E Calc.	1°23'39" Calc.
C9	5829.58' Plat & Lined	42.11' Plat & Lined	42.11' Calc.	S 04°47'06" E Calc.	0°24'50" Calc.
C10	5829.58' Plat & Lined	227.17' Plat & Lined	227.17' Calc.	N 19°05'04" W Calc.	2°14'00" Calc.
C11	5829.58' Plat & Lined	228.58' Plat & Lined	228.58' Calc.	N 16°51'04" W Calc.	2°14'00" Calc.
C12	5829.58' Plat & Lined	156.00' Plat & Lined	156.00' Calc.	N 15°19'04" W Calc.	1°32'00" Calc.
C13	5829.58' Plat & Lined	156.00' Plat & Lined	156.00' Calc.	N 13°47'04" W Calc.	1°32'00" Calc.
C14	5829.58' Plat & Lined	156.00' Plat & Lined	156.00' Calc.	N 12°15'04" W Calc.	1°32'00" Calc.
C15	5829.58' Plat & Lined	141.58' Plat & Lined	141.58' Calc.	N 10°43'38" W Calc.	1°23'39" Calc.
C16	5829.58' Plat & Lined	42.11' Plat & Lined	42.11' Calc.	N 10°02'03" W Calc.	0°24'50" Calc.
C17	5829.58' Plat & Lined	213.39' Plat & Lined	213.47' Calc.	S 09°56'25" E Calc.	0°21'00" Calc.

millman
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landsurveyors@millmanland.com

ALTA/NSPS LAND TITLE SURVEY PREPARED FOR:

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27777 Franklin Road
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Southfield, Michigan 48034
Phone (313) 800-6500

6055 Rolling Road South
City of Scottsville
Counties of Albemarle & Fluvanna
Commonwealth of Virginia
24590

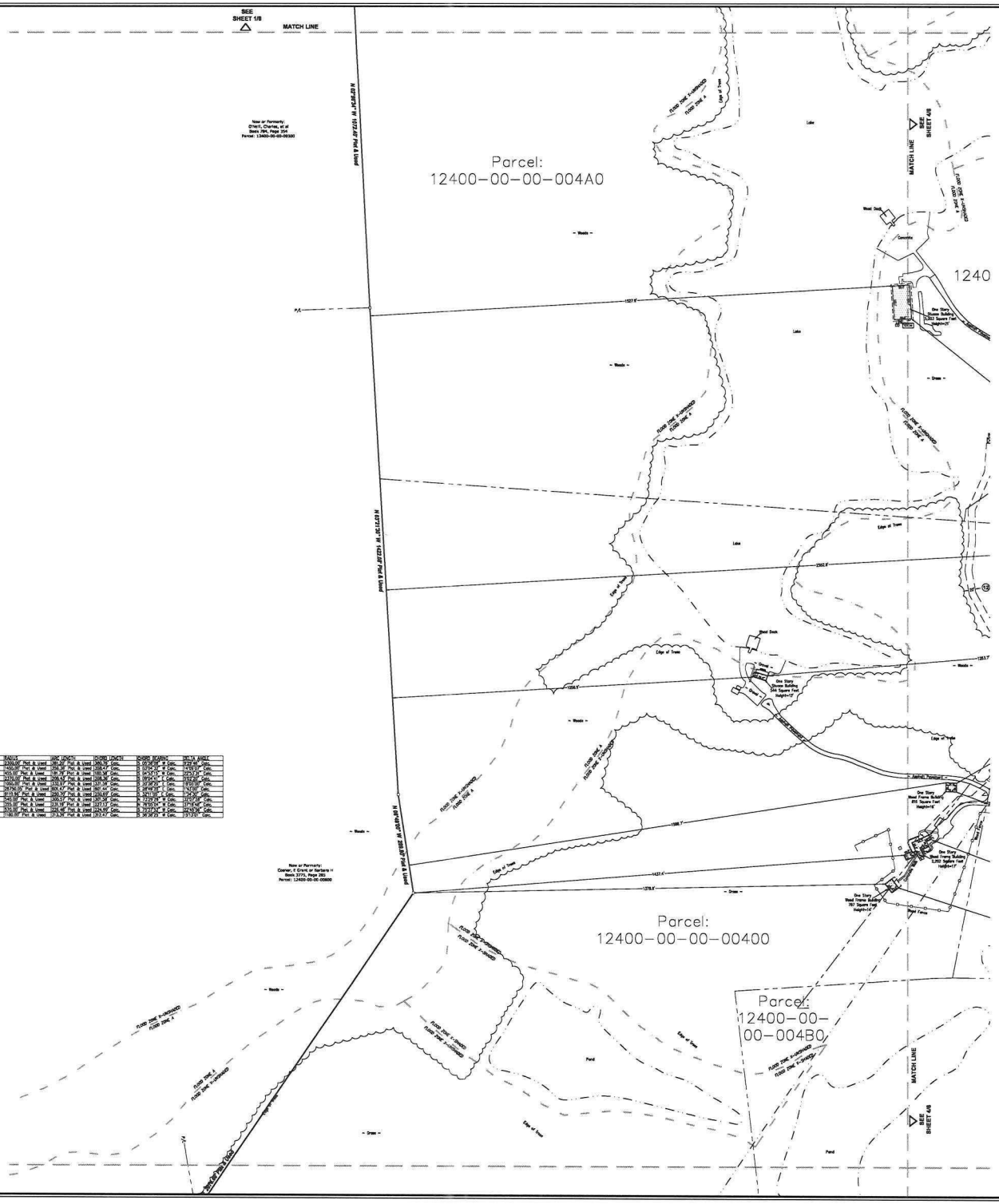
NORTH
GRAPHIC SCALE
0 100 200
1 INCH = 100 FT.

PRELIMINARY FOR REVIEW ONLY

Surveyor's Seal

Sheet No. **2** of **6**

MSI Project No. 54023
PC: ERF
PM: RF
Drafter: CRI



LINE	BEARING	DISTANCE
L1	S 11°42'06" W	Plat & Used	106.97'	Plat & Used
L2	S 11°42'06" W	Plat & Used	50.00'	Plat & Used
L3	S 11°42'06" W	Plat & Used	87.47'	Plat & Used
L4	S 11°42'06" W	Plat & Used	106.00'	Plat & Used
L5	S 11°42'06" W	Plat & Used	106.10'	Plat & Used
L6	S 11°42'06" W	Plat & Used	106.10'	Plat & Used
L7	S 11°42'06" W	Plat & Used	106.20'	Plat & Used
L8	S 11°42'06" W	Plat & Used	94.08'	Plat & Used
L9	S 11°42'06" W	Plat & Used	93.17'	Plat & Used
L10	S 11°42'06" W	Plat & Used	106.11'	Plat & Used
L11	S 11°42'06" W	Plat & Used	93.08'	Plat & Used
L12	S 11°42'06" W	Plat & Used	93.08'	Plat & Used
L13	S 11°42'06" W	Plat & Used	94.10'	Plat & Used
L14	S 11°42'06" W	Plat & Used	94.10'	Plat & Used
L15	S 11°42'06" W	Plat & Used	94.10'	Plat & Used
L16	S 38°45'54" E	Plat & Used	55.72'	Plat & Used
L17	S 11°42'06" W	Plat & Used	93.47'	Plat & Used
L18	S 11°42'06" W	Plat & Used	94.67'	Plat & Used
L19	S 11°42'06" W	Plat & Used	94.67'	Plat & Used
L20	S 38°54'17" E	Plat & Used	43.75'	Plat & Used
L21	S 38°45'54" E	Calc.	74.51'	Calc.
	S 20°26'36" E	Plat3	66.15'	Plat
L22	S 11°42'06" W	Calc.	162.28'	Calc.
	S 11°03'51" W	Plat	471.05'	Plat
L23	S 11°42'06" W	Plat & Used	45.00'	Plat & Used
L24	S 78°17'54" E	Plat & Used	167.26'	Plat & Used
L25	S 78°17'54" E	Plat & Used	112.00'	Plat & Used
L26	S 78°17'54" E	Plat & Used	112.00'	Plat & Used
L27	S 78°17'54" E	Plat & Used	112.00'	Plat & Used
L28	S 78°17'54" E	Plat & Used	112.00'	Plat & Used
L29	S 78°17'54" E	Plat & Used	167.60'	Plat & Used
L30	S 11°42'06" W	Plat & Used	240.00'	Plat & Used

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2,939.08'	Plat & Used	185.98'	Plat & Used	185.95'	Calc.	N 20°08'39" E	Calc.	3°37'49"	Calc.
C2	2,402.00'	Plat & Used	155.30'	Plat & Used	155.27'	Calc.	N 15°04'14" E	Calc.	3°42'01"	Calc.
C3	403.00'	Plat & Used	19.79'	Plat & Used	19.78'	Calc.	N 04°57'11" E	Calc.	2°48'37"	Calc.
C4	3,078.08'	Plat & Used	208.54'	Plat & Used	208.50'	Calc.	N 18°04'41" E	Calc.	3°53'23"	Calc.
C5	1,906.08'	Plat & Used	133.01'	Plat & Used	132.98'	Calc.	N 20°08'39" E	Calc.	3°59'55"	Calc.
C6	29,796.20'	Plat & Used	824.42'	Plat & Used	824.41'	Calc.	N 19°46'47" E	Calc.	1°35'02"	Calc.
C7	811.58'	Plat & Used	226.70'	Plat & Used	225.93'	Calc.	N 24°11'30" E	Calc.	15°59'59"	Calc.
C8	345.00'	Plat & Used	309.57'	Plat & Used	299.30'	Calc.	N 72°29'18" W	Calc.	51°23'59"	Calc.
C9	703.00'	Plat & Used	232.19'	Plat & Used	231.13'	Calc.	N 78°53'54" W	Calc.	18°54'54"	Calc.
C10	703.00'	Plat & Used	226.48'	Plat & Used	225.52'	Calc.	N 59°23'54" W	Calc.	18°26'00"	Calc.
C11	1180.89'	Plat & Used	213.34'	Plat & Used	213.41'	Calc.	N 36°39'29" E	Calc.	10°20'01"	Calc.

SYMBOL LEGEND

R/W	– Right-of-Way
P/L	– Adjoiner Property Line
(S)	– Schedule B-Section II Item
Calc.	– Calculated
Plat	– Plat Book 3, Page 33, Fluvanna Co.
●	– Monumentation Found as Noted
○	– 5/8" Iron Pin w/Cap Set Stamped "MILLMAN 23524202722"
△	– MAG Nail or PK Nail Set
	– Cleanout
	– Cable T.V. Pedestal
	– Electric Meter
	– Electric Transformer
	– Electric Generator
	– Telephone Pedestal
	– Air Condition Unit
	– Monitoring Well
	– Bollard Post
	– Sign
	– Mail Box
	– Light Pole
	– Utility Pole
	– Overhead Utilities
	– Wood Fence (As Noted)
	– Building Area

millman
National Land Services
Transforming the Industry
Surveying
Zoning
Environmental
Real Support - Title Review
Millman Surveying, Inc.
Corporate Headquarters
4111 Bradley Circle NW
Canton, OH 44718
Phone: 800-520-1010
Fax: 330-342-0834
www.millmanland.com
landsurveyors@millmanland.com

ALTA/NSPS LAND TITLE SURVEY PREPARED FOR:

JAFFE RAITT HEUER & WEISS, P.C.
27777 Franklin Road
Suite 2500
Southfield, Michigan 48034
Phone (313) 800-6500

6055 Rolling Road South
City of Scottsville
Counties of Albemarle & Fluvanna
Commonwealth of Virginia
24590

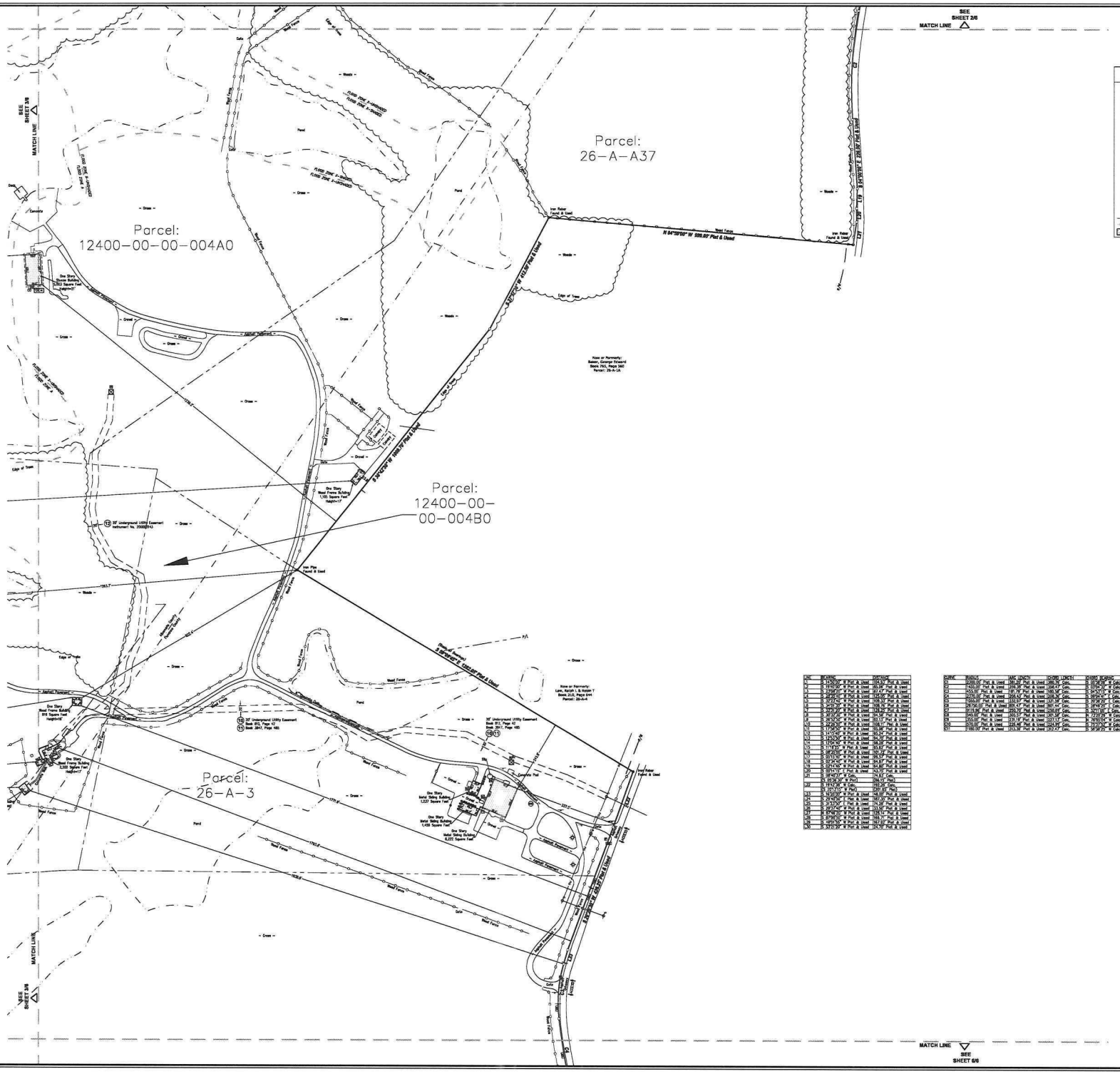
NORTH
GRAPHIC SCALE
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1 INCH = 100 FT.

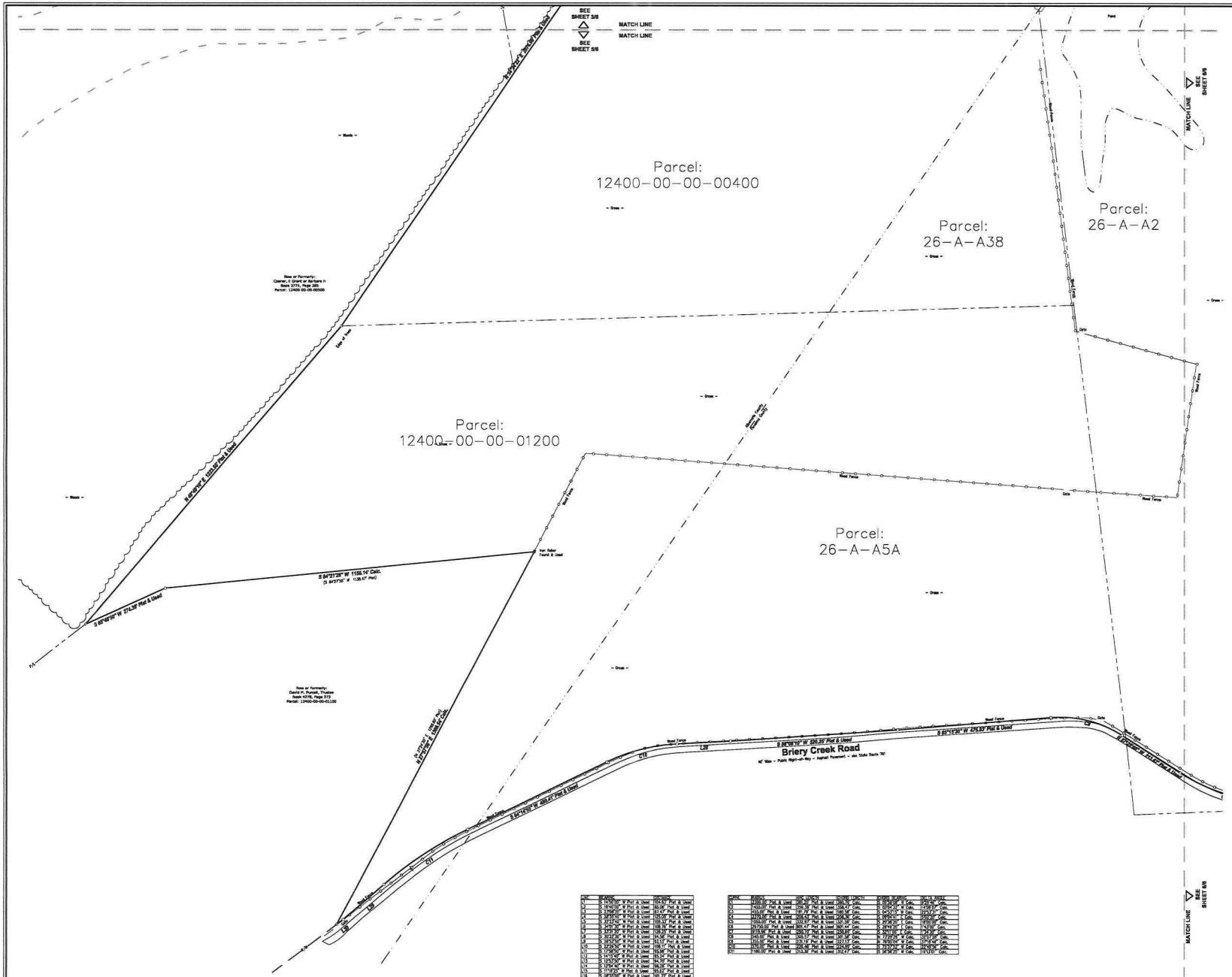
PRELIMINARY FOR REVIEW ONLY

Surveyor's Seal

Sheet No. **3** of **6**

MSI Project No. 54023
PC: ERF
PM: RF
Drafter: CRI


Parcel:
12400-00-00-004A0
Parcel:
26-A-A37
Parcel:
12400-00-
00-004B0
Parcel:
26-A-3
SEE SHEET 3/6
MATCH LINE
SEE SHEET 3/6
MATCH LINE
SEE SHEET 5/6
MATCH LINE
SEE SHEET 5/6
N 84°59'00" W 599.49' Plat & Deed
S 34°20'00" W 1015.19' Plat & Deed
S 34°20'00" W 1015.19' Plat & Deed
S 34°20'00" W 615.0' Plat & Deed
N 84°59'00" E 2630' Plat & Deed
Road Fence
Edge of Trees
Edge of Woods
Edge of Pond
Edge of Creek
Gravel Road
Asphalt Pavement
Gravel Drive
Gravel Parking
Gravel Turnaround
Gravel Entrance
Gravel Lane
Gravel Pad
Gravel Area
Gravel Path
Gravel Trail
Gravel Road
Gravel Entrance Road
Gravel Entrance Drive
Gravel Entrance Lane
Gravel Entrance Path
Gravel Entrance Trail



SYMBOL LEGEND

R/W – Right-of-Way
P/L – Adjoiner Property Line
(X) – Schedule B-Section II Item
Calc. – Calculated
Plat – Plat Book 3, Page 32, Fluvanna Co.
● – Monumentation Found as Noted
○ – 5/8" Iron Pin w/Cap Set Stamped "MILLMAN 33534207723"
△ – MAG Nail or PK Nail Set
– Downspout
– Cable T.V. Pedestal
– Electric Meter
– Electric Transformer
– Electric Generator
– Telephone Pedestal
– Air Conditioner Unit
– Monitoring Well
– Bollard Post
– Sign
– Mail Box
– Light Pole
– Utility Pole
– Overhead Utilities
– Wood Fence (As Noted)
– Building Area

