



FLUVANNA COUNTY PLANNING COMMISSION

REGULAR MEETING AGENDA

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

Tuesday, October 10, 2023

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

TAB	AGENDA ITEM
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WORK SESSION

- | | |
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| A. | Call to Order, Pledge of Allegiance and followed by a Moment of Silence |
| B. | FY 2025-2029 Capital Improvement Plan (CIP) Department and Agency funding requests |
| C. | Work Session: Capital Improvement Plan Department and Agency presentations and updates |
| D. | Adjournment |

REGULAR MEETING

- | | |
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| 1 | Call to Order, Pledge of Allegiance and followed by a Moment of Silence |
| 2 | DIRECTOR'S REPORT – Douglas Miles, Community Development Director |
| 3 | PUBLIC COMMENTS #1 (5 minutes per speaker) |
| 4 | MINUTES: Review and Approval of Draft Minutes from September 12, 2023 |

5 – PUBLIC HEARINGS:

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.

Fluvanna County...The heart of Virginia and your gateway to the future!

*For the Hearing-Impaired – Listening devices are available upon request. TTY access number is 711 to make arrangements.
For Persons with Disabilities – If you have special needs, please contact the County Administrator's Office at 434.591.1910.*

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:

Short Term Tourist Rentals Presentation – Dan Whitten, County Attorney

7 – SITE DEVELOPMENT PLANS: None

8 – SUBDIVISIONS: None

9 – UNFINISHED BUSINESS: Planning Commission By-law Amendments - Dan Whitten, County Attorney

10 – NEW BUSINESS: None

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

12 – ADJOURNMENT

Douglas Miles

Community Development Director

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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.

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.

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(434) 591-1910
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www.fluvannacounty.org

PLANNING COMMISSION STAFF REPORT

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

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

General Information: This Special Use Permit (SUP) request is to be heard by the Planning Commission on Tuesday, October 10, 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.

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:

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 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 and all permanent structures will be considered under the Building Code to be considered for Camp guests or employees and then be shown on the Conceptual Plan.
4. Prior to commencing the Camp use, the Developer must 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.

Attachments:

Special Use Permit Application
Applicant Narrative Statement dated May 1, 2023



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PLANNING COMMISSION STAFF REPORT

To: Fluvanna County Planning Commission
Request: Central Water System / Major Utility

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

General Information: This Special Use Permit (SUP) request is to be heard by the Planning Commission on Tuesday, October 10, 2023 at 7:00 pm at the Carysbrook Performing Arts Center.

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

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Special Use Permits:

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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:

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 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 and all permanent structures will be considered under the Building Code to be considered for Camp guests or employees and then be shown on the Conceptual Plan.
4. Prior to commencing the Camp use, the Developer must 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 23:04, a request to permit a Central water system / major utilities 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.

Attachments:

Special Use Permit Application
Applicant Narrative Statement dated May 1, 2023



COUNTY OF FLUVANNA

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PLANNING COMMISSION STAFF REPORT

To: Fluvanna County Planning Commission
Request: Central Sewer System / Major Utility

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

General Information: This Special Use Permit (SUP) request is to be heard by the Planning Commission on Tuesday, October 10, 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.

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:

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 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 and all permanent structures will be considered under the Building Code to be considered for Camp guests or employees and then be shown on the Conceptual Plan.
 4. Prior to commencing the Camp use, the Developer must 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 23:05, a request to permit a Central sewer system / major utilities 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.

Attachments:

Special Use Permit Application
Applicant Narrative Statement dated May 1, 2023



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PLANNING COMMISSION STAFF REPORT

To: Fluvanna County Planning Commission
Request: Event facility use

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

General Information: This Special Use Permit (SUP) request is to be heard by the Planning Commission on Tuesday, October 10, 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 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 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 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:

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.

Attachments:

Special Use Permit Application
Applicant Narrative Statement dated May 1, 2023



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA

Application for Special Use Permit (SUP)

Owner of Record: Murcielago, LLC

Applicant of Record: Sun Reventon Farm LLC

Address: 27 Congress Street, Suite 502, Salem, MA 01970 Address: 27777 Franklin Road, Suite 300, Southfield, MI 48034

Phone: 978.741.0049 Fax: _____ Phone: 248.208.2602 Fax: _____

Email: kimpiver@mountidafarm.com

Email: braffoul@suncommunities.com

Representative: Steven W. Blaine, Esq.

Address: 123 East Main Street, 5th Fl, Charlottesville, VA 22902

Phone: 434.220.6831 Fax: _____

Email: Steven.Blaine@wrvblaw.com

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

Acres 298 Zoning A-1

Location of Parcel: 6055 Rolling Road S., Scottsville

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:

Deed Book and Page: _____

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:	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 this deposit.

[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: <ul style="list-style-type: none"> • Plot plan or survey plat at an appropriate scale • Location and dimension of existing conditions and proposed development • <i>Commercial and Industrial Development:</i> 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:	
<ul style="list-style-type: none"> • 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:	
<ul style="list-style-type: none"> • Applicant • All adjacent property owners • Local Newspaper advertisement 	
Staff Report to include, but not be limited to:	
<ul style="list-style-type: none"> • 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. 	

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

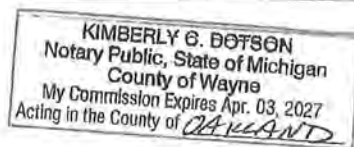
By: 
Bill Raffoul
Authorized Representative

Date: 4/28/23

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

Notary Public:  Register # _____

My commission expires: _____



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 data¹, the short term rental market in the Charlottesville, Albemarle, and Fluvanna area has experienced unprecedented levels of occupancy following the onset of the pandemic. The seasonality of short term rentals that was prevalent before 2020 has also become less variable, with occupancy in February 2023 well above prior winter levels. Short term rentals occupancy averaged 47.7% from 2018 to 2019 but increased to 61.6% average occupancy from June 2020 to February 2023 the latest market data. This trend has prevailed despite an increase in listings in 2022. It is estimated that with the continued growth of demand for short term occupancy in the rural areas of Fluvanna and Albemarle County, in particular, by the time the Project is completed (likely around 2024 to 2025 at the earliest), demand for short term rentals will outpace supply for several years, creating unmet demand for roughly 325 short term rentals.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Impacts on Public Facilities & Public Infrastructure

Water:

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

Existing Conditions:

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

Proposed Conditions:

Approach:

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

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

Design:

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

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

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

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

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

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

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

Sewer:

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

Existing Conditions:

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

Proposed Conditions:

Approach:

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

Design:

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

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

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

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

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

Road Infrastructure:

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

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

Trip Generation was analyzed using the Institute of Transportation Engineers Trip Generation Manual, 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