LINE	BEARING	DISTANCE
L1	S 14°00'00" W	Plat & Used 104.43'
L2	S 14°00'00" W	Plat & Used 83.48'
L3	S 13°58'37" W	Plat & Used 83.47'
L4	S 13°58'37" W	Plat & Used 83.47'
L5	S 13°58'37" W	Plat & Used 108.19'
L6	S 13°58'37" W	Plat & Used 108.19'
L7	S 13°58'37" W	Plat & Used 108.19'
L8	S 30°20'00" W	Plat & Used 14.28'
L9	S 30°20'00" W	Plat & Used 14.28'
L10	S 30°20'00" W	Plat & Used 108.11'
L11	S 30°20'00" W	Plat & Used 108.11'
L12	S 13°05'00" W	Plat & Used 83.54'
L13	S 13°05'00" W	Plat & Used 83.54'
L14	S 13°04'44" W	Plat & Used 94.39'
L15	S 13°04'44" W	Plat & Used 94.39'
L16	S 13°04'44" W	Plat & Used 98.28'
L17	S 13°13'00" W	Plat & Used 95.83'
L18	S 08°20'00" W	Plat & Used 161.72'
L19	S 07°51'00" W	Plat & Used 95.53'
L20	S 07°51'00" W	Plat & Used 94.97'
L21	S 07°51'00" W	Plat & Used 94.97'
L22	S 09°14'11" E	Plat & Used 43.32'
L23	S 89°00'00" E	Plat & Used 43.32'
L24	S 89°00'00" E	Calc. 104.43'
L25	S 89°00'00" E	Plat 189.48'
L26	S 89°00'00" E	Plat 189.48'
L27	S 13°58'37" W	Plat 230.95'
L28	S 89°00'00" E	Plat & Used 48.68'
L29	S 07°51'00" E	Plat & Used 161.00'
L30	S 13°13'00" E	Plat & Used 14.28'
L31	S 13°13'00" E	Plat & Used 13.58'
L32	S 13°04'44" E	Plat & Used 178.14'
L33	S 13°05'00" E	Plat & Used 166.71'
L34	S 13°05'00" E	Plat & Used 167.53'
L35	S 13°51'00" E	Plat & Used 34.19'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2,822.08'	1,135.47' Plat & Used	1,128.13' Calc.	S 25°43'28" E Calc.	23°02'46" Calc.
C2	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C3	433.00'	Plat & Used 187.74' Plat & Used	186.30' Calc.	S 04°01'17" E Calc.	24°24'17" Calc.
C4	433.00'	Plat & Used 305.00' Plat & Used	298.56' Calc.	S 36°13'47" E Calc.	40°21'00" Calc.
C5	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C6	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C7	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C8	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C9	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C10	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C11	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C12	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C13	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C14	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C15	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C16	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C17	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C18	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C19	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C20	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C21	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C22	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C23	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C24	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C25	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C26	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C27	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C28	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C29	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C30	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C31	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C32	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C33	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C34	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C35	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C36	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C37	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C38	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C39	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C40	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C41	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C42	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C43	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C44	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C45	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C46	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C47	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C48	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C49	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C50	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C51	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C52	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C53	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C54	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C55	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C56	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C57	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C58	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C59	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C60	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C61	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C62	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C63	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C64	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C65	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C66	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C67	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C68	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C69	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C70	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C71	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C72	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C73	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C74	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C75	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C76	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C77	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C78	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C79	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C80	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C81	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C82	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C83	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C84	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C85	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C86	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C87	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C88	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C89	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C90	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C91	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C92	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C93	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C94	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C95	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C96	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C97	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C98	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C99	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.
C100	1,433.00'	Plat & Used 1,009.18' Plat & Used	988.04' Calc.	S 33°51'47" E Calc.	40°21'00" Calc.

millman
National Land Services
Transforming the Industry
Surveying
Zoning
Environmental
Real Support - Title Review
Millman Surveying, Inc.
Corporate Headquarters
4111 Bradley Circle NW
Canton, OH 44718
Phone: 800-520-1010
Fax: 330-342-0834
www.millmanland.com
landsurveyors@millmanland.com

ALTA/NSPS LAND TITLE SURVEY PREPARED FOR:

JAFFE RAITT HEUER & WEISS, P.C.
27777 Franklin Road
Suite 2500
Southfield, Michigan 48034
Phone (313) 800-6500

6055 Rolling Road South
City of Scottsville
Counties of Albemarle & Fluvanna
Commonwealth of Virginia
24590

NORTH
GRAPHIC SCALE
0 100 200
1 INCH = 100 FT.

PRELIMINARY FOR REVIEW ONLY

Surveyor's Seal

Sheet No. 5 of 6

MSI Project No. 54023
PC: ERF
PM: RF
Drafter: CRI


SEE SHEET 4/6
MATCH LINE
SEE SHEET 8/8
MATCH LINE
SEE SHEET 8/8
MATCH LINE
2
Parcel:
26-A-A2
Pond
Pond
Rolling Road South
Lease & Except
Schedule A
"7/8 Acre"
Book 1443, Page 626
(Location Approximate)
Briery Creek Road
40' Wide - Public Right-of-Way - Asphalt Pavement - aka State Route 781
Pole Line Agreement
Book 279, Page 500
N 89°33'10" W 388.89' Plat & Used
N 89°42'40" W 474.38' Plat & Used
S 89°48'10" W 607.38' Plat & Used
S 89°52'40" W 292.17' Plat & Used
N 89°17'20" W 356.39' Plat & Used
Wood Fence
Wood Fence
Wood Fence

Instrument Control Number

[ ]

015023

Commonwealth of Virginia
Land Record Instruments
Cover Sheet - Form A

[ILS VLR Cover Sheet Agent 1.0.66]

Doc ID: 004991990011 Type: DEE
Recorded: 12/11/2008 at 10:59:39 AM
Fee Amt: $37.00 Page 1 of 3
Albemarle County, VA
Debra M. Shipp Clerk
File# 2008-00015023
BK 3669 PG 188-198

TAX EXEMPT | CORP

Date of Instrument: [12/11/2008]
Instrument Type: [~~OTHER~~ PM]
Number of Parcels [4]
Number of Pages [3]
City ☐ County ☒ [Albemarle County]

(Box for Deed Stamp Only)

First and Second Grantors

	Last Name	First Name	Middle Name or Initial	Suffix
☐	[Murcielago LLC]	[ ]	[ ]	[ ]
☐	[ ]	[ ]	[ ]	[ ]

First and Second Grantees

	Last Name	First Name	Middle Name or Initial	Suffix
☒	[Murcielago LLC]	[ ]	[ ]	[ ]
☐	[ ]	[ ]	[ ]	[ ]

Grantee Address
(Name) [Murcielago LLC]
(Address 1) [600 Loring Avenue Suite 3]
(Address 2) [ ]
(City, State, Zip) [Salem] [MA] [01970]

Consideration [0.00] Existing Debt [0.00] Assumption Balance [0.00]

Prior Instr. Recorded at: City ☐ County ☐ [ ] Percent. in this Juris. [100]
Book [ ] Page [ ] Instr. No [ ]
Parcel Identification No (PIN) [12400-00-00-00400]
Tax Map Num. (if different than PIN) [12400-00-00-00400]
Short Property Description [Rujim Farm]
[ ]
Current Property Address (Address 1) [ ]
(Address 2) [ ]
(City, State, Zip) [ ][ ][ ]

Instrument Prepared by [Boyle Bain Reback & Slayton]
Recording Paid for by [BOYLE BAIN REBACK & SLAYTON]
Return Recording to (Name) [BOYLE BAIN REBACK & SLAYTON]
(Address 1) [420 Park Street]
(Address 2) [ ]
(City, State, Zip) [Charlottesville] [VA] [22902]
Customer Case ID [ ] [ ] [ ]

Cover Sheet Page # 1 of 3

Instrument Control Number

[ ]

Commonwealth of Virginia

Land Record Instruments
Continuation Cover Sheet
Form C

[ILS VLR Cover Sheet Agent 1.0.66]

TAX EXEMPT	GRANTOR	GRANTEE	CORP
☐	☐	☐	☐
☐	☐	☐	☐
☐	☐	☐	☐
☐	☐	☐	☐
☐	☐	☐	☐

Date of Instrument: [12/11/2008]
Instrument Type: ~~[OTHER~~ pm]
Number of Parcels [4]
Number of Pages [3]
City ☐ County ☒ [Albemarle County]

(Box for Deed Stamp Only)

Grantors/Grantees/Parcel Continuation Form C

Last Name	First Name	Middle Name or Initial	Suffix
[ ]	[ ]	[ ]	[ ]
[ ]	[ ]	[ ]	[ ]
[ ]	[ ]	[ ]	[ ]
[ ]	[ ]	[ ]	[ ]
[ ]	[ ]	[ ]	[ ]

Prior Instr. Recorded at: City ☐ County ☐ [ ] Percent. in this Juris. [100]
Book [ ] Page [ ] Instr. No [ ]
Parcel Identification No (PIN) [12400-00-00-004A0]
Tax Map Num. (if different than PIN) [12400-00-00-004A0]
Short Property Description [Rujim Farm]
[ ]
Current Property Address (Address 1) [ ]
(Address 2) [ ]
(City, State, Zip) [ ][ ][ ]

Prior Instr. Recorded at: City ☐ County ☐ [ ] Percent. in this Juris. [100]
Book [ ] Page [ ] Instr. No [ ]
Parcel Identification No (PIN) [12400-00-00-01200]
Tax Map Num. (if different than PIN) [12400-00-00-01200]
Short Property Description [Rujim Farm]
[ ]
Current Property Address (Address 1) [ ]
(Address 2) [ ]
(City, State, Zip) [ ][ ][ ]

Instrument Control Number

[ ]

Commonwealth of Virginia
Land Record Instruments
Continuation Cover Sheet
Form C

[ILS VLR Cover Sheet Agent 1.0.66]

TAX EXEMPT | GRANTOR | GRANTEE | CORP

Date of Instrument: [12/11/2008]
Instrument Type: [~~OTHER~~ PM]
Number of Parcels [4]
Number of Pages [3]
City ☐ County ☒ [Albemarle County] (Box for Deed Stamp Only)

Grantors/Grantees/Parcel Continuation Form C

Last Name	First Name	Middle Name or Initial	Suffix
[ ]	[ ]	[ ]	[ ]
[ ]	[ ]	[ ]	[ ]
[ ]	[ ]	[ ]	[ ]
[ ]	[ ]	[ ]	[ ]
[ ]	[ ]	[ ]	[ ]

Prior Instr. Recorded at: City ☐ County ☐ [ ] Percent. in this Juris. [100]
Book [ ] Page [ ] Instr. No [ ]
Parcel Identification No (PIN) [12400-00-00-004B0]
Tax Map Num. (if different than PIN) [12400-00-00-004B0]
Short Property Description [Rujim Farm]
[ ]
Current Property Address (Address 1) [ ]
(Address 2) [ ]
(City, State, Zip) [ ][ ][ ]

Prior Instr. Recorded at: City ☐ County ☐ [ ] Percent. in this Juris. [ ]
Book [ ] Page [ ] Instr. No [ ]
Parcel Identification No (PIN) [ ]
Tax Map Num. (if different than PIN) [ ]
Short Property Description [ ]
[ ]
Current Property Address (Address 1) [ ]
(Address 2) [ ]
(City, State, Zip) [ ][ ][ ]

015023

Prepared by and Please Return To:
Boyle, Bain, Reback & Slayton
420 Park Street
Charlottesville, VA 22902-4738

Albemarle County TMP Nos: **12400-00-00-00400, 12400-00-00-004A0, 12400-00-00-004B0 and 12400-00-00-01200**

Fluvanna County TMP Nos: **26A-A2, 26A-A37, 26A-A38, 26A-3 and 26A-A5A**

CERTIFICATE OF CONFIRMATION FOR RECORDATION OF PLAT

The attached plat, consisting of one (1) oversized page (18" x 22"), was made by Wm. Morris Foster, C.L.S. of Nellysford, Virginia, November 20, 2008, showing the lands of **MURCIELAGO, LLC, a Virginia limited liability company**, situated in Albemarle and Fluvanna Counties, containing 445.10 acres, more or less, in Albemarle County and 279.90 acres in Fluvanna County, more particularly described as follows:

> ALL THOSE certain tracts or parcels of land, lying and being situate in Albemarle and Fluvanna Counties, Virginia, containing 725 acres, more or less, being shown on the Albemarle County Tax Maps as TM 124, Parcels 4, 4A, 4B and 12; and on the Fluvanna County Tax Maps as TM 26-A, Parcesl A2, A5A, A37, A38 and A 3
>
> AND BEING the same property conveyed to Murcielago, LLC by deed from Rujim, Inc., a New Jersey Corporation dated November 17, 2007 of record in the Clerk's Office of the Circuit Court of Albemarle County, Virginia in Deed Book 3663, page 541 and in the in the Clerk's Office of the Circuit Court of Fluvanna County, Virginia in Deed Book 779, page 632.

Said plat is hereby **CONFIRMED** and submitted for record in the aforesaid Clerk's office.

IN WITNESS WHEREOF the Declarant has caused this Certificate to be signed on its behalf by Thomas H. Sullivan, its President, and agent duly authorized, on this 8th day of November, 2008

MURCIELAGO, LLC, a Virginia limited liability company

By: _____
Thomas H. Sullivan, President

STATE / COMMONWEALTH OF Massachusetts

CITY / COUNTY OF Essex, to-wit:

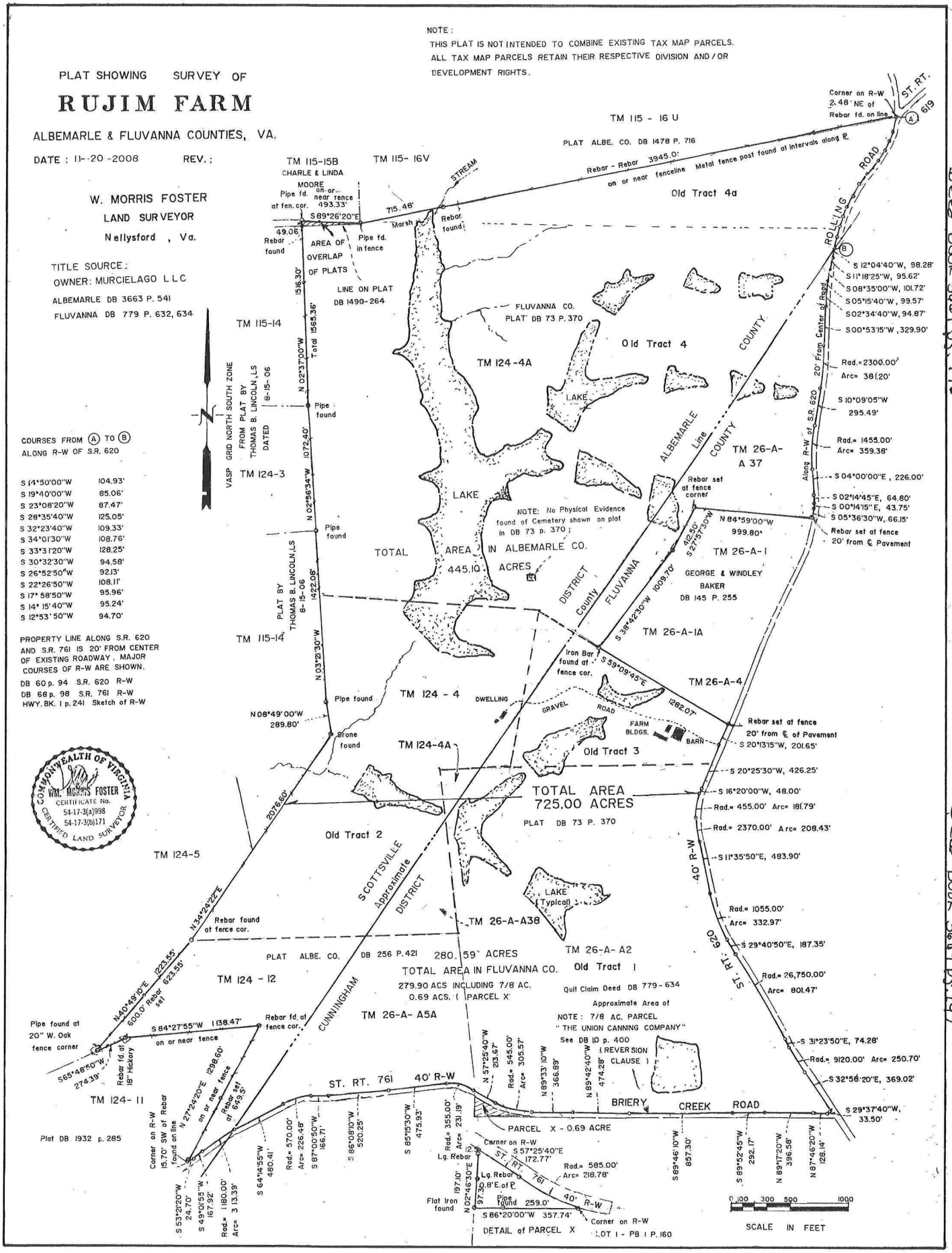
The foregoing instrument was acknowledged before me this 8th day of November, 2008, by Thomas H. Sullivan, President of Murcielago, LLC, on behalf of the company.

My commission expires: August 8, 2014

_____
Notary Public

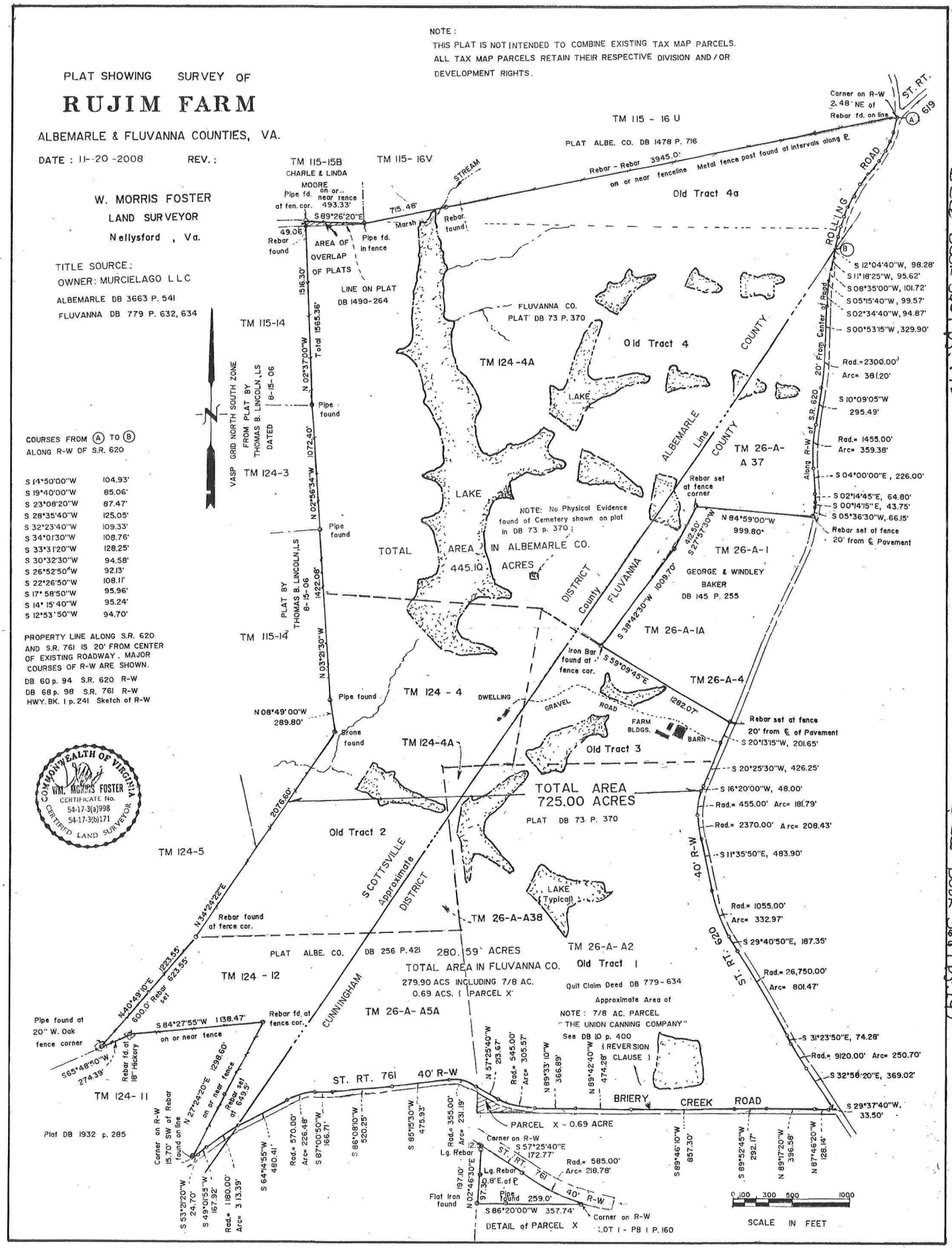
BARBARA S. SHEAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
August 8, 2014

K:\Home\Tim\Clients\Sullivan, Tom (Murcielago, LLC)\Purchase of Rujim Farm\Certificate of Plat.doc



Deed Book 369 pg. 196

Deed Book 369 pg. 197



Deed Book 3669 PS 196

Deed Book 3669 PS 197

RECORDED IN CLERKS OFFICE OF
ALBEMARLE COUNTY ON
December 11,2008 AT 10:59:39 AM
$0.00 GRANTOR TAX PD
AS REQUIRED BY VA CODE §58.1-802
STATE: $0.00 LOCAL: $0.00
ALBEMARLE COUNTY, VA
DEBRA M. SHIPP CLERK

DC

Filed by Corporations Division Administrator Filing Number: 222567140810 Date: 07/01/2022

MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS

FILING ENDORSEMENT

This is to Certify that the ARTICLES OF ORGANIZATION

for

SUN REVENTON FARM LLC

ID Number: 802880938

received by electronic transmission on June 30, 2022 ***, is hereby endorsed.***

Filed on July 01, 2022 ***, by the Administrator.***

The document is effective on the date filed, unless a subsequent effective date within 90 days after received date is stated in the document.

LICENSING AND REGULATORY AFFAIRS
E PLURIBUS UNUM
TUEBOR
SI QUAERIS PENINSULAM AMOENAM
CIRCUMSPICE
Corporations, Securities & Commercial Licensing Bureau

In testimony whereof, I have hereunto set my hand and affixed the Seal of the Department, in the City of Lansing, this 1st day of July, 2022.

Linda Clegg

Linda Clegg, Director

Corporations, Securities & Commercial Licensing Bureau

Filed by Corporations Division Administrator Filing Number: 222567140810 Date: 07/01/2022

LARA Corporations Online Filing System
Department of Licensing and Regulatory Affairs

Form Revision Date 02/2017

ARTICLES OF ORGANIZATION

For use by DOMESTIC LIMITED LIABILITY COMPANY

Pursuant to the provisions of Act 23, Public Acts of 1993, the undersigned executes the following Articles:

Article I

The name of the limited liability company is:

SUN REVENTON FARM LLC

Article II

Unless the articles of organization otherwise provide, all limited liability companies formed pursuant to 1993 PA 23 have the purpose of engaging in any activity within the purposes for which a limited liability company may be formed under the Limited Liability Company Act of Michigan. You may provide a more specific purpose:

Article III

The duration of the limited liability company if other than perpetual is:

PERPETUAL

Article IV

The street address of the registered office of the limited liability company and the name of the resident agent at the registered office (P.O. Boxes are not acceptable):

1. Agent Name: GARY A. SHIFFMAN
2. Street Address: 27777 FRANKLIN ROAD
   Apt/Suite/Other: SUITE 200
   City: SOUTHFIELD
   State: MI Zip Code: 48034

3. Registered Office Mailing Address:
   P.O. Box or Street Address: 27777 FRANKLIN ROAD
   Apt/Suite/Other: SUITE 200
   City: SOUTHFIELD
   State: MN Zip Code: 48034

Article V

(Insert any desired additional provision authorized by the Act.)

THE LIMITED LIABILITY COMPANY IS MEMBER MANAGED. THE ORGANIZER OF THE COMPANY WILL NOT BE A MEMBER OF THE COMPANY UNL ESS HE OR SHE EXPRESSLY AGREES TO BECOME A MEMBER.

Signed this 30th Day of June, 2022 by the organizer(s):

Signature	Title	Title if "Other" was selected
Susan R. McMaster	Organizer	

By selecting ACCEPT, I hereby acknowledge that this electronic document is being signed in accordance with the Act. I further certify that to the best of my knowledge the information provided is true, accurate, and in compliance with the Act.

Decline Accept

DocuSign Envelope ID: 0BB4CD65-3115-49EA-BFFD-586B476B99E1

CONSENT RESOLUTION OF THE GENERAL PARTNER OF SUN REVENTON FARM LLC

WHEREAS, the undersigned is the sole member of Sun Reventon Farm LLC, a Michigan limited liability company (the "***Company***"), and takes the action expressed in the following resolutions by written consent, without a meeting, as of April 19, 2023.

NOW, THEREFORE, the undersigned declare that the actions expressed in the following resolutions are taken by the general partner.

AUTHORITY

RESOLVED, that Bill Raffoul (the "Authorized Person") of Sun Communities, Inc., a Maryland corporation which is the general partner of Sun Communities Operating Limited Partnership, which is the sole member of the Company, acting alone, is authorized, empowered and directed, for and on behalf of the Company to execute, deliver and obtain to obtain site plan approval from all governmental agencies having jurisdiction over that certain parcel of real property consisting of approximately 744 acres situated in the Town of Scottsville, Counties of Fluvanna and Albemarle, State of Virginia (the "Property:), and all other requisite approvals for construction and development of the Property, including (i) rezoning for the for lease and the development in such amount and density as he may elect, (ii) final plat and/or parcel split approval, if necessary, (iii) final, un-appealable site plan approval, (iv) approval to extend utilities to the boundary of the Property, (v) if applicable, a development agreement, (vi) if applicable, utility service agreements, and (vii) all other governmental approvals and licenses required to commence and complete the development of the Property.

RELIANCE ON COPIES

RESOLVED, that electronic copies of signatures to this Consent Resolution may be relied on to the same extent as though they were originals.

[***Signature Page Follows***]

DocuSign Envelope ID: 0BB4CD65-3115-49EA-BFFD-586B476B99E1

This Consent Resolution has been executed as of the date first above written.

Sun Reventon Farm LLC,
a Michigan limited liability company

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

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

By: DocuSigned by:
55105C4C324648A...
Fernando Castro-Caratini,
Executive Vice President, Treasurer,
Chief Financial Officer and Secretary

MURCIELAGO, LLC
27 Congress Street, Ste 502
Salem, MA 01970

Thomas Sullivan
Tel: 978-741-0049
Fax: 978-741-8745
info@mountidafarm.com

April 20, 2023

Fluvanna County Department of Planning & Community Development
132 Main Street
P.O. Box 540
Palmyra, VA 22963

RE: Special Use Permits for Boarding Camp and Water Related Facilities in the Agricultural (A-1) Zoning District; Fluvanna Tax Map Parcels 26-A-A2, 26-A-A38, 26-A-A58 and 26-A-3; Sun Reventon Farm LLC ("Applicant")

To Whom it May Concern:

Please be advised that the undersigned is the record owner of Tax Map Parcels 26-A-A2, 26-A-A38, 26-A-A58 and 26-A-3 and has authorized the referenced Applicant to submit Applications for Special Use Permit for a Boarding Camp and Water Related Facilities in the Agriculture (A-1) Zoning District. The Applicant is the designated and authorized agent for all matters concerning such requests for a Special Use Permit.

The undersigned also 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 the request contained in such application and acknowledges that County employees will make regular inspections of the site provided that, for any access needed, the undersigned is given at least 24 hours notice and the opportunity to approve the access or work with the County find an alternate date if the requested access interferes with business operations.

.

Respectfully,

Thomas Sullivan,
Manager

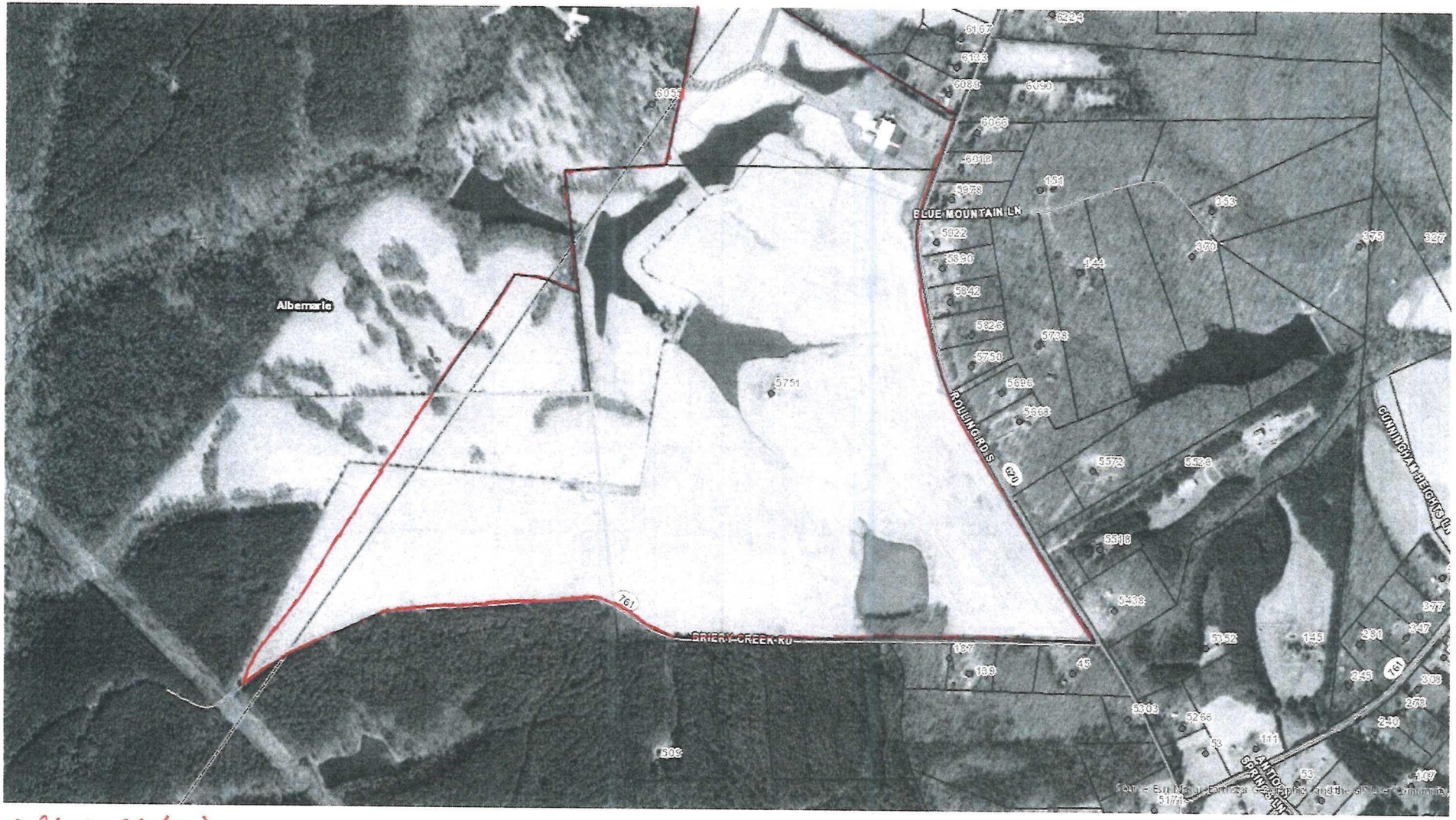
cc: Steven W. Blaine, Esq.

Fluvanna County



TMS:
- 26-A-A37
- 26-A-3
- 26-A-A2 (partial)

Fluvanna County



Pins: • 26-A-A2 (Full)
• 26-A-A38
• 26-A-A5A

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
From: Douglas Miles, AICP, CZA
Request: Camp request in Fluvanna County
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 23:05 Sun Reventon Farm, LLC – A Special Use Permit request in the A-1, Agricultural, General District to construct a **Central sewer system** / major utilities 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)

Owner of Record: Murcielago, LLC

Address: 27 Congress Street, Suite 502, Salem, MA 01970

Phone: 978.741.0049 Fax:

Email: kimpiver@mountidafarm.com

Applicant of Record: Sun Reventon Farm LLC

Address: 27777 Franklin Road, Suite 300, Southfield, MI 48034

Phone: 248.208.2602 Fax:

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 , Utilities, Major (central waste water treatment)

*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:	Pre-Application Meeting:	PH Sign Deposit Received:	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: Southfield,

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 thisdeposit.

Applicant Signature Jen 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:

Signature Page for Special Use Permit Application
Reventon Farm Camp
Utilities, Major – Central Sewer System

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 28th day of April, 2023

Notary Public: _____ Register # _____

My commission expires: _____

KIMBERLY C. DOTSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 03, 2027
Acting in the County of OAKLAND

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: • Plot plan or survey plat at an appropriate scale • Location and dimension of existing conditions and proposed development • *Commercial and Industrial Development*: parking, loading, signs, lighting, buffers and screening • Copy of the Tax Map showing the site (preferred) • General Location Map (preferred)	
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:	
• Technical Review Committee review and comment • Determine all adjacent property owners • Placed as a Public Hearing on the next available agenda of the Planning Commission.	
Notification of the scheduled Public Hearing to the following:	
• Applicant • All adjacent property owners • Local Newspaper advertisement	
Staff Report to include, but not be limited to:	
• General information regarding the application • Any information concerning utilities or transportation • Consistency with good planning practices • Consistency with the comprehensive plan • Consistency with adjacent land use • Any detriments to the health, safety and welfare of the community.	

For Applicant

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.

Reventon Farm

Special Use Permit Application Narrative [Utilities, Major - Sewer]
Original Submission: May 1, 12023

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 central water system, with private wells (Section 22-4-2.2) to serve a camp 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.

Proposed Use:

The Applicant proposes developing the Project into a family-oriented 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. The Project's waster water will be served by drainfields in a fully-engineered, private septic system.

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-MaxTM 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. At a rate of 100 gpd/1 BR Cabin and 200 gpd/2 BR Cabin and a safety factor of three, approximately 3 acres of aggregated drainfield area are needed for sufficient subsurface sewage treatment to handle the proposed development (per Table 1 in 12VAC5-613-80). 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 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. This considers the estimated 90 mpi percolation rate and TL-2 quality effluent. 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.

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[i], 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 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 proposed use would not tend to change the character in established pattern of the area or community. Except for pump and utility connections the septic and drainage system will all be virtually underground.

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 proposed use will be compatible with the uses permitted by right in the zoning district and shall not adversely affect the uses or values of neighboring properties. 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 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.

Suggested Conditions to Address Impacts

The Applicant proposes the following conditions:

1. The Project shall be developed consistent with the Conceptual Plan.

Attachments

A ***Reventon Concept Plan***, dated April 28, 2023:

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. Economic Impact Analysis from RCLCO Dated March 30, 2023

41411997_1

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[i] Fiscal and Economic Impact Analysis for the proposed boarding camp was conducted by RCL CO, real estate consultants, dated March 30, 2023.

DocuSign Envelope ID: 0BB4CD65-3115-49EA-BFFD-586B476B99E1

CONSENT RESOLUTION OF THE GENERAL PARTNER OF SUN REVENTON FARM LLC

WHEREAS, the undersigned is the sole member of Sun Reventon Farm LLC, a Michigan limited liability company (the "***Company***"), and takes the action expressed in the following resolutions by written consent, without a meeting, as of April 19, 2023.

NOW, THEREFORE, the undersigned declare that the actions expressed in the following resolutions are taken by the general partner.

AUTHORITY

RESOLVED, that Bill Raffoul (the "Authorized Person") of Sun Communities, Inc., a Maryland corporation which is the general partner of Sun Communities Operating Limited Partnership, which is the sole member of the Company, acting alone, is authorized, empowered and directed, for and on behalf of the Company to execute, deliver and obtain to obtain site plan approval from all governmental agencies having jurisdiction over that certain parcel of real property consisting of approximately 744 acres situated in the Town of Scottsville, Counties of Fluvanna and Albemarle, State of Virginia (the "Property:), and all other requisite approvals for construction and development of the Property, including (i) rezoning for the for lease and the development in such amount and density as he may elect, (ii) final plat and/or parcel split approval, if necessary, (iii) final, un-appealable site plan approval, (iv) approval to extend utilities to the boundary of the Property, (v) if applicable, a development agreement, (vi) if applicable, utility service agreements, and (vii) all other governmental approvals and licenses required to commence and complete the development of the Property.

RELIANCE ON COPIES

RESOLVED, that electronic copies of signatures to this Consent Resolution may be relied on to the same extent as though they were originals.

[Signature Page Follows]

DocuSign Envelope ID: 0BB4CD65-3115-49EA-BFFD-586B476B99E1

This Consent Resolution has been executed as of the date first above written.

Sun Reventon Farm LLC,
a Michigan limited liability company

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

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

By: DocuSigned by:
55105C4C324648A...
Fernando Castro-Caratini,
Executive Vice President, Treasurer,
Chief Financial Officer and Secretary

MURCIELAGO, LLC
27 Congress Street, Ste 502
Salem, MA 01970

Thomas Sullivan
Tel: 978-741-0049
Fax: 978-741-8745
info@mountidafarm.com

April 20, 2023

Fluvanna County Department of Planning & Community Development
132 Main Street
P.O. Box 540
Palmyra, VA 22963

RE: Special Use Permits for Boarding Camp and Water Related Facilities in the Agricultural (A-1) Zoning District; Fluvanna Tax Map Parcels 26-A-A2, 26-A-A38, 26-A-A58 and 26-A-3; Sun Reventon Farm LLC ("Applicant")

To Whom it May Concern:

Please be advised that the undersigned is the record owner of Tax Map Parcels 26-A-A2, 26-A-A38, 26-A-A58 and 26-A-3 and has authorized the referenced Applicant to submit Applications for Special Use Permit for a Boarding Camp and Water Related Facilities in the Agriculture (A-1) Zoning District. The Applicant is the designated and authorized agent for all matters concerning such requests for a Special Use Permit.

The undersigned also 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 the request contained in such application and acknowledges that County employees will make regular inspections of the site provided that, for any access needed, the undersigned is given at least 24 hours notice and the opportunity to approve the access or work with the County find an alternate date if the requested access interferes with business operations.

Respectfully,

Thomas Sullivan,
Manager

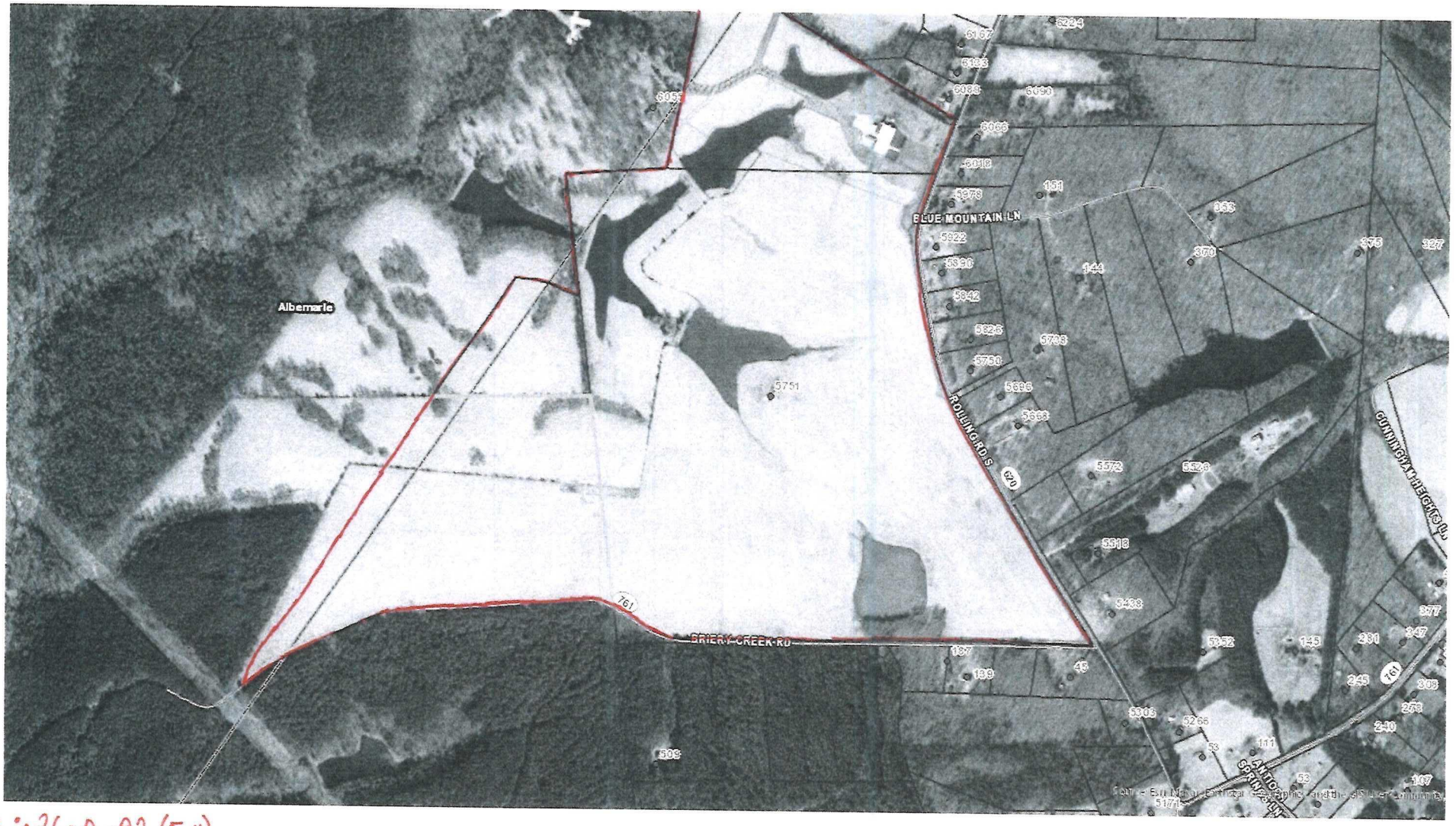
cc: Steven W. Blaine, Esq.

Fluvanna County



TMS: • 26-A-A37
• 26-A-3
• 26-A-A2 (partial)

Fluvanna County



Pins: • 26-A-A2 (Full)
• 26-A-A38
• 26-A-A5A

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
From: Douglas Miles, AICP, CZA
Request: Event facility in Fluvanna County
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.

COMMONWEALTH OF VIRGINIA

COUNTY OF FLUVANNA

Application for Special Use Permit (SUP)

Owner of Record: Murcielago, LLC

Address: 27 Congress Street, Suite 502, Salem, MA 01970

Phone: 978.741.0049 Fax:

Email: kimpiver@mountidafarm.com

Applicant of Record: Sun Reventon Farm LLC

Address: 27777 Franklin Road, Suite 300, Southfield, MI 48034

Phone: 248.208.2602 Fax:

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.

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

Acreage 298 **Zoning** A-1

Location of Parcel: 6055 Rolling Road S., Scottsville

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

Deed Book and Page:

If any Deed Restrictions, please attach a copy

Request for an SUP for the purpose of: Event Facility

*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:	Pre-Application Meeting:	PH Sign Deposit Received:	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: Southfield,

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 thisdeposit.

Applicant Signature Jon Agtsmount Date 4/28/2023

*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:

Signature Page for Special Use Permit Application
Reventon Farm Camp
Event Facility

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 28th day of April, 2023

Notary Public: _____ Register # _____

My commission expires: _____

KIMBERLY C. DOTSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 03, 2027
Acting in the County of ORLAND

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: • Plot plan or survey plat at an appropriate scale • Location and dimension of existing conditions and proposed development • *Commercial and Industrial Development*: parking, loading, signs, lighting, buffers and screening • Copy of the Tax Map showing the site (preferred) • General Location Map (preferred)	
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:	
• Technical Review Committee review and comment • Determine all adjacent property owners • Placed as a Public Hearing on the next available agenda of the Planning Commission.	
Notification of the scheduled Public Hearing to the following:	
• Applicant • All adjacent property owners • Local Newspaper advertisement	
Staff Report to include, but not be limited to:	
• General information regarding the application • Any information concerning utilities or transportation • Consistency with good planning practices • Consistency with the comprehensive plan • Consistency with adjacent land use • Any detriments to the health, safety and welfare of the community.	

For Applicant

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.

Reventon Farm

Special Use Permit Application Narrative [Event Facility]
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 an Event Facility to be located within the Reventon Farm camp, as described in this Application (the "Project"). The Project will be served by a private, central water and sewer system. The Property is part of a larger (743 acres) farm that includes 445 acres in Albemarle County (Parcels:12400-00-00-01200, 12400-00-00-0040, 12400-00-0004A0 and 12400-00-00-004B) Enclosed as Attachment A 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.

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. It is anticipated that the Event Facility, which will be located in the New Barn shown on the Conceptual Plan will be among the accessory uses of the Camp, reserved for events to be attended or sponsored by camp guests only. Among the uses within the Event Facility would be arts and crafts activities, wedding events, retirement and anniversary celebrations and gatherings for other special occasions. The management of the Events Facility would remain solely within the control of the owner of the camp.

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. The proposed use should be compatible with the uses permitted by right in the agricultural zoning district and shall not adversely affect the uses of or value of the neighboring properties. 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 Event Facility will replace the existing events building, located near Rolling Road S. and will be more centrally located on the Property to provide more of a visual and sound buffer for adjoining property owners. There will no longer be events staged at the existing events facility which is intended to be converted to a maintenance and support center for the camp.

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 Events Facility in the proposed location should not tend to change the character and establish pattern of the area or community. 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 property , preserving view corridors

from roadways and ensuring that the rural character of the surrounding area remains minimally disturbed.

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 leave this request to 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.

Suggested Conditions to Address Impacts

The Applicant proposes the following conditions:

1. The owner will provide staffing for private parking and traffic circulation purposes, as needed.

2. The Fluvanna County Sheriff's Office shall be notified at least 30 days prior to the Event Facility events that will involve more than 100 persons at the Events Facility.

3. Events that involve outdoor live, or recorded music shall conclude by 11:00 PM.

4. The owner shall comply 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 Board of Supervisors or its representative reserves the right to inspect the Property for compliance with these conditions at any time.

6. Under Section 22-17-4F(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.

Attachments

A ***Reventon Concept Plan***, dated April 28, 2023:

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 302023

D Economic Impact Analysis from RCLCO Dated

41411997_1

Filed by Corporations Division Administrator Filing Number: 222567140810 Date: 07/01/2022

MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS

FILING ENDORSEMENT

This is to Certify that the ARTICLES OF ORGANIZATION

for

SUN REVENTON FARM LLC

ID Number: 802880938

received by electronic transmission on June 30, 2022 ***, is hereby endorsed.***

Filed on July 01, 2022 ***, by the Administrator.***

The document is effective on the date filed, unless a subsequent effective date within 90 days after received date is stated in the document.

LICENSING AND REGULATORY AFFAIRS
E PLURIBUS UNUM
TUEBOR
CIRCUMSPICE
Corporations, Securities & Commercial Licensing Bureau

In testimony whereof, I have hereunto set my hand and affixed the Seal of the Department, in the City of Lansing, this 1st day of July, 2022.

Linda Clegg

Linda Clegg, Director
Corporations, Securities & Commercial Licensing Bureau

Filed by Corporations Division Administrator Filing Number: 222567140810 Date: 07/01/2022



Form Revision Date 02/2017

ARTICLES OF ORGANIZATION

For use by DOMESTIC LIMITED LIABILITY COMPANY

Pursuant to the provisions of Act 23, Public Acts of 1993, the undersigned executes the following Articles:

Article I

The name of the limited liability company is:

SUN REVENTON FARM LLC

Article II

Unless the articles of organization otherwise provide, all limited liability companies formed pursuant to 1993 PA 23 have the purpose of engaging in any activity within the purposes for which a limited liability company may be formed under the Limited Liability Company Act of Michigan. You may provide a more specific purpose:

Article III

The duration of the limited liability company if other than perpetual is:

PERPETUAL

Article IV

The street address of the registered office of the limited liability company and the name of the resident agent at the registered office (P.O. Boxes are not acceptable):

1. Agent Name: GARY A. SHIFFMAN
2. Street Address: 27777 FRANKLIN ROAD
   Apt/Suite/Other: SUITE 200
   City: SOUTHFIELD
   State: MI Zip Code: 48034

3. Registered Office Mailing Address:
   P.O. Box or Street Address: 27777 FRANKLIN ROAD
   Apt/Suite/Other: SUITE 200
   City: SOUTHFIELD
   State: MN Zip Code: 48034

Article V

(Insert any desired additional provision authorized by the Act.)

THE LIMITED LIABILITY COMPANY IS MEMBER MANAGED. THE ORGANIZER OF THE COMPANY WILL NOT BE A MEMBER OF THE COMPANY UNL ESS HE OR SHE EXPRESSLY AGREES TO BECOME A MEMBER.

Signed this 30th Day of June, 2022 by the organizer(s):

Signature	Title	Title if "Other" was selected
Susan R. McMaster	Organizer	

By selecting ACCEPT, I hereby acknowledge that this electronic document is being signed in accordance with the Act. I further certify that to the best of my knowledge the information provided is true, accurate, and in compliance with the Act.

Decline Accept

DocuSign Envelope ID: 0BB4CD65-3115-49EA-BFFD-586B476B99E1

CONSENT RESOLUTION OF THE GENERAL PARTNER OF SUN REVENTON FARM LLC

WHEREAS, the undersigned is the sole member of Sun Reventon Farm LLC, a Michigan limited liability company (the "***Company***"), and takes the action expressed in the following resolutions by written consent, without a meeting, as of April 19, 2023.

NOW, THEREFORE, the undersigned declare that the actions expressed in the following resolutions are taken by the general partner.

AUTHORITY

RESOLVED, that Bill Raffoul (the "Authorized Person") of Sun Communities, Inc., a Maryland corporation which is the general partner of Sun Communities Operating Limited Partnership, which is the sole member of the Company, acting alone, is authorized, empowered and directed, for and on behalf of the Company to execute, deliver and obtain to obtain site plan approval from all governmental agencies having jurisdiction over that certain parcel of real property consisting of approximately 744 acres situated in the Town of Scottsville, Counties of Fluvanna and Albemarle, State of Virginia (the "Property:), and all other requisite approvals for construction and development of the Property, including (i) rezoning for the for lease and the development in such amount and density as he may elect, (ii) final plat and/or parcel split approval, if necessary, (iii) final, un-appealable site plan approval, (iv) approval to extend utilities to the boundary of the Property, (v) if applicable, a development agreement, (vi) if applicable, utility service agreements, and (vii) all other governmental approvals and licenses required to commence and complete the development of the Property.

RELIANCE ON COPIES

RESOLVED, that electronic copies of signatures to this Consent Resolution may be relied on to the same extent as though they were originals.

[***Signature Page Follows***]

DocuSign Envelope ID: 0BB4CD65-3115-49EA-BFFD-586B476B99E1

This Consent Resolution has been executed as of the date first above written.

Sun Reventon Farm LLC,
a Michigan limited liability company

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

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

By: DocuSigned by:
55106C4C324646A...
Fernando Castro-Caratini,
Executive Vice President, Treasurer,
Chief Financial Officer and Secretary

MURCIELAGO, LLC
27 Congress Street, Ste 502
Salem, MA 01970

Thomas Sullivan
Tel: 978-741-0049
Fax: 978-741-8745
info@mountidafarm.com

April 20, 2023

Fluvanna County Department of Planning & Community Development
132 Main Street
P.O. Box 540
Palmyra, VA 22963

RE: Special Use Permits for Boarding Camp and Water Related Facilities in the Agricultural (A-1) Zoning District; Fluvanna Tax Map Parcels 26-A-A2, 26-A-A38, 26-A-A58 and 26-A-3; Sun Reventon Farm LLC ("Applicant")

To Whom it May Concern:

Please be advised that the undersigned is the record owner of Tax Map Parcels 26-A-A2, 26-A-A38, 26-A-A58 and 26-A-3 and has authorized the referenced Applicant to submit Applications for Special Use Permit for a Boarding Camp and Water Related Facilities in the Agriculture (A-1) Zoning District. The Applicant is the designated and authorized agent for all matters concerning such requests for a Special Use Permit.

The undersigned also 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 the request contained in such application and acknowledges that County employees will make regular inspections of the site provided that, for any access needed, the undersigned is given at least 24 hours notice and the opportunity to approve the access or work with the County find an alternate date if the requested access interferes with business operations.

.

Respectfully,

Thomas Sullivan,
Manager

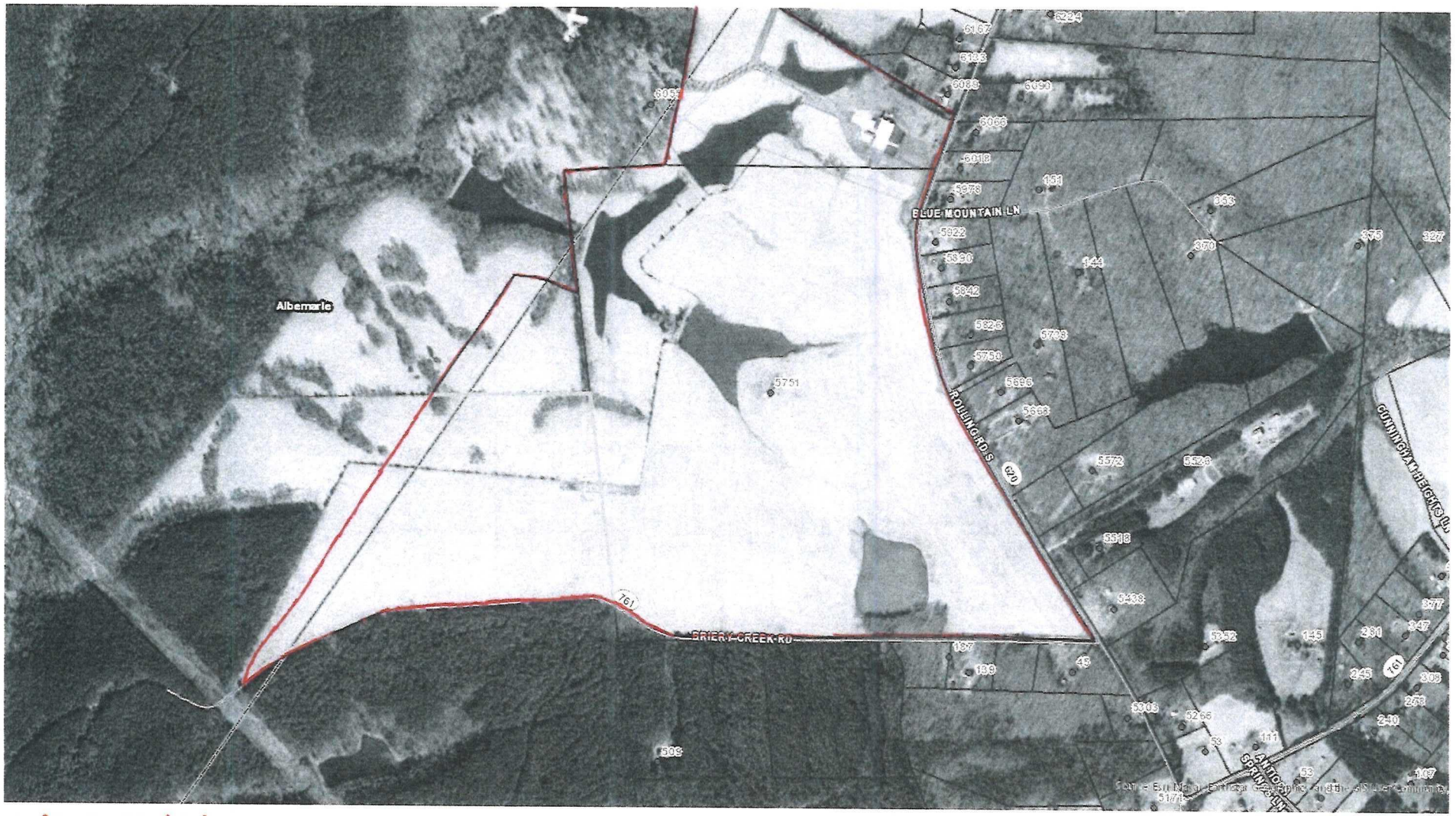
cc: Steven W. Blaine, Esq.

Fluvanna County



TMS: • 26-A-A37
• 26-A-3
• 26-A-A2 (partial)

Fluvanna County



Pins: • 26-A-A2 (Full)
• 26-A-A38
• 26-A-A5A

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PLANNING COMMISSION STAFF REPORT

To: Fluvanna County Planning Commission
From: Douglas Miles, AICP, CZA
Case Number: ZTA 23:01 R-4 Zoning District
District: Countywide Amendment

General Information: This ZTA request is scheduled for a Public Hearing on Tuesday, December 12, 2023 at 7:00 pm at 8880 James Madison Highway in the Carysbrook Performing Arts Center.

Requested Action: Amend the Fluvanna County Zoning Ordinance

ZTA 23:01 Marina Point at Lake Monticello, Inc – An Ordinance to amend Chapter 22, Zoning, Article 8 of the Fluvanna County Code by the addition of the following text under § 22-8-3 Area and residential density regulations (C) The permitted residential density for such permitted uses shall be between two and nine-tenths (2.9) and five (5.0) units per acre by special use permit only.

Zoning Ordinance Text:

Sec. 22-8-3 Area and residential density regulations

(A) The minimum lot area for permitted uses not utilizing central or public water and central or public sewerage systems shall be 87,120 square feet (2 acres). The maximum permitted residential density for such uses shall be one dwelling unit per two acres.

(B) The minimum lot area for permitted uses utilizing both central or pubic water and central or public sewerage systems shall be fifteen thousand (15,000) square feet. The maximum permitted residential density for such uses shall be two and nine-tenths (2.9) dwelling units per acre.

(C) **The permitted residential density for such permitted uses shall be between two and nine-tenths (2.9) and five (5.0) units per acre by special use permit only.**

Comprehensive Plan:

The 2000 Comprehensive Plan established all the community planning areas pursuant to Virginia State Code at that time with the remaining portion of Fluvanna County being designated rural residential or rural preservation. Guidelines for growth in the planning areas recommend that the community planning areas absorb 70 percent of Fluvanna's growth, while the rural residential and rural preservation areas provide for the remaining 30 percent. This well-planned approach

has been the comprehensive plan's approach since 2000. During 2022, County staff discussed with the community through the 2040 Comp Plan open houses to eliminate the rural residential planned area and merge that into the rural preservation area which further emphasizes the need to develop in one of our six (6) community planning areas, especially in the Zion Crossroads Area.

2015 Land Use Chapter:

The Comprehensive Plan designates the Lake Monticello community as within the Rivanna Community Planning Area which makes up approximately 40 percent of the county's population.

According to this chapter, "*the area is traditionally neighborhood residential, with primarily single-family, detached dwellings. Surrounding growth should be a mixture of uses and residential dwelling types that serve a variety of incomes. Neighborhood mixed-use is needed to help offset the volume of single-family residential development in this community. Additional services and infrastructure are needed to accommodate more growth*." In previous studies for this area, residents identified several priorities which included "*to provide housing choices for a variety of age groups and income levels, appropriate to the area*."

The Rivanna Community Planning Area is the most developed planning area in the county and contains a mixture of residential, office and commercial uses to serve this diverse population with many who have either relocated from another portion of the country or even those who have come from another part of Fluvanna County to be that much closer to the available commercial and medical services. The increased residential density, within limited areas and by special use permit only, would allow for additional housing choices for a variety of age groups and income levels which may be appropriate to the area, allowing for seniors to remain in Fluvanna County.

2015 Housing Chapter:

The adopted Housing Chapter provides these important goals and plan implementation strategies:

- **To provide for most of the county's future housing needs within the community planning areas (CPA)** Create zoning that enables increased residential density in the growth areas and allows for mixed-use developments and including residential units allowed above the storefronts and encourage housing in close proximity to commercial development areas so the need for transportation to work is lessened.

- **To provide a variety of well-planned housing choices** Allow for a mix of housing types and densities in individual developments, such as single-family and multi-family, as appropriate for the area and the existing or planned infrastructure. Allow for housing and care facilities suited to the needs of the growing senior population with greater density in the community planning areas.

Lake Monticello Information:

The Lake Monticello Owners' Association (LMOA) General Rules and Regulations they restrict residential use to single-family, detached homes. Their Environmental Control and Compliance Office enforces this requirement when reviewing all new residential home construction requests.

The LMOA General Rules and Regulations would not permit any other use than a single-family, detached home even if Zoning Text Amendment ZTA 23:01 were approved by the Fluvanna County Board of Supervisors since a Special Use Permit (SUP) is required; and it is not by-right.

Planning Analysis:

Approximately 40% of the county population resides in or near Lake Monticello, a private, gated community that was established in 1969. Subdivision development began there during the 1970s coincident with the creation of the Fluvanna County Subdivision and Zoning Ordinances, adopted in 1974. In addition to the many subdivisions in Lake Monticello, there is a stand-alone development that is known as Marina Point that operates under the Virginia Condominium Act.

Fluvanna County, like many rural counties, has housing challenges. Available housing, from workforce housing, options for seniors to downsize from two-story homes and to age-in-place in a one-story home, and for young adults and families looking for a home, are all in high demand.

Housing type choices and a better range of residential density amounts would be made available through Residential R-3 and R-4 conditional rezoning applications that are properly planned and would become part of a planned development which would be the main basis for all new homes.

The staff planning analysis, in conformity with the 2015 Comprehensive Plan, seeks to provide flexibility in the Fluvanna County Zoning Ordinance by providing available density in which to construct mixed-use housing units that are found in a well-planned development master plan. Increasing the density in specific zoning districts could allow for additional housing options while limiting the available locations in which development could occur by a special use permit.

Suggested Motion:

I move that the Planning Commission recommends (Approval/denial/deferral) ZTA 23:01 – An Ordinance to amend Chapter 22 Zoning, Article 8 of the Fluvanna County Code by the addition of the following text under Section 22-8-3 Area residential density regulations (C) The permitted residential density for such permitted uses shall be between two and nine-tenths (2.9) and five (5.0) units per acre by special use permit only.

RECEIVED

SEP 1 2023

Fluvanna County Planning Dept

COMMONWEALTH OF VIRGINIA

COUNTY OF FLUVANNA

Application for Special Use Permit (SUP)

Owner of Record: Marina Point at Lake Monticello, Inc.

Address: 610 Rio Rd. W, Charlottesville, VA 22901

Phone: 804.539.6734 Fax: 540.832.0095

Email: dgirouard@springcreekliving.com

Applicant of Record: Marina Point at Lake Monticello, Inc.

Address: 610 Rio Rd. W, Charlottesville, VA 22901

Phone: 804.539.6734 Fax: 540.832.0095

Email: dgirouard@springcreekliving.com

Representative: M. Ann Neil Cosby, Esq.,

Address: Wire Gill LLP, 9200 Forest Hill Ave., Suite C-1, Richmond, VA 23235

Phone: 804.447.0171 Fax:

Email ancosby@wiregill.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) See "Parcel Information List", attached

Acreage See "Parcel Information List", attached **Zoning** R-4

Deed Book and Page: See "Parcel Information List", attached

Location of Parcel: Lake Monticello

If any Deed Restrictions, please attach a copy

Request for an SUP for the purpose of: obtaining increased density up to ~~5.5~~ 5.0 units per total acreage

*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: 8/31/23 **Signature of Owner/Applicant:** [signature]

Subscribed and sworn to before me this 31st day of August ,2023

Notary Public: RoyAnn

Register # 7523071

My commission expires: 12/31/2026

Certification: Date: 8/31/23

RoyAnn Russ Murray
Commonwealth of Virginia
Notary Public
Commission No. 7523071
My Commission Expires 12/31/2026

Office Use Only

Date Received: 09/01/2023	Pre-Application Meeting:	PH Sign Deposit Received: 09/01/2023	Application #: SUP 23 : 07
$800.00 fee plus mailing costs paid: check 722		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: Rivanna		Planning Area: Rivanna Community	

Public Hearings

Planning Commission	Board of Supervisors
Advertisement Dates:	Advertisement Dates:
APO Notification:	APO Notification:
Date of Hearing:	Date of Hearing
Decision:	Decision:

Marina Point of Lake Monticello (A Condominium Community)

Parcel Information List

1. TMP 18A-1-296A; 0.970 acres; D.B. 162, p 505 and D.B. 172, p. 350
2. TMP 18A-1-296BA; 1.406 acres; D.B. 172, p. 350
3. TMP 18A-1-296C; 2.167 acres; D.B. 162, p. 505 and D.B. 172, p 350
4. TMP 18A-1-296B; .568 acres; D.B. 172, p 350

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SEP 1 2023
Fluvanna County
Planning Dept

Commonwealth of Virginia

County of Fluvanna

Public Hearing Sign Deposit

Name: M. Ann Neil Cosby, Esq., Wire Gill LLP

Address: 9200 Forest Hill Ave., Suite C-1

City: Richmond

State: Virginia Zip Code: 23235

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 thisdeposit.

Applicant Signature

8/31/23
Date

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

OFFICE USE ONLY	
Application #: BZA____ : ____ CPA____ : ____ SUP 23 : 07 ZMP____ : ____ ZTA____ : ____	
$90 deposit paid per sign*: check 723	Approximate date to be returned:

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SEP 1 2021
Fluvanna County
Planning Dept

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.

See Narrative, attached.

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

See Narrative, attached.

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?

See Narrative, attached.

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

See Narrative, attached.

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: • Plot plan or survey plat at an appropriate scale • Location and dimension of existing conditions and proposed development • *Commercial and Industrial Development*: parking, loading, signs, lighting, buffers and screening • Copy of the Tax Map showing the site (preferred) • General Location Map (preferred)	
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:	
• Technical Review Committee review and comment • Determine all adjacent property owners • Placed as a Public Hearing on the next available agenda of the Planning Commission.	
Notification of the scheduled Public Hearing to the following:	
• Applicant • All adjacent property owners • Local Newspaper advertisement	
Staff Report to include, but not be limited to:	
• General information regarding the application • Any information concerning utilities or transportation • Consistency with good planning practices • Consistency with the comprehensive plan • Consistency with adjacent land use • Any detriments to the health, safety and welfare of the community.	

For Applicant

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.

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P.O. Box 540
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MEMORANDUM

Date: December 1, 2023

From: Valencia Porter

To: Douglas Miles

Subject: APO Memo Complete

Please be advised the attached letter went out to the attached list of Adjacent Property Owners for the December 12, 2023 Planning Commission meeting.

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PUBLIC HEARING NOTICE

December 1, 2023

RE: Marina Point at Lake Monticello, Inc - Zoning Text Amendment and Special Use Permit

This is to notify you that the Fluvanna County Planning Commission will hold public hearings on:

Meeting: Planning Commission Regular meeting

Date: **Tuesday, December 12, 2023 at 7:00 pm**

Location: Carysbrook Performing Arts Center
8880 James Madison Highway Fork Union, VA 23055

ZTA 23:01 Marina Point at Lake Monticello, Inc – An Ordinance to amend Chapter 22, Zoning, Article 8 of the Fluvanna County Code by the addition of the following text under §22-8-3 Area and residential density regulations (C) The permitted residential density for such permitted uses shall be between two and nine-tenths (2.9) and five (5.0) units per acre by special use permit only.

SUP 23:07 Marina Point at Lake Monticello, Inc – A Special Use Permit request in the R-4, Residential, Limited District to allow Multi-family dwellings under §22-8-3 as proposed, up to 5.0 dwelling units per acre on 5 +/- acres and known as Tax Map 18A Section 1 Parcels 296A, 296B, 296BA and 296C. These parcels are generally located south of Jefferson Drive and at Marina Point in the Rivanna Community Planning Area and the Rivanna Election District.

Please be advised that you can attend the meeting in person or you can contact the Fluvanna County Planning & Community Development Department, 8:00 am – 5:00 pm, Monday through Friday. If you have any questions regarding this application or the scheduled public hearings, then please contact me at dmiles@fluvannacounty.org or call at 434.591.1910 with questions.

Sincerely,

Douglas Miles

Douglas Miles, AICP, CZA
Community Development Director

ADJACENT PROPERTY OWNERS SUP 23:07

TAX MAP	NAME	ADDRESS	CITY/STATE/ZIP
18A-1-288	ELAINE BELLEZZA	945 JEFFERSON DR	PALMYRA, VA 22963
18A-1-289	THOMAS M & KAY F DIGGS	947 JEFFERSON DR	PALMYRA, VA 22963
18A-1-1	LANE FAMILY TRUST	2 PINECREST CT	PALMYRA, VA 22963
18A-1-291A	JOHN K & JOYCE A DANNA	951 JEFFERSON DR	PALMYRA, VA 22963
18A-1-292, 293	GARY L. & SUSAN C. HANNIFAN	953 JEFFERSON DRIVE EAST	PALMYRA, VA 22963
18A-1-2	ANGELL HUSTED	4 PINECREST CT	PALMYRA, VA 29963
18A-1-295	MAEFINN REVOCABLE TRUST	959 JEFFERSON DR	PALMYRA, VA 22963
18A-1-296D	LAKE MONTICELLO SERVICE COMPANY	41 ASHLAWN BLVD	PALMYRA, VA 22963
18A-1-296	KENNETH HERRINGTON & BARBARA ROHR	961 JEFFERSON DR	PALMYRA, VA 22963
18A-1-296E, 288A	LAKE MONTICELLE OWNERS ASSOCIATION	41 ASHLAWN BLVD	PALMYRA, VA 22963

RECEIVED
SEP 1 2023
Fluvanna County
Planning Dept

Narrative Statement

I. Introduction.

Marina Point is the owner of approximately five (5) acres of land (the "Property") which is part of the Lake Monticello subdivision. In 1983, the Board of Supervisors (the "Board") rezoned the Property to R-2, Residential, to permit the development of 45 condominium units. A Declaration of Condominium (the "Declaration") establishing the 45-unit condominium was recorded in 1984. Marina Point developed the first fifteen (15) units which are known as the Marina Point of Lake Monticello Condominium (the "Condominium"). In 1992, the Board rezoned the Property and surrounding properties to R-4, Residential, as part of a comprehensive downzoning. The effect of this downzoning was to reduce the density permitted on the Property and prohibit the further development of any additional Condominium units.[1]

If the County amends the R-4 zoning district regulations to increase the density of the district to 5.0 units per acre by special use permit ("SUP"), Marina Point is requesting a SUP to construct ten (10) additional units on the Property.

II. Description of Improvements

The ten (10) additional units proposed to be developed as part of the Condominium are shown on the sketch plan entitled "Marina Point of Lake Monticello Conceptual Sketch Plan", prepared by Roudabush, Gale & Associates, Inc., dated August 25, 2023 (the "Sketch Plan") The proposed phasing is also identified on the Sketch Plan (see sheet 4/4, entitled "Marina Point of Lake Monticello Conceptual Landscaping & Phasing Plan"). Two units are proposed to be built per phase for a total of five (5) phases.

- Phase 1 will include Buildings 1 and 2 (including the driveway associated with Phase 1 and utilities associated with Phases 1 and 2), landscaping in area A, elevator improvements to existing buildings and seawall improvements.
- Phase 2 will include Buildings 3 and 4 (including the driveway associated with Phase 2) and landscaping in area B.
- Phase 3 will include Buildings 5 and 6 (including driveways associated with Phase 3 and utilities associated with Phases 3-5) and landscaping in area C.
- Phase 4 will include Buildings 7 and 8 (including the driveways associated with such buildings)
- Phase 5 will include Buildings 9 and 10 (including driveways associated with such buildings), the resurfacing of the Marina Point roadway and parking lot area E, and landscape area D.

[1] To date, the Condominium remains uncompleted, and the fifteen homeowners in the development are equally responsible for the costs of maintaining the common areas - which were originally intended to be divided among 45 units and property owners.

In previous studies for this area, residents identified several priorities which included "to provide housing choices for a variety of age groups and income levels, appropriate to the area." The Rivanna Community Planning Area is the most developed planning area in the county and contains a mixture of residential, office and commercial uses to serve this diverse population with many who have either relocated from another portion of the country or even those who have come from another part of Fluvanna County to be that much closer to available medical and dental service providers.

The Comprehensive Plan's adopted Housing Chapter provides that most of the County's future housing needs should be located within the community planning areas (CPA). To that end, the plan states that zoning should be approved that enables increased residential density in the growth areas and allows for mixed-use developments. The Comprehensive Plan also states that to provide a variety of well-planned housing choices, the County should allow for a mix of housing types and densities in individual developments, such as single-family and multi-family, as appropriate for the area and the existing or planned infrastructure. The plan also states that the County should allow for housing suited to the needs of the growing senior population with greater density in the community planning areas.

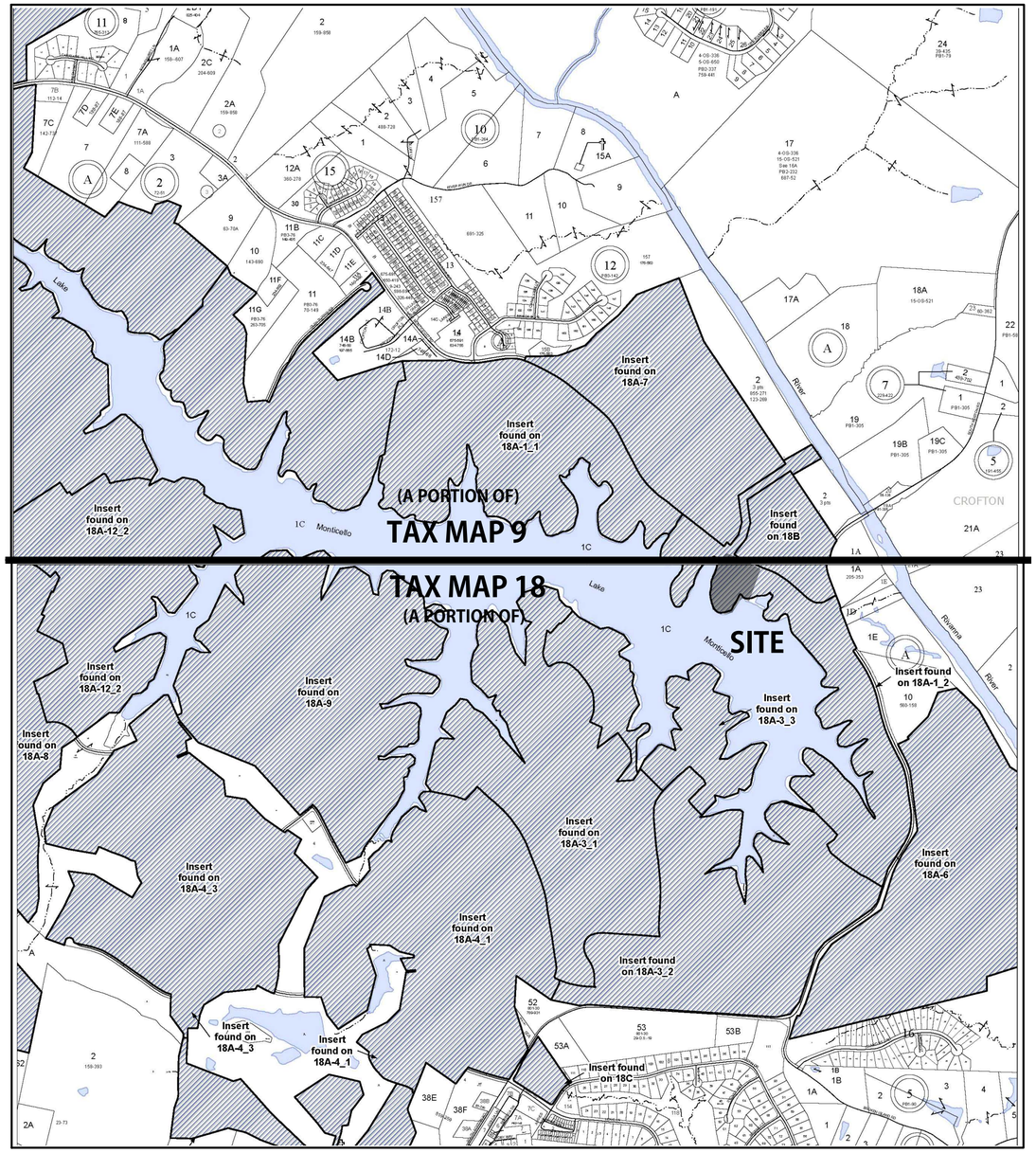
The additional Condominium units in Lake Monticello would provide additional housing types at a density that is consistent with the above goals of the Comprehensive Plan. Increasing the density of this Property would allow for additional housing options while limiting the available locations in which development could occur elsewhere.

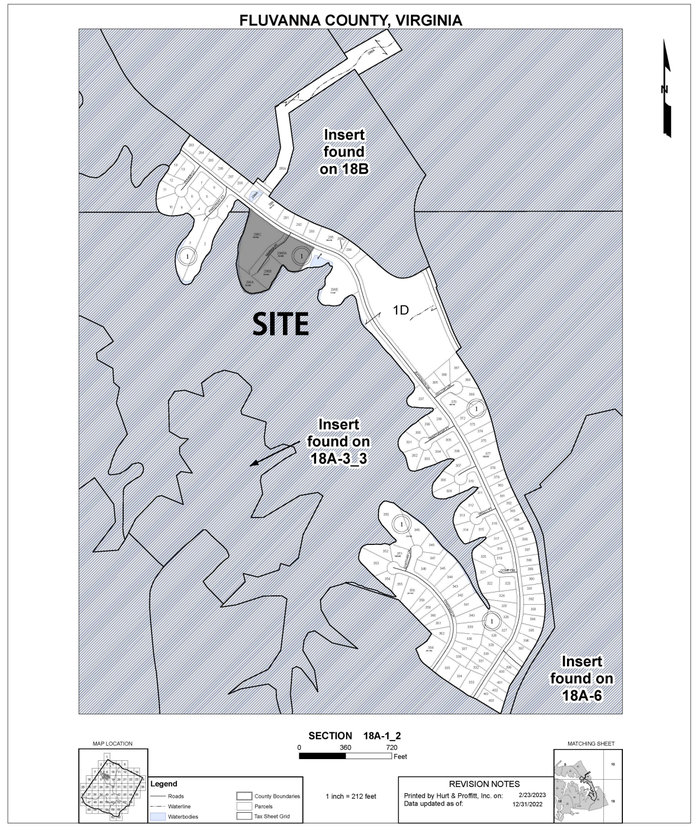
The increased units are specifically appropriate for this location because the Property was originally planned as a 45-unit condominium. The original development plan recorded with the Declaration is attached as exhibit B. But for the downzoning, the Property would have been developed at a far greater density than is requested in this SUP application.

If the Amendment is adopted, the new density units will also generate new real property tax revenue for the County. It is estimated that the additional units will generate an annual increase in real estate tax revenue of approximately $63,000 (based on an estimated $500,000 average initial assessment for the 15 units). There will be few, in any, school children expected to live in the new Condominium units, and thus minimal impact on County education costs.

VI. Plan

See Sketch Plan, attached.





INSERT 18A-1_2

SITE DATA

OWNER:	MARINA POINT OF LAKE MONTICELLO INC. P.O. BOX 7505 CHARLOTTESVILLE VA. 22906
PHONE:	(804) 539-6734
ENGINEERS:	ROUDABUSH, GALE, & ASSOCIATES, INC. 999 SECOND ST. SE CHARLOTTESVILLE, VA. 22902
PHONE:	(434) 977-0205
LEGAL DESCRIPTION:	TMP'S 18A-1-296A, 18A-1-296B, 18A-1-296BA & 18A-1-296C
ZONE:	R-4

THIS PROPERTY IS NOT LOCATED WITHIN AN AGRICULTURAL & FOREST DISTRICT.

SUBJECT PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD INSURANCE RATE MAP ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON COMMUNITY PANEL NUMBER 510058 0066 C. EFFECTIVE DATE: MAY 16, 2008.

SHEET INDEX

SHEET 1 ----- COVER SHEET

SHEET 2 ----- EXISTING CONDITIONS

SHEET 3 ----- SKETCH PLAN

SHEET 4 ----- CONCEPTUAL LANDSCAPING & PHASING PLAN

MARINA POINT
OF
LAKE MONTICELLO

SKETCH PLAN
COVER SHEET

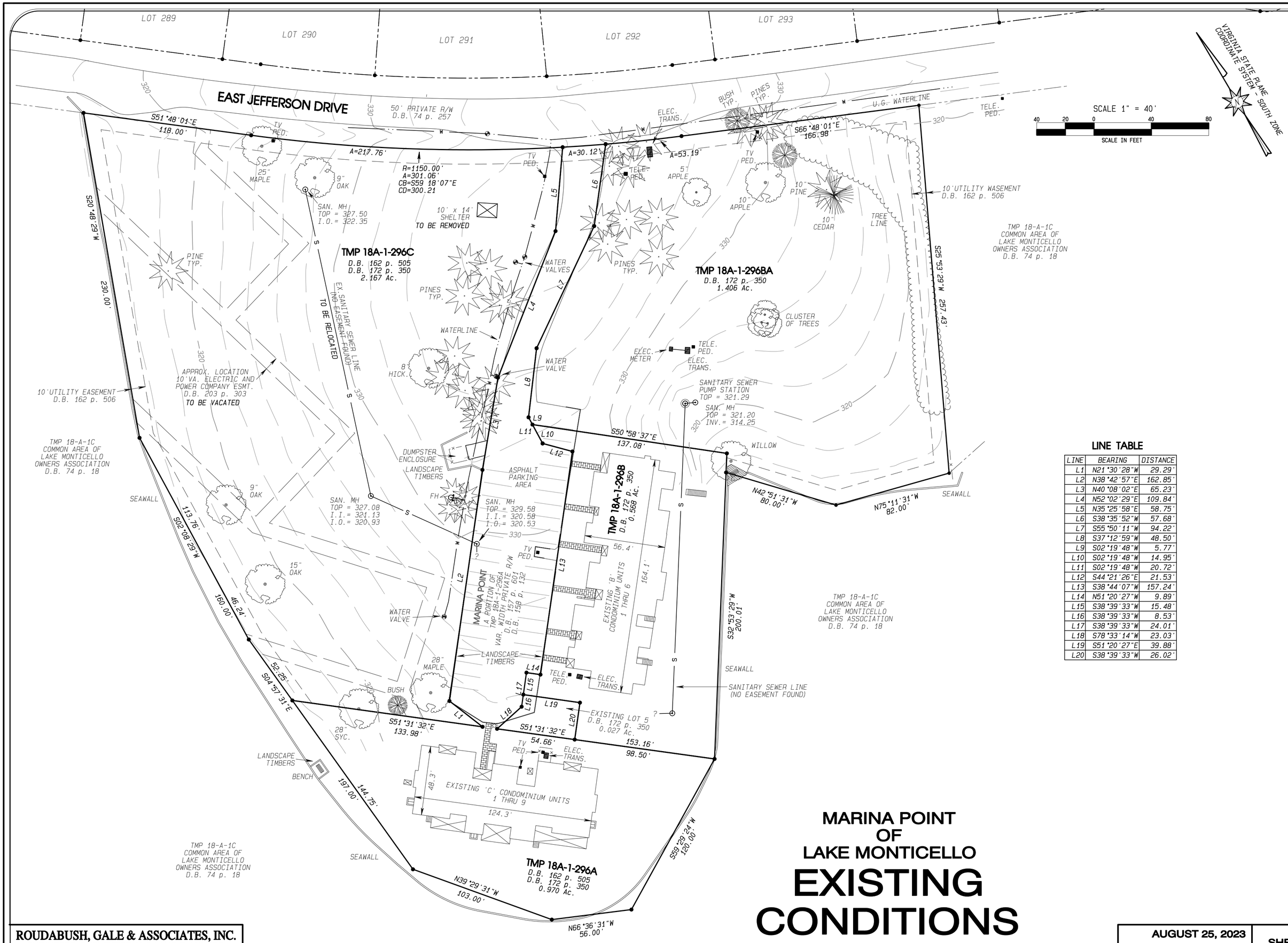
ROUDABUSH, GALE & ASSOCIATES, INC.
ENGINEERS, SURVEYORS AND LAND PLANNERS
A PROFESSIONAL CORPORATION
SERVING VIRGINIA SINCE 1956
999 SECOND STREET SE - CHARLOTTESVILLE, VIRGINIA 22902
PHONE 434-977-0205 - FAX 434-296-5220 - EMAIL INFO@ROUDABUSH.COM

AUGUST 25, 2023

FILE: 6751

SHEET 1 \ 4

Q:\RGA\TMPROJ\6751 LAKE MONTICELLO CONDOS\#2023 SPECIAL USE PERMIT\SKETCH PLAN.pro



LINE TABLE

LINE	BEARING	DISTANCE
L1	N21°30'28"W	29.29'
L2	N38°42'57"E	162.85'
L3	N40°08'02"E	65.23'
L4	N52°02'29"E	109.84'
L5	N35°25'58"E	58.75'
L6	S38°35'52"W	57.68'
L7	S55°50'11"W	94.22'
L8	S37°12'59"W	48.50'
L9	S02°19'48"W	5.77'
L10	S02°19'48"W	14.95'
L11	S02°19'48"W	20.72'
L12	S44°21'26"E	21.53'
L13	S38°44'07"W	157.24'
L14	N51°20'27"W	9.89'
L15	S38°39'33"W	15.48'
L16	S38°39'33"W	8.53'
L17	S38°39'33"W	24.01'
L18	S78°33'14"W	23.03'
L19	S51°20'27"E	39.88'
L20	S38°39'33"W	26.02'

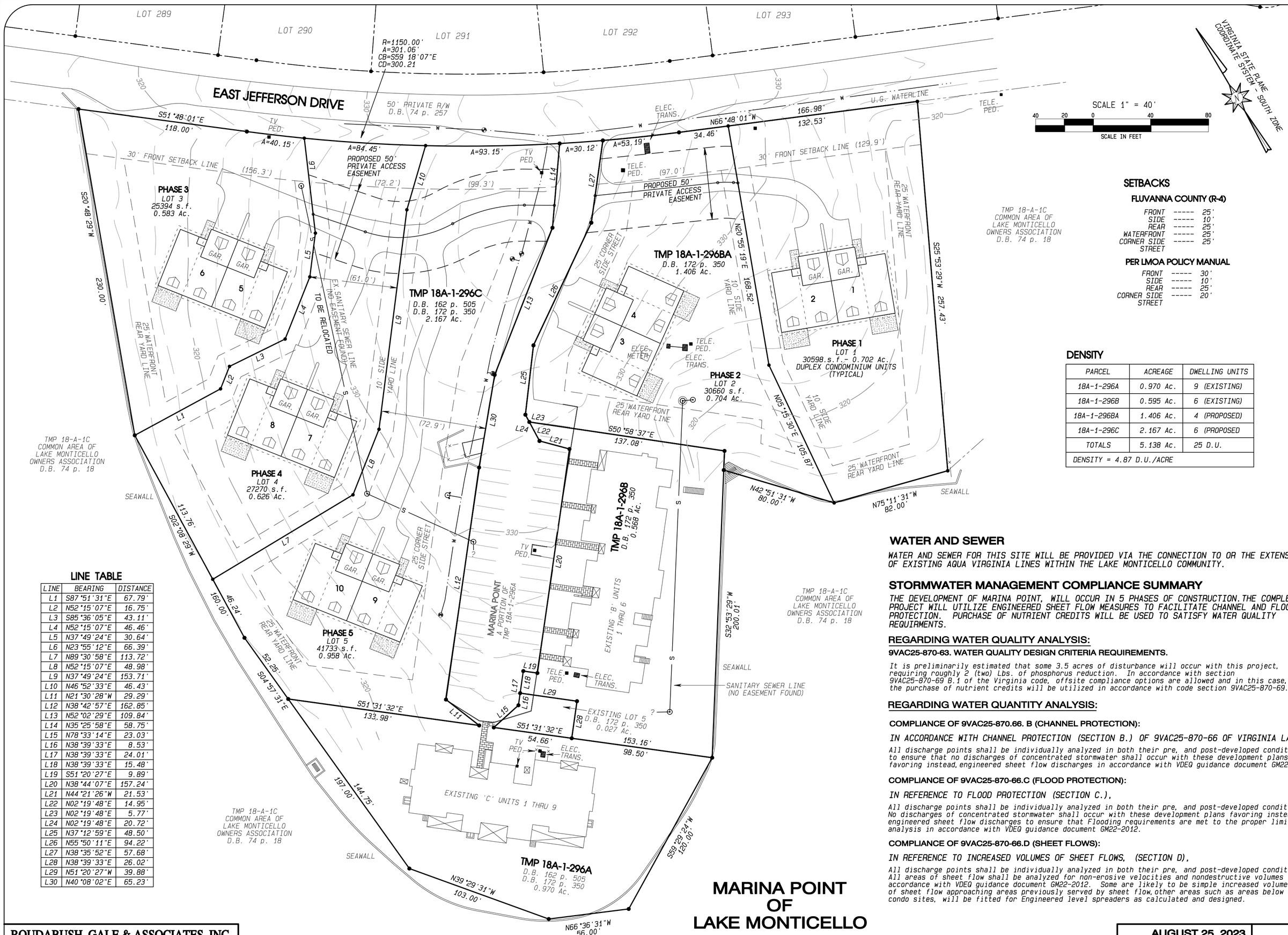
MARINA POINT OF LAKE MONTICELLO
EXISTING CONDITIONS

ROUDABUSH, GALE & ASSOCIATES, INC.
ENGINEERS, SURVEYORS AND LAND PLANNERS
A PROFESSIONAL CORPORATION
SERVING VIRGINIA SINCE 1956
999 SECOND STREET SE - CHARLOTTESVILLE, VIRGINIA 22902
PHONE 434-977-0205 - FAX 434-296-5220 - EMAIL INFO@ROUDABUSH.COM

AUGUST 25, 2023
SCALE: 1" = 40'
FILE: 6751

SHEET 2 \ 4

Q:\RGA\TMPROJ\6751 LAKE MONTICELLO CONDOS\#2023 SPECIAL USE PERMIT\SKETCH PLAN.pro



LINE TABLE

LINE	BEARING	DISTANCE
L1	S87°51'31"E	67.79'
L2	N52°15'07"E	16.75'
L3	S85°36'05"E	43.11'
L4	N52°15'07"E	46.46'
L5	N37°49'24"E	30.64'
L6	N23°55'12"E	66.39'
L7	N89°30'58"E	113.72'
L8	N52°15'07"E	48.98'
L9	N37°49'24"E	153.71'
L10	N46°52'33"E	46.43'
L11	N21°30'28"W	29.29'
L12	N38°42'57"E	162.85'
L13	N52°02'29"E	109.84'
L14	N35°25'58"E	58.75'
L15	N78°33'14"E	23.03'
L16	N38°39'33"E	8.53'
L17	N38°39'33"E	24.01'
L18	N38°39'33"E	15.48'
L19	S51°20'27"E	9.89'
L20	N38°44'07"E	157.24'
L21	N44°21'26"W	21.53'
L22	N02°19'48"E	14.95'
L23	N02°19'48"E	5.77'
L24	N02°19'48"E	20.72'
L25	N37°12'59"E	48.50'
L26	N55°50'11"E	94.22'
L27	N38°35'52"E	57.68'
L28	N38°39'33"E	26.02'
L29	N51°20'27"W	39.88'
L30	N40°08'02"E	65.23'

SETBACKS

FLUVANNA COUNTY (R-4)

FRONT	-----	25'
SIDE	-----	10'
REAR	-----	25'
WATERFRONT	-----	25'
CORNER SIDE STREET	-----	25'

PER LMOA POLICY MANUAL

FRONT	-----	30'
SIDE	-----	10'
REAR	-----	25'
CORNER SIDE STREET	-----	20'

TMP 18-A-1C
COMMON AREA OF
LAKE MONTICELLO
OWNERS ASSOCIATION
D.B. 74 p. 18

DENSITY

PARCEL	ACREAGE	DWELLING UNITS
18A-1-296A	0.970 Ac.	9 (EXISTING)
18A-1-296B	0.595 Ac.	6 (EXISTING)
18A-1-296BA	1.406 Ac.	4 (PROPOSED)
18A-1-296C	2.167 Ac.	6 (PROPOSED
TOTALS	5.138 Ac.	25 D.U.
DENSITY = 4.87 D.U./ACRE		

WATER AND SEWER

WATER AND SEWER FOR THIS SITE WILL BE PROVIDED VIA THE CONNECTION TO OR THE EXTENSION OF EXISTING AQUA VIRGINIA LINES WITHIN THE LAKE MONTICELLO COMMUNITY.

STORMWATER MANAGEMENT COMPLIANCE SUMMARY

THE DEVELOPMENT OF MARINA POINT, WILL OCCUR IN 5 PHASES OF CONSTRUCTION. THE COMPLETED PROJECT WILL UTILIZE ENGINEERED SHEET FLOW MEASURES TO FACILITATE CHANNEL AND FLOOD PROTECTION. PURCHASE OF NUTRIENT CREDITS WILL BE USED TO SATISFY WATER QUALITY REQUIRMENTS.

REGARDING WATER QUALITY ANALYSIS:

9VAC25-870-63. WATER QUALITY DESIGN CRITERIA REQUIREMENTS.

It is preliminarily estimated that some 3.5 acres of disturbance will occur with this project, requiring roughly 2 (two) Lbs. of phosphorus reduction. In accordance with section 9VAC25-870-69 B.1 of the Virginia code, offsite compliance options are allowed and in this case, the purchase of nutrient credits will be utilized in accordance with code section 9VAC25-870-69.A.3.

REGARDING WATER QUANTITY ANALYSIS:

COMPLIANCE OF 9VAC25-870.66. B (CHANNEL PROTECTION):

IN ACCORDANCE WITH CHANNEL PROTECTION (SECTION B.) OF 9VAC25-870-66 OF VIRGINIA LAW;

All discharge points shall be individually analyzed in both their pre, and post-developed conditions to ensure that no discharges of concentrated stormwater shall occur with these development plans favoring instead, engineered sheet flow discharges in accordance with VDEQ guidance document GM22-2012.

COMPLIANCE OF 9VAC25-870-66.C (FLOOD PROTECTION):

IN REFERENCE TO FLOOD PROTECTION (SECTION C.),

All discharge points shall be individually analyzed in both their pre, and post-developed conditions. No discharges of concentrated stormwater shall occur with these development plans favoring instead, engineered sheet flow discharges to ensure that Flooding requirements are met to the proper limit of analysis in accordance with VDEQ guidance document GM22-2012.

COMPLIANCE OF 9VAC25-870-66.D (SHEET FLOWS):

IN REFERENCE TO INCREASED VOLUMES OF SHEET FLOWS, (SECTION D),

All discharge points shall be individually analyzed in both their pre, and post-developed conditions. All areas of sheet flow shall be analyzed for non-erosive velocities and nondestructive volumes in accordance with VDEQ guidance document GM22-2012. Some are likely to be simple increased volumes of sheet flow approaching areas previously served by sheet flow, other areas such as areas below the condo sites, will be fitted for Engineered level spreaders as calculated and designed.

ROUDABUSH, GALE & ASSOCIATES, INC.
ENGINEERS, SURVEYORS AND LAND PLANNERS
A PROFESSIONAL CORPORATION
SERVING VIRGINIA SINCE 1956
999 SECOND STREET SE - CHARLOTTESVILLE, VIRGINIA 22902
PHONE 434-977-0205 - FAX 434-296-5220 - EMAIL INFO@ROUDABUSH.COM

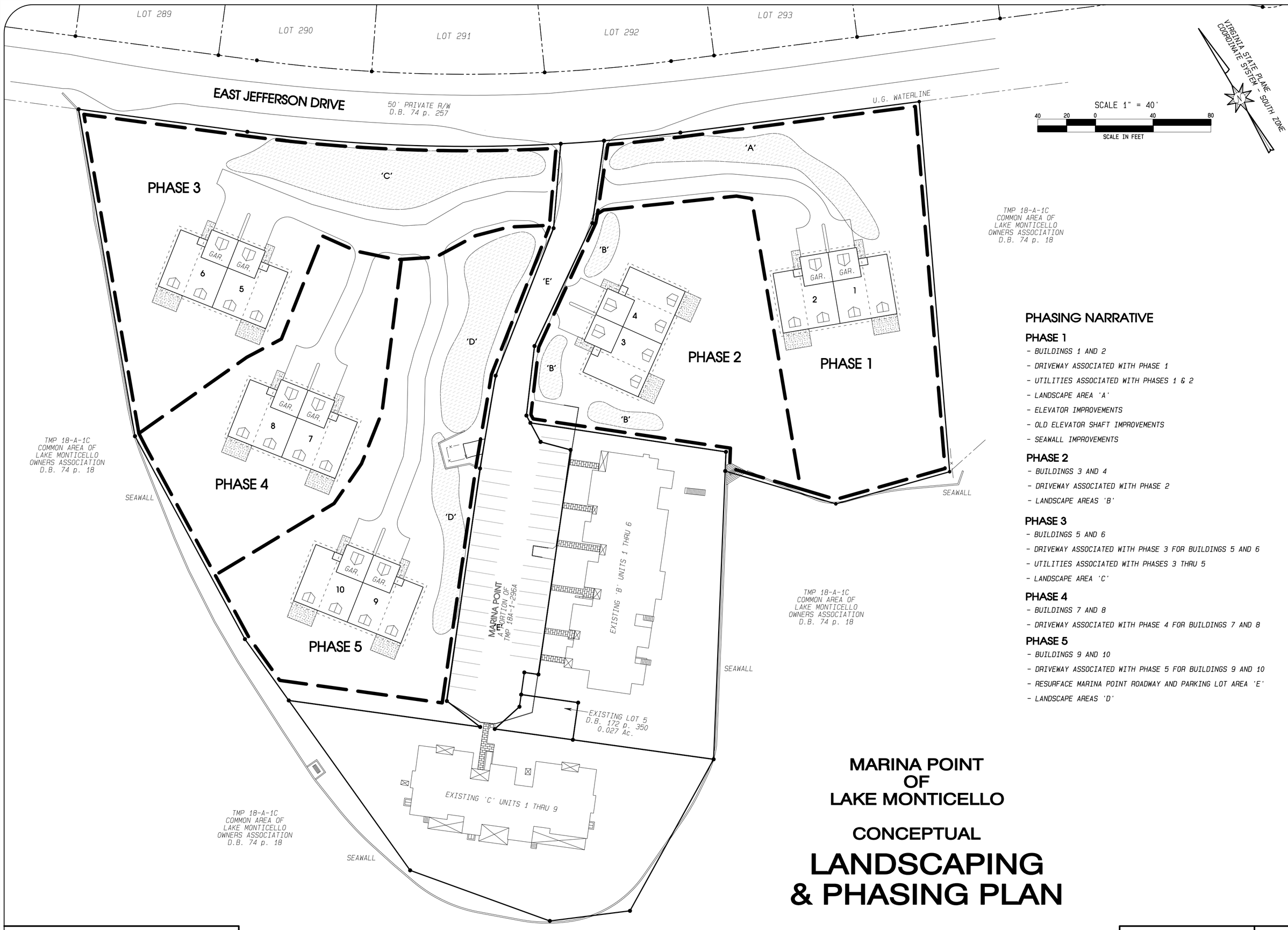
MARINA POINT OF LAKE MONTICELLO

SKETCH PLAN

AUGUST 25, 2023
SCALE: 1" = 40'
FILE: 6751

SHEET 3 \ 4

Q:\RGA\TMPROJ\6751 LAKE MONTICELLO CONDOS\#2023 SPECIAL USE PERMIT\SKETCH PLAN.pro



PHASING NARRATIVE

PHASE 1

- BUILDINGS 1 AND 2
- DRIVEWAY ASSOCIATED WITH PHASE 1
- UTILITIES ASSOCIATED WITH PHASES 1 & 2
- LANDSCAPE AREA 'A'
- ELEVATOR IMPROVEMENTS
- OLD ELEVATOR SHAFT IMPROVEMENTS
- SEAWALL IMPROVEMENTS

PHASE 2

- BUILDINGS 3 AND 4
- DRIVEWAY ASSOCIATED WITH PHASE 2
- LANDSCAPE AREAS 'B'

PHASE 3

- BUILDINGS 5 AND 6
- DRIVEWAY ASSOCIATED WITH PHASE 3 FOR BUILDINGS 5 AND 6
- UTILITIES ASSOCIATED WITH PHASES 3 THRU 5
- LANDSCAPE AREA 'C'

PHASE 4

- BUILDINGS 7 AND 8
- DRIVEWAY ASSOCIATED WITH PHASE 4 FOR BUILDINGS 7 AND 8

PHASE 5

- BUILDINGS 9 AND 10
- DRIVEWAY ASSOCIATED WITH PHASE 5 FOR BUILDINGS 9 AND 10
- RESURFACE MARINA POINT ROADWAY AND PARKING LOT AREA 'E'
- LANDSCAPE AREAS 'D'

MARINA POINT OF LAKE MONTICELLO

CONCEPTUAL

LANDSCAPING & PHASING PLAN

ROUDABUSH, GALE & ASSOCIATES, INC.
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AUGUST 25, 2023
SCALE: 1" = 40'
FILE: 6751

SHEET
4 \ 4

Q:\RGA\TMPROJ\6751 LAKE MONTICELLO CONDOS\#2023 SPECIAL USE PERMIT\SKETCH PLAN.pro

Rationale For Opposing ZTA23:01 And Its Related Special Use Permit

Recommendation

I recommend that the Planning Commission vote to defer action on Marina Point's applications for ZTA23:01 and a Special Use Permit (SUP) for a period of at least two months. I recommend this because Marina Point is not legally positioned to pursue the construction of its proposed units. It does not seem appropriate for Fluvanna County to make changes for an applicant who lacks the legal support to enact those changes. Although I don't believe Marina Point can cure its legal deficiencies, I suggest a two month deferral to allow Marina Point time to determine if it can.

Should the Planning Commission choose not to defer action on both ZTA23:01 and Marina Point's SUP, I recommend that the Planning Commission vote to recommend denial of both applications.

Analysis

My rationale for opposing ZTA23:01 and Marina Point's SUP flows from 1) restrictions in Marina Point's 1984 deed; 2) elements of the Virginia Condominium Act with which Marina Point is not in compliance; 3) Marina Point's Narrative Statement; and 4) Planning Commission Staff Reports.

A. Deed restrictions

1. Marina Point's 1984 deed specifies these restrictive covenants and declares that they are to run with the property:

a. a maximum of 45 dwelling units may be constructed;

A request to add ten dwelling units would bring the total to 25 units, which is less than the maximum identified in the deed.

b. the units may be condominiums;

All units are condominiums, so this covenant is met.

c. there shall not be less than one building for every nine dwelling units;

Although this is a poorly drafted covenant, Marina Point should not be given the benefit of constructing it as its wants. The President of Marina Point at the time of the purchase was an experienced real estate developer. He was also an officer of the Monticello Development Corporation, the seller of the property. As an experienced developer, it should be assumed that he was fully aware of the intent of this covenant, especially given that the early understanding was that Marina Point was going to have five buildings with each having nine units.

The most reasonable interpretation of this covenant mirrors the early understanding of Marina Point's plans: each building will have nine units, not two as is proposed in the SUP.

When Marina Point added the townhouses, it appears to have violated this covenant. There are six units in one building. This is less than one building for every nine units.

d. time share arrangements are prohibited;

There are no time share arrangements at Marina Point, so this covenant is met.

e. improvements are subject to the Lake Monticello Owners' Association's (LMOA) Environmental Control Committee's (ECC) rules in effect at the time application is made for approval;

Should the Board of Supervisors approve ZTA23:01 and Marina Point's SUP, all improvements must comply with the ECC rules in effect at the time the request is made.

f. plans submitted to the ECC shall be deemed approved if they are the same as the plans and specifications for Building One which were approved on May 23, 1984; and

The plans proposed by Marina Point in its SUP are not the same as the plans approved on May 23, 1984, so they will not be deemed approved. They will be scrutinized in the same manner as any other plans submitted to the ECC.

This covenant further suggests that Marina Point's earliest plans were to construct identical buildings with nine units each.

g. owners of residential condominium units shall be nonvoting members of the LMOA;

This covenant was changed by agreement between the Marina Point Council of Unit Owners (Council) and the LMOA to make unit owners voting members of the LMOA. This change was noted in an Amendment to the Declaration of Condominium executed on July 2, 1991, in accord with the covenant providing the method of changing the restrictive covenants specified in the deed.

Marina Point's proposal to build five buildings with two units each is a violation of the restrictive covenants in its deed. Marina Point should not be given permission to do something that violates covenants in its deed. Just because Marina Point complies with most of its deed restrictions does not permit it to disregard compliance with the other restrictions.

2. The deed specifies there are restrictive covenants not written in the deed to which Marina Point is subject and states that they are to run with the property:

a. the property is "for the benefit of current and future owners of the property, subject to the right of the Board of Directors of the Association [LMOA] to make reasonable regulations for such use."

This acknowledges that Marina Point is subject to the LMOA's regulations. There is no reservation on the scope of those regulations other than "reasonable."

b. "[t]his conveyance is made subject to easements and conditions of record as the same may lawfully affect the property and easements herein conveyed."

At the time of the conveyance of the property, the Statement of Subdivision for Section One of Lake Monticello, the section in which Marina Point is located, had been on record for about fifteen years. The restrictions within this document were a matter of public record and certainly known to the developer who was an officer of Monticello Development Corporation.

The Statement of Subdivision introduces the LMOA; requires lot owners to be members of the LMOA; states the LMOA shall make uniform annual assessments; provides that members of the LMOA will have use of Lake Monticello; specifies the responsibilities of the ECC in approving submitted plans; and prohibits further subdivision without the LMOA's prior written consent which is to be recorded in the Circuit Court.

c. owners of residential condominium units agree "to be bound by the Association's Articles of Incorporation, Covenants and Restrictions, By-laws, Policies, Rules and Regulations hereinafter called the Association's Documents (Association Documents) including payment of such dues and special assessments as may be properly made by the Association. The Association reserves the right to hereafter make changes, additions, and deletions to the Association Documents.";

This is a recognition that the LMOA's documents will change over time and that Marina Point unit owners will be subject to all changes in those documents.

d. the restrictive covenants are for the benefit of the LMOA which will be able to enjoin any violations through legal proceedings and recover damages for violations, including its costs and attorneys' fees in any such proceedings; and

This provides that the restricted covenants are for the benefit of the LMOA and not Marina Point.

e. the LMOA has the authority to place liens against any condominium unit for delinquent dues and assessments.

This is further notice that unit owners are subject to the LMOA's dues and assessments.

B. Virginia Condominium Act

The Virginia Condominium Act (VCA) states the requirements with which a condominium must comply and the items that must be in the Declaration of Condominium. Any Declaration of Condominium or related amendment with required information omitted or with a material mistake places those documents outside of any guarantees or protections available from the VCA. Further, no

protections apply to a document that is not filed, even if that document has no errors. (§ 55.1-1900 “Condominium instruments”)

The following are provisions of the VCA with which Marina Point’s Declaration of Condominium (Declaration) and related amendments do not comply:

a. all documents related to a condominium must be recorded within the county in which the condominium is located (§ 55.1-1911);

The Council amended its Bylaws on December 1, 2012, and June 1, 2013. These are the only two amendments that are recorded in the Circuit Court. The amendments themselves are not relevant to either ZTA23:01 or Marina Point’s SUP; however, the citations to the Declaration presented in both amendments are relevant. Both amendments cited amendments to the Declaration that were made on June 5, 1985, July 30, 1985, August 2, 1985, September 12, 1986, and July 2, 1991. Of these, only the amendment dated July 2, 1991, is on file at the Circuit Court. As such, the amendments made on June 5, 1985, July 30, 1985, August 2, 1985, and September 12, 1986 are not considered to be part of the Declaration and the VCA does not recognize them as existing.

In addition, there are two amendments to the Declaration, dated October 28, 1986, and June 1, 1989, that are on file at the Circuit Court that are not referenced by the amendments to the Bylaws.

With references to amendments that are not filed and no references to amendments that are filed, it appears that those who are making filings are not aware of the VCA recognized contents of the Declaration. If they are not so aware, Marina Point can’t make assurances that all of their documents support their applications.

b. all conversion of convertible land must occur no later than ten years from the date the relevant declaration is filed (§ 55.1-1924 C.); until 2012, this period was six years; and

At the community meeting that Marina Point hosted on September 27, 2023, Ms. Cosby presented a drawing from the June 1, 1989, amendment to the Declaration. This showed the location of four buildings with a combined 30 units that were to be built. She noted that since this was filed in accord with the VCA, Marina Point had permission of the VCA to build more units.

The VCA’s permission for this proposed conversion of convertible land expired on May 31, 1996. After that date, the VCA no longer recognized the ability to pursue that use of convertible land. This means that Marina Point has been without VCA permission to build new units for almost thirty years.

c. plans for convertible land must be filed and include the reallocation of the undivided interests of the unit owners (§ 55.1-1924 B.).

Marina Point has provided drawings of units it now proposes to build on its convertible land. These drawings and related information are not compliant with the VCA since it is not filed at the Circuit Court with all required information.

Marina Point's plans to build ten new units are not authorized by its Declaration; therefore, the plans to build the new units do not comply with the VCA.

C. Marina Point's Narrative Statement Support Of Its SUP Application

The Narrative Statement is provided as part of the application for the SUP. The county's application for a zoning text amendment does not ask for any supporting rationale, so there is no Narrative Statement supporting ZTA23:01 specifically.

In general, Marina Point's Narrative Statement provides two paragraphs of statements from the Comprehensive Plan and makes conclusory statements in one paragraph that its SUP addresses those statements.

1. The following are specific ways that the Narrative Statement is not consistent with the cited parts of the Comprehensive Plan:

a. "[i]n previous studies for this area, residents identified several priorities which included 'to provide housing choices for a variety of age groups and income levels, appropriate to the area.'";

Marina Point's proposed new units will not add housing choices for a variety of age groups and income levels. Ms. Cosby noted at the September 27, 2023, community meeting that Marina Point expects those who purchase the units to be older, though she did not amplify what that meant. The units will be marketed for at least $500,000. At this price, the units will be purchased by those with both a higher income and a higher net worth. Units for sale at this price are common at Lake Monticello.

b. "most of the County's future housing needs should be located within the community planning areas (CPA). To that end, the plan states that zoning should be approved that enables increased residential density in the growth areas and allows for mixed-use developments.";

The only part of this statement related to Marina Point's applications is that Marina Point is in the Rivanna CPA. Adding the provision for an SUP that permits up to five residential units per acre in the R-4 zoning district that does not permit mixed-use developments does not fit with this part of the Comprehensive Plan. Developments that are zoned R-3 that permit mixed-use are being built in the Rivanna CPA. Colonial Circle, a mixed-use development which will provide housing choices for many ages and income levels, has an approved SUP to build at a density of 5.4 residential units per acre. Under the provisions of an SUP in the R-3 zoning district, the developer could have sought permission for a density of up to 10 residential units per acre.

New R-3 and PUD developments would be well-suited to meet the cited goals. An SUP option in R-4 will not meet any of these goals other than just increased density.

c. “the County should allow for a mix of housing types and densities in individual developments such as single-family and multi-family”; and

This part of the Comprehensive Plan has already been met by the addition of an SUP for up to ten residential units per acre in R-3. The Comprehensive Plan does not suggest that every zoning district needs to “allow for a mix of housing types and densities in individual developments such as single-family and multi-family.”

Marina Point has not provided any rationale to demonstrate how adding an SUP to R-4 provides benefits to Fluvanna County beyond what already exists with the R-3 and PUD zoning districts.

d. “the County should allow for housing suited to the needs of the growing senior population with greater density in the community planning areas.”

As noted above, Ms. Cosby stated at the September 27, 2023, community meeting that Marina Point expects those who purchase the units to be older. She did not explain the basis for this conclusion, but, assuming she is correct, she did not indicate how these new units will address Fluvanna’s growing senior population. Marina Point will market the new units widely and, as a consequence, many, if not most, are likely to be bought by those who do not currently live in Fluvanna County. If this is correct, this will only add to Fluvanna’s growing senior population.

2. The following are conclusory comments in Marina Point’s Narrative Statement that are intended to demonstrate compliance with the Comprehensive Plan:

a. “[t]he additional Condominium units in Lake Monticello would provide additional housing types at a density that is consistent with the above goals of the Comprehensive Plan”; and

b. “[i]ncreasing the density of this Property would allow for additional housing options while limiting the available locations in which development could occur elsewhere”.

These conclusions lack any support and Marina Point presumes that they are correct simply because they are included in the Narrative Statement.

3. The following are isolated comments in Marina Point’s Narrative Statement that are intended to demonstrate the value of approving Marina Point’s application for an SUP:

a. “[t]he increased units are specifically appropriate for this location because the Property was originally planned as a 45-unit condominium”; and

This is essentially saying that since the plan in 1983 was to build 45 units, the Board of Supervisors should just approve an SUP for an additional ten units.

b. “[b]ut for the downzoning, the Property would have been developed at a far greater density than is requested in this SUP application.”

This is an extension of a. above. Marina Point is essentially saying that if it had built all of the units it wanted to in the 1980’s, you would already have way more units than we are asking for. It is almost saying Fluvanna County should be glad we are only asking for ten more units.

4. Marina Point’s narrative statement notes that a benefit to Fluvanna County will be additional tax revenue if the SUP is approved. It further notes that those new taxes will have a minimal impact on the County’s education costs since Marina Point does not expect families with school-aged children to live in the new units. There is no explanation for the conclusion about school-aged children. A Fluvanna County school bus currently makes a stop at Marina Point to pick up students so there is no assurance that new three-story units will be purchased by families without school-aged children.

D. Planning Commission Staff Reports

There are two Staff Reports, one for ZTA23:01 and one for the SUP. However, these two reports are identical with the exception of case numbers, district, and an identifier in the suggested motions. It seems odd that the rationale for an SUP matches the rationale for a countywide amendment exactly.

1. The single paragraph titled “Comprehensive Plan” notes the following:

a. that CPAs were established as part of the 2000 Comprehensive Plan;

This is a simple factual statement.

b. that the Comprehensive Plan recommended that 70% of Fluvanna’s growth should be in the CPAs;

This is providing historical context to growth in the CPAs.

c. “[d]uring 2022, County staff discussed with the community through the 2040 Comp Plan open houses to eliminate the rural residential planned area and merge that into the rural preservation area which further emphasizes the need to develop in one of our six (6) community planning areas, especially in the Zion Crossroads Area.”;

This is accurate information, but it is premature to cite these discussions as authority. Although the rural residential planned area may be merged into the rural preservation area, until that is incorporated into the Comprehensive Plan, it is not a premise on which decisions should be based.

Further, the above statement emphasizes development in the Zion Crossroads CPA and only gives reference to the Rivanna CPA because it is one of the six CPAs.

2. The section titled “2015 Land Use Chapter” notes the following:

a. “[t]he Comprehensive Plan designates the Lake Monticello community as within the Rivanna Community Planning Area which makes up approximately 40 percent of the county’s population.”;

These are accurate statements providing context.

b. “this area is traditionally residential, with primarily single-family, detached dwellings”;

This is an accurate statement providing context.

c. “[s]urrounding growth should be a mixture of uses and residential dwelling types that serve a variety of incomes.”;

In context, this was guidance for development “surrounding” Lake Monticello rather than development within it.

d. “[n]eighborhood mixed-use is needed to help offset the volume of single-family residential development in this community.”;

In context, this also was guidance for development beyond Lake Monticello. Marina Point is zoned R-4 which is not a mixed-use zoning district. Adding an SUP for density of up to five residential units per acre does not transform it into mixed-use.

e “[a]dditional services and infrastructure are needed to accommodate more growth.”

There is no reference in the Staff Reports about what services and infrastructure have been added that would support an increase in density.

f. “[i]n previous studies for this area, residents identified several priorities which included ‘to provide housing choices for a variety of age groups and income levels, appropriate to the area.’”;

The reference to “area” is vague. To the extent that this is a reference to development outside of Lake Monticello, there is no discussion of changes that have already occurred since the 2015 Comprehensive Plan was adopted. There is no discussion about how Village Oaks or Colonial Circle address this or how adding an SUP option in R-4 would address it.

3. The section titled “2015 Housing Chapter” notes the following:

a. “[c]reate zoning that enables increased residential density in the growth areas and allows for mixed-use developments and including residential units above the storefronts and encourage housing in close proximity to commercial development areas so the need for transportation to work is lessened.”;

Having this presented in support of adding an SUP to R-4 is bewildering. Nothing in this statement can be applied to R-4. This more aptly addresses PUDs which could be built in the Zion Crossroads CPA or, to a lesser extent, R-3 developments in any of the CPAs.

b. "[a]llow for a mix of housing types and densities in individual developments such as single-family and multi-family, as appropriate for the area and the existing or planned infrastructure."; and

Marina Point is the only property that is currently capable of applying for an SUP under ZTA23:01's proposed changes. This part of the Comprehensive Plan has already been met by the addition of an SUP for up to ten residential units per acre in R-3. The Comprehensive Plan does not suggest that every zoning district needs to "allow for a mix of housing types and densities in individual developments such as single-family and multi-family." There is also no discussion of what is appropriate for the existing or planned infrastructure or of what new infrastructure is planned.

c. "[a]llow for housing and care facilities suited to the needs of the growing senior population with greater density in the community planning areas."

As noted above, Ms. Cosby stated at the September 27, 2023, community meeting that Marina Point expects those who purchase the units to be older. She did not explain the basis for this conclusion, but, assuming she is correct, she did not indicate how these new units will address Fluvanna's growing senior population. Marina Point will market the new units widely and, as a consequence, many, if not most, are likely to be bought by those who do not currently live in Fluvanna County. If this is correct, this will only add to Fluvanna's growing senior population.

Including this statement in the Staff Reports does not provide any analysis for how adding an SUP in R-4 addresses the issues.

The information in this section appears to be included simply to give references to part of the Comprehensive Plan without considering any relevance to the issues being considered.

4. The section titled "Lake Monticello Information" notes the following:

a. the LMOA ECC enforces the requirement that only single-family, detached homes can be built in the community;

This is an accurate statement, at least based on what is currently in R-4.

b. even if ZTA23:01 is approved, since an LMOA property owner would have to seek an SUP for anything other than a single-family home, the LMOA rules and regulations would not permit such a use.

This does not address why an LMOA property owner other than Marina Point could not request an SUP. Further, if LMOA's permission is part of the process for an LMOA

property owner to pursue an SUP, then, since Marina Point is subject to LMOA's rules and regulations, it should also have to seek LMOA's permission to pursue an SUP.

5. The section titled "Planning Analysis" notes the following:

a. "40% of the county population resides in or near Lake Monticello";

This is an accurate statement, but it is not analysis.

b. "[i]n addition to the many subdivisions in Lake Monticello, there is a stand-alone development that is known as Marina Point that operates under the Virginia Condominium Act.";

This is a mostly accurate statement. As noted above, while Marina Point operates under the VCA, it is still subject to LMOA's rules and regulations as noted in its Declaration.

c. "Fluvanna County, like many rural counties, has housing challenges. Available housing, from workforce housing, options for senior to downsize from two-story homes to age-in-place in a one-story home, and for young adults and families looking for a home, are all in high demand.";

This is likely an accurate statement, but it is not analysis related to either ZTA23:01 or Marina Point's application for an SUP. Further, it does not explain how Marina Point's proposed three-story units relate to downsizing to a one-story home.

d. "[h]ousing type choices and a better range of residential density amounts would be made available through Residential R-3 and R-4 conditional rezoning applications that are properly planned and would become part of a planned development which would be the main basis for all new homes.";

This is a conclusory statement. It does not explain how R-3 developments, with or without an SUP for additional density, have addressed Fluvanna County's needs. It also does not explain how or what ZTA23:01 will add to addressing those needs.

e. "[t]he staff planning analysis, in conformity with the 2015 Comprehensive Plan, seeks to provide flexibility in the Fluvanna County Zoning Ordinance by providing available density in which to construct mixed-use housing units that are found in a well-planned development master plan."; and

This is a conclusory statement that self-declares it is analysis supporting ZTA23:01.

It is also addressing mixed-use housing units in a well-planned development master plan. Lake Monticello has a well-planned development master plan and that plan does not include additional development that is mixed-use. Further, R-4 is not a mixed-use zoning district.

Without supporting information, this is not analysis and, as such, cannot stand to support ZTA23:01.

f. "[i]ncreasing the density in specific zoning districts could allow for additional housing options while limiting the available locations in which development could occur by a special use permit."

This is a conclusory statement that does not explain how ZTA23:01 would address the issue, let alone why it should be adopted.

This section does not provide any meaningful analysis that supports ZTA23:01 or an application for an SUP.

41 Ashlawn Boulevard
Palmyra, VA 22963
(434) 589-8263
www.LMOA.org

October 30, 2023

Dear Fluvanna County Planning Commission and the Fluvanna County Board of Supervisors,

I am writing as President of the Lake Monticello Owners' Association Board of Directors. The Lake Monticello Owners' Association Board of Directors have reviewed ZTA 23-01, SUP 23-07, and the related site sketches as they related to the proposed additional ten (10) units at Marina Point at Lake Monticello. As a result of said review, the Lake Monticello Owners' Association Board of Directors does not have any objections to the passage of ZTA 23-01, SUP 23-07, or the proposed additional ten (10) units at Marina Point at Lake Monticello.

Sincerely,

Larry Henson, Board President

CC: Douglas Miles, Eric Dahl, Kelly Harris

12/1/23

Douglas Miles
Director of Community Development
132 Main Street
Palmyra, VA 22963

CEP Solar, LLC
2201 Broad Street, Suite 200
Richmond, VA 23220

To: Douglas Miles
From: CEP Solar, LLC

Dear Mr. Miles,

This letter confirms the Applicant's request for a deferral of SUP 23:01 White Oak Tree Solar, LLC and the associated Substantial Accord determination from the January 9th, 2024 Planning Commission Agenda until the March 12th, 2024 Planning Commission Agenda.

We look forward to continuing to work with Staff and the Planning Commission to build consensus on White Oak Solar Farm.

Best,



Harry Kingery | Project Development Manager
(804) 789-4040 Ext. 707 | harry.kingery@cepsolar.com
2201 West Broad St. | Suite #200 | Richmond, VA 23230
www.cepsolar.com

BUILDING INSPECTIONS MONTHLY REPORT

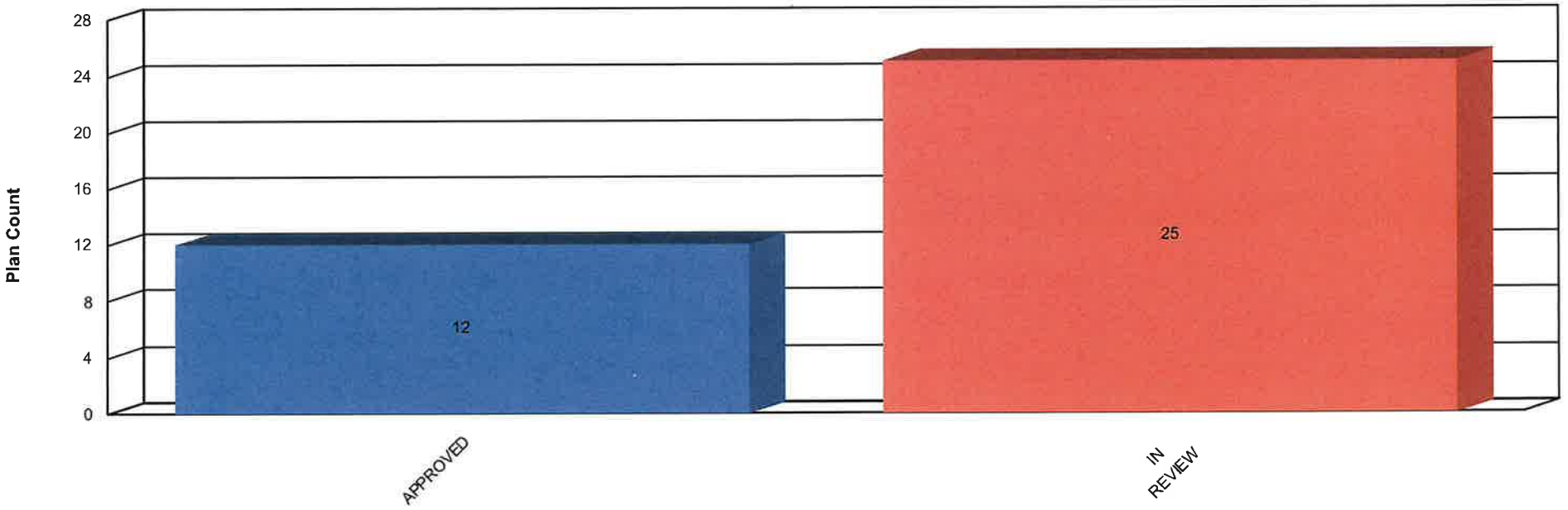
County of Fluvanna

Building Official:	Period:
Andrew Wills	November, 2023

Category	Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
BUILDING PERMITS ISSUED														
NEW - Single Family Detached (incl. Trades permits & SWMH)	2019	8	10	14	9	12	9	10	14	14	2	11	7	**120**
	2020	12	13	23	14	8	19	19	17	16	20	22	11	**194**
	2021	15	9	19	20	16	22	15	11	8	22	13	8	**178**
	2022	17	11	20	11	18	32	10	9	11	12	9	4	**164**
	2023	5	6	6	12	12	6	10	5	7	8	9		**86**
NEW - Single Family Attached (Town Homes)	2019	0	0	0	0	0	0	0	0	0	0	0	0	**0**
	2020	0	0	0	0	1	6	0	0	6	0	0	0	**13**
	2021	6	0	0	0	0	0	0	0	6	0	0	0	**6**
	2022	0	0	0	0	0	0	0	0	0	0	0	0	**0**
	2023	0	8	0	0	0	0	0	0	0	0	0	0	**8**
Multi Family (Apartment, Duplex)	2019	0	0	0	0	0	0	0	0	0	0	0	0	**0**
	2020	0	0	0	0	0	0	0	0	1	0	0	0	**0**
	2021	0	0	0	0	0	0	0	0	0	0	0	0	**0**
	2022	0	0	0	0	0	0	0	5	0	0	0	0	**5**
	2023	1	0	0	0	0	0	0	0	0	0	0	0	**1**
Additions and Alterations	2019	35	33	37	27	38	38	44	34	34	36	35	31	**422**
	2020	37	38	23	30	30	22	27	20	30	34	35	23	**349**
	2021	28	14	43	39	31	40	30	29	26	30	35	33	**378**
	2022	33	48	60	45	47	50	51	63	45	63	51	44	**600**
	2023	52	34	51	34	36	28	36	35	45	39	43	0	**433**
		* Trade permits count not in .												
Accessory Buildings	2019	2	4	6	4	4	3	3	8	2	8	4	4	**52**
	2020	2	4	4	4	5	5	1	7	8	3	5	1	**49**
	2021	1	3	3	6	3	6	1	3	2	4	4	2	**38**
	2022	3	4	13	6	5	2	5	4	5	3	0	2	**52**
	2023	7	2	7	5	6	2	5	8	4	7	5	0	**58**
Swimming Pools	2019	0	0	0	3	2	2	0	1	0	1	0	1	**10**
	2020	0	1	3	3	1	2	3	1	1	0	0	0	**15**
	2021	0	0	7	1	5	2	3	4	1	0	1	2	**26**
	2022	0	2	4	4	1	0	3	3	0	0	0	0	**17**
	2023	1	0	6	1	2	4	0	0	0	2	0	0	**16**
Commercial/ Industrial Build/Cell Towers	2019	0	0	1	1	0	2	0	0	0	0	0	0	**4**
	2020	0	0	1	0	1	0	0	3	0	0	2	0	**7**
	2021	1	0	1	0	0	0	1	0	0	0	2	0	**5**
	2022	0	0	0	0	0	2	3	2	0	2	1	0	**10**
	2023	1	1	0	1	0	0	0	0	0	0	0	0	**3**
TOTAL BUILDING PERMITS	2019	45	47	58	44	56	54	57	57	50	48	50	43	**609**
	2020	51	56	54	51	46	54	50	48	63	57	54	40	**624**
	2021	51	26	73	66	55	70	50	47	37	56	55	45	**631**
	2022	54	65	97	66	71	86	72	77	61	80	61	50	**840**
	2023	67	51	64	52	51	40	52	48	56	56	57	0	**594**
		* Trade permits count not included as in previous years												
BUILDING VALUES FOR PERMITS ISSUED														
TOTAL BUILDING VALUES	2019	$1,991,054	$2,502,719	$5,639,238	$4,695,173	$3,057,597	$3,228,152	$3,360,952	$3,926,015	$3,457,214	$2,636,194	$3,148,369	$2,960,579	**$ 40,603,256**
	2020	$2,292,161	$3,206,055	$7,238,708	$2,997,448	$2,245,441	$4,389,903	$3,644,002	$5,555,492	$5,271,906	$4,201,357	$3,513,834	$2,954,193	**$ 47,506,500**
	2021	$5,397,000	$1,687,484	$2,506,869	$4,952,702	$3,473,256	$5,766,891	$2,885,146	$2,506,053	$2,046,134	$3,637,390	$4,633,868	$2,712,396	**$ 41,734,789**
	2022	$5,073,054	$3,017,155	$5,012,175	$2,937,240	$5,654,955	$9,371,750	$11,374,772	$17,974,068	$2,743,309	$4,363,026	$6,842,941	$1,046,000	**$ 75,410,524**
	2023	$3,929,572	$4,916,308	$3,029,674	$3,087,131	$6,370,476	$3,088,398	$4,234,315	$3,224,163	$2,474,897	$2,332,220	$3,542,065	$0	**$ 40,219,219**

Category	Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
LAND DISTURBING PERMITS ISSUED														
LAND DISTURBING PERMITS	2019	8	12	16	9	14	10	12	14	13	2	11	8	**129**
	2020	11	10	26	13	8	24	13	19	20	19	13	16	**192**
	2021	22	10	18	20	18	22	16	11	4	23	13	8	**185**
	2022	16	13	19	11	18	34	11	10	8	13	8	3	**164**
	2023	5	14	9	15	10	7	10	5	10	8	8	0	**101**
INSPECTIONS COMPLETED														
TOTAL INSPECTIONS	2019	237	207	232	297	305	246	324	332	295	298	204	216	**3,193**
	2020	213	197	302	369	371	304	434	368	439	464	407	412	**4,280**
	2021	430	349	465	431	402	426	333	355	419	453	422	356	**4,841**
	2022	304	414	551	449	439	486	594	589	523	400	300	351	**5,400**
	2023	350	298	321	308	288	285	261	294	287	375	297	0	**3,364**
FEES COLLECTED														
Building Permits	2019	$11,377	$13,617	$14,005	$14,308	$11,228	$16,260	$13,778	$18,772	$14,375	$8,468	$14,747	$11,059	**$ 161,994**
	2020	$12,863	$15,468	$18,152	$16,803	$13,147	$28,068	$23,193	$28,887	$24,237	$19,359	$15,359	$15,871	**$ 231,407**
	2021	$18,733	$15,400	$15,654	$21,333	$16,184	$23,031	$27,000	$11,923	$9,144	$20,620	$15,563	$9,211	**$ 203,796**
	2022	$21,100	$19,347	$23,488	$15,404	$19,739	$23,621	$18,713	$54,782	$11,348	$34,994	$17,567	$6,021	**$ 266,124**
	2023	$11,925	$20,870	$11,256	$15,385	$21,848	$9,751	$9,429	$8,207	$10,590	$11,603	$11,462	$0	**$ 142,326**
Land Disturbing Permits	2019	$1,000	$1,500	$1,625	$1,125	$3,553	$1,250	$2,975	$6,556	$1,920	$250	$1,375	$1,125	**$ 24,251**
	2020	$1,375	$1,250	$6,365	$1,625	$1,000	$3,000	$2,125	$8,369	$2,500	$2,375	$4,294	$1,875	**$ 36,153**
	2021	$5,678	$1,250	$14,463	$2,500	$2,250	$2,750	$13,581	$2,824	$500	$4,848	$1,625	$1,000	**$ 53,268**
	2022	$2,000	$2,050	$9,963	$1,375	$2,250	$10,014	$1,375	$2,175	$27,725	$3,649	$2,175	$375	**$ 65,126**
	2023	$625	$1,875	$1,125	$2,300	$1,625	$5,000	$2,408	$625	$4,975	$1,000	$1,000	$0	**$ 22,558**
Zoning Fees collected by Planning Dept starting March 2023	2019	$1,200	$1,800	$2,200	$1,550	$2,050	$1,350	$1,950	$2,300	$1,700	$1,150	$1,450	$1,400	**$ 20,100**
	2020	$1,650	$1,600	$3,000	$1,700	$15,550	$3,050	$2,350	$2,300	$2,900	$2,850	$1,600	$1,700	**$ 26,250**
	2021	$2,150	$1,150	$3,650	$2,950	$2,650	$3,400	$2,450	$1,850	$1,300	$2,900	$1,900	$1,150	**$ 27,500**
	2022	$1,900	$1,400	$3,900	$1,650	$2,300	$3,900	$1,800	$1,500	$1,500	$2,000	$1,450	$750	**$ 24,050**
	2023	$1,350	$1,950	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$ 3,300**
TOTAL FEES	2019	$13,577	$16,917	$17,830	$16,983	$16,831	$18,860	$18,703	$27,628	$17,995	$9,868	$15,028	$132,584	**$ 203,804**
	2020	$15,888	$18,318	$27,517	$20,128	$15,697	$34,118	$27,668	$39,556	$29,637	$24,584	$24,584	$19,446	**$ 293,810**
	2021	$25,000	$22,797	$37,351	$18,429	$24,289	$37,535	$21,888	$58,457	$40,573	$40,643	$24,584	$7,146	**$ 290,061**
	2022	$25,001	$22,797	$37,351	$18,429	$24,289	$37,535	$21,888	$58,547	$40,073	$40,643	$21,192	$7,146	**$ 355,300**
	2023	$13,900	$24,695	$12,381	$17,685	$23,473	$14,751	$11,837	$8,834	$15,565	$12,603	$12,462	$0	**$ 168,186**

PLANS APPLIED BY STATUS (11/01/2023 TO 11/30/2023)
FOR FLUVANNA COUNTY BUILDING AND PLANNING DEPARTMENT



Plan Case #	Type	Workclass	Status	Main Address		Project	District	Parcel
	Application Date	*Expiration Date*	*Complete Date*	*Approval Expire Date*	*Applicant*			
	Zone	*Sq Ft*	*Valuation*	*Fee Total*	*Assigned To*			
APPROVED								
MSC23:0253	Miscellaneous	Miscellaneous - Other	Approved	2080 Kidds Dairy Rd, Scottsville, VA 24590		Not Assigned	Cunningham	37 10 29
	11/14/2023		*11/15/2023*					
		0	*$0.00*	*$100.00*	*Jason Overstreet*			
	Description: Storage building- addition							
MSC23:0254	Miscellaneous	Miscellaneous - Other	Approved			Not Assigned	Cunningham	16 A 19A1
	11/14/2023		*11/15/2023*					
		0	*$0.00*	*$100.00*	*Jason Overstreet*			
	Description: New doublewide home							
MSC23:0255	Miscellaneous	Miscellaneous - Other	Approved			Not Assigned	Fork Union	41 A 44C5
	11/14/2023			*11/15/2023*				

PLANS APPLIED BY STATUS (11/01/2023 TO 11/30/2023)

Plan Case #	Type	Workclass	Status	Main Address		Project	District	Parcel
	Application Date	*Expiration Date*	*Complete Date*	*Approval Expire Date*	*Applicant*			
	Zone	*Sq Ft*	*Valuation*	*Fee Total*	*Assigned To*			
		0	*$0.00*	*$100.00*	*Jason Overstreet*			
	Description: New single family dwelling							
MSC23:0252	Miscellaneous	Miscellaneous - Other	Approved	317 Old Spring Hl, Scottsville, VA 24590		Not Assigned	Cunningham	37 A 21
	11/14/2023		*11/15/2023*					
		0	*$0.00*	*$100.00*	*Jason Overstreet*			
	Description: Addition							
MSC23:0256	Miscellaneous	Miscellaneous - Other	Approved			Not Assigned	Columbia	20 A 43D
	11/15/2023		*11/16/2023*					
		0	*$0.00*	*$100.00*	*Jason Overstreet*			
	Description: New Home							
MSC23:0257	Miscellaneous	Miscellaneous - Other	Approved	442 Justin Dr, Palmyra, VA 22963		Not Assigned	Fork Union	18 12 43
	11/15/2023		*11/16/2023*					
		0	*$0.00*	*$100.00*	*Jason Overstreet*			
	Description: 200 sq ft wood deck							
MSC23:0258	Miscellaneous	Miscellaneous - Other	Approved	1100 Rockfish Run Rd, Scottsville, VA 24590		Not Assigned	Fork Union	48 11 2
	11/15/2023		*11/16/2023*					
		0	*$0.00*	*$50.00*	*Jason Overstreet*			
	Description: 30 X 40 monolithic concrete pad							
MSC23:0261	Miscellaneous	Miscellaneous - Other	Approved			Not Assigned	Palmyra	8 13 136
	11/16/2023		*11/21/2023*					
		0	*$0.00*	*$100.00*	*Jason Overstreet*			
	Description: New single family detached dwelling							
MSC23:0262	Miscellaneous	Miscellaneous - Other	Approved			Not Assigned	Palmyra	8 13 142
	11/16/2023		*11/21/2023*					
		0	*$0.00*	*$100.00*	*Jason Overstreet*			
	Description: New single family detached dwelling							
MSC23:0263	Miscellaneous	Miscellaneous - Other	Approved			Not Assigned	Palmyra	8 13 143
	11/16/2023		*11/21/2023*					
		0	*$0.00*	*$100.00*	*Jason Overstreet*			
	Description: New Single family detached dwelling							
MSC23:0260	Miscellaneous	Miscellaneous - Other	Approved			Not Assigned	Rivanna	8 13 134

PLANS APPLIED BY STATUS (11/01/2023 TO 11/30/2023)

Plan Case #	Type	Workclass	Status	Main Address	Project	District	Parcel
	Application Date	*Expiration Date*	*Complete Date*	*Approval Expire Date*	*Applicant*		
	Zone	*Sq Ft*	*Valuation*	*Fee Total*	*Assigned To*		
	11/16/2023		*11/21/2023*				
		0	*$0.00*	*$100.00*	*Jason Overstreet*		
	Description: New single family detached dwelling						
MSC23:0264	Miscellaneous	Miscellaneous - Other	Approved		Not Assigned	Palmyra	8 13 18
	11/16/2023		*11/21/2023*				
		0	*$0.00*	*$100.00*	*Jason Overstreet*		
	Description: New Townhome						

PLANS APPLIED FOR APPROVED: 12

IN REVIEW

MSC23:0245	Miscellaneous	Miscellaneous - Other	In Review	2707 Kidds Dairy Rd, Scottsville, VA 24590	Not Assigned	Cunningham	38 A 11E
	11/02/2023						
		0	*$0.00*	*$100.00*	*Jason Overstreet*		
	Description: demo of old deck, installation of new deck						
MSC23:0246	Miscellaneous	Miscellaneous - Other	In Review	2588 Shannon Hill Rd, Columbia, VA 23038	Not Assigned	Columbia	44 A 43
	11/02/2023						
		0	*$0.00*	*$100.00*	*Jason Overstreet*		
	Description: New single family dwelling						
MSC23:0247	Miscellaneous	Miscellaneous - Other	In Review	1327 Mountain Laurel Rd, Palmyra, VA 22963	Not Assigned	Columbia	21 17 2
	11/02/2023						
		0	*$0.00*	*$50.00*	*Jason Overstreet*		
	Description: 60 X 40 Pole Barn						
MSC23:0244	Miscellaneous	Miscellaneous - Other	In Review	27 Vine Ridge Dr, Palmyra, VA 22963	Not Assigned	Rivanna	18A 12 14
	11/02/2023						
		0	*$0.00*	*$50.00*	*Jason Overstreet*		
	Description: Change carport to living space & expand deck						
MSC23:0248	Miscellaneous	Miscellaneous - Other	In Review	19689 James Madison Hwy, Troy, VA 22974	Not Assigned	Columbia	11 A 48A
	11/03/2023						
		0	*$0.00*	*$50.00*	*Jason Overstreet*		
	Description: Pole Barn						
MSC23:0249	Miscellaneous	Miscellaneous - Other	In Review	44 Colonial Rd, Palmyra, VA 22963	Not Assigned	Rivanna	18A 3 52
	11/03/2023						

PLANS APPLIED BY STATUS (11/01/2023 TO 11/30/2023)

Plan Case #	Type	Workclass	Status	Main Address		Project	District	Parcel
	Application Date	*Expiration Date*	*Complete Date*	*Approval Expire Date*	*Applicant*			
	Zone	*Sq Ft*	*Valuation*	*Fee Total*	*Assigned To*			
		0	*$0.00*	*$50.00*	*Jason Overstreet*			
	Description: Detached 28 X 24 Garage							
SDP23:0009	Site Development Plan	Site Development Plan - Minor	In Review			Not Assigned	Fork Union	30 A 66
	11/08/2023	*12/23/2023*			*Moore's Plumbing & Septic, LLC*			
		0	*$0.00*	*$550.00*	*Jason Overstreet*			
	Description: Storage shop							
MSC23:0250	Miscellaneous	Miscellaneous - Other	In Review	449 Suncrest Dr, Scottsville, VA 24590		Not Assigned	Cunningham	27 7 3
	11/08/2023							
		0	*$0.00*	*$100.00*	*Jason Overstreet*			
	Description: Addition							
MSC23:0251	Miscellaneous	Miscellaneous - Other	In Review	151 Blue Mountain Ln, Scottsville, VA 24590		Not Assigned	Cunningham	26 16 12
	11/14/2023							
		0	*$0.00*	*$50.00*	*Jason Overstreet*			
	Description: connection deck to the pool							
MSC23:0259	Miscellaneous	Miscellaneous - Other	In Review	10 Vine Ridge Dr, Palmyra, VA 22963		Not Assigned	Rivanna	18A 12 23
	11/16/2023							
		0	*$0.00*	*$100.00*	*Jason Overstreet*			
	Description: expanding to existing front porch							
MSC23:0265	Miscellaneous	Miscellaneous - Other	In Review			Not Assigned	Cunningham	8 A 18
	11/17/2023							
		0	*$0.00*	*$50.00*	*Jason Overstreet*			
	Description: Barn							
MSC23:0267	Miscellaneous	Miscellaneous - Other	In Review	733 Country Creek Way, Palmyra, VA 22963		Not Assigned	Cunningham	17 27 43
	11/21/2023							
		0	*$0.00*	*$50.00*	*Jason Overstreet*			
	Description: Detached Carport							
MSC23:0266	Miscellaneous	Miscellaneous - Other	In Review	1802 Bybees Church Rd, Palmyra, VA 22963		Not Assigned	Palmyra	20 19 1
	11/21/2023							
		0	*$0.00*	*$50.00*	*Jason Overstreet*			
	Description: Guest House							

PLANS APPLIED BY STATUS (11/01/2023 TO 11/30/2023)

Plan Case #	Type	Workclass	Status	Main Address		Project	District	Parcel
	Application Date	*Expiration Date*	*Complete Date*	*Approval Expire Date*	*Applicant*			
	Zone	*Sq Ft*	*Valuation*	*Fee Total*	*Assigned To*			
MSC23:0268	Miscellaneous	Miscellaneous - Other	In Review	1707 Rising Sun Rd, Palmyra, VA 22963		Not Assigned	Columbia	31 7 3B
	11/27/2023							
		0	*$0.00*	*$100.00*	*Jason Overstreet*			
	Description: Garage with 2 bedroom appt							
SUB23:0042	Subdivision	Subdivision - Family	In Review			Not Assigned	Cunningham	16 A 12A
	11/27/2023	*01/11/2024*						
		0	*$0.00*	*$350.00*	*Jason Overstreet*			
	Description: Given to both sons							
MSC23:0269	Miscellaneous	Miscellaneous - Other	In Review			Not Assigned	Palmyra	8 13 19
	11/28/2023							
		0	*$0.00*	*$100.00*	*Jason Overstreet*			
	Description: New single family attached townhome							
MSC23:0270	Miscellaneous	Miscellaneous - Other	In Review			Not Assigned	Palmyra	8 13 20
	11/28/2023							
		0	*$0.00*	*$100.00*	*Jason Overstreet*			
	Description: New single family Attached townhome							
MSC23:0271	Miscellaneous	Miscellaneous - Other	In Review			Not Assigned	Palmyra	8 13 21
	11/28/2023							
		0	*$0.00*	*$100.00*	*Jason Overstreet*			
	Description: New single family attached townhome							
MSC23:0272	Miscellaneous	Miscellaneous - Other	In Review			Not Assigned	Palmyra	8 13 22
	11/28/2023							
		0	*$0.00*	*$100.00*	*Jason Overstreet*			
	Description: New Single Family Attached Townhome							
MSC23:0273	Miscellaneous	Miscellaneous - Other	In Review			Not Assigned	Palmyra	8 13 23
	11/28/2023							
		0	*$0.00*	*$100.00*	*Jason Overstreet*			
	Description: New Single family attached townhome							
MSC23:0274	Miscellaneous	Miscellaneous - Other	In Review			Not Assigned	Palmyra	8 13 24
	11/28/2023							
		0	*$0.00*	*$100.00*	*Jason Overstreet*			

PLANS APPLIED BY STATUS (11/01/2023 TO 11/30/2023)

Plan Case #	Type	Workclass	Status	Main Address		Project	District	Parcel
	Application Date	*Expiration Date*	*Complete Date*	*Approval Expire Date*	*Applicant*			
	Zone	*Sq Ft*	*Valuation*	*Fee Total*	*Assigned To*			
	Description: New Single Family Attached Townhome							
SUB23:0043	Subdivision	Ordinance of Vacation	In Review	168 Paynes Landing Rd, Scottsville, VA 24590		Not Assigned	Cunningham	47 A 25A
	11/28/2023	*01/12/2024*			*Bevely & Caroly Butler*			
		0	*$0.00*	*$225.00*	*Jason Overstreet*			
MSC23:0275	Miscellaneous	Miscellaneous - Other	In Review	3784 Shores Rd, Palmyra, VA 22963		Not Assigned	Fork Union	49 A 19C
	11/28/2023							
		0	*$0.00*	*$100.00*	*Jason Overstreet*			
	Description: Replacing existing trailer							
SUB23:0044	Subdivision	Boundary Adjustment	In Review	1099 Paynes Mill Rd, Troy, VA 22974		Not Assigned	Palmyra	4 A 50A
	11/30/2023	*01/14/2024*			*Douglas Snyder*			
		0	*$0.00*	*$100.00*	*Jason Overstreet*			
BZA23:0002	Board of Zoning Appeals	Variance	In Review	4305 Cedar Lane Rd, Kents Store, VA 23084		Not Assigned	Columbia	33 11 1
	11/30/2023	*01/29/2024*			*Liberty Homes*			
		0	*$0.00*	*$640.00*	*Jason Overstreet*			

PLANS APPLIED FOR IN REVIEW: 25

GRAND TOTAL OF PLANS: 37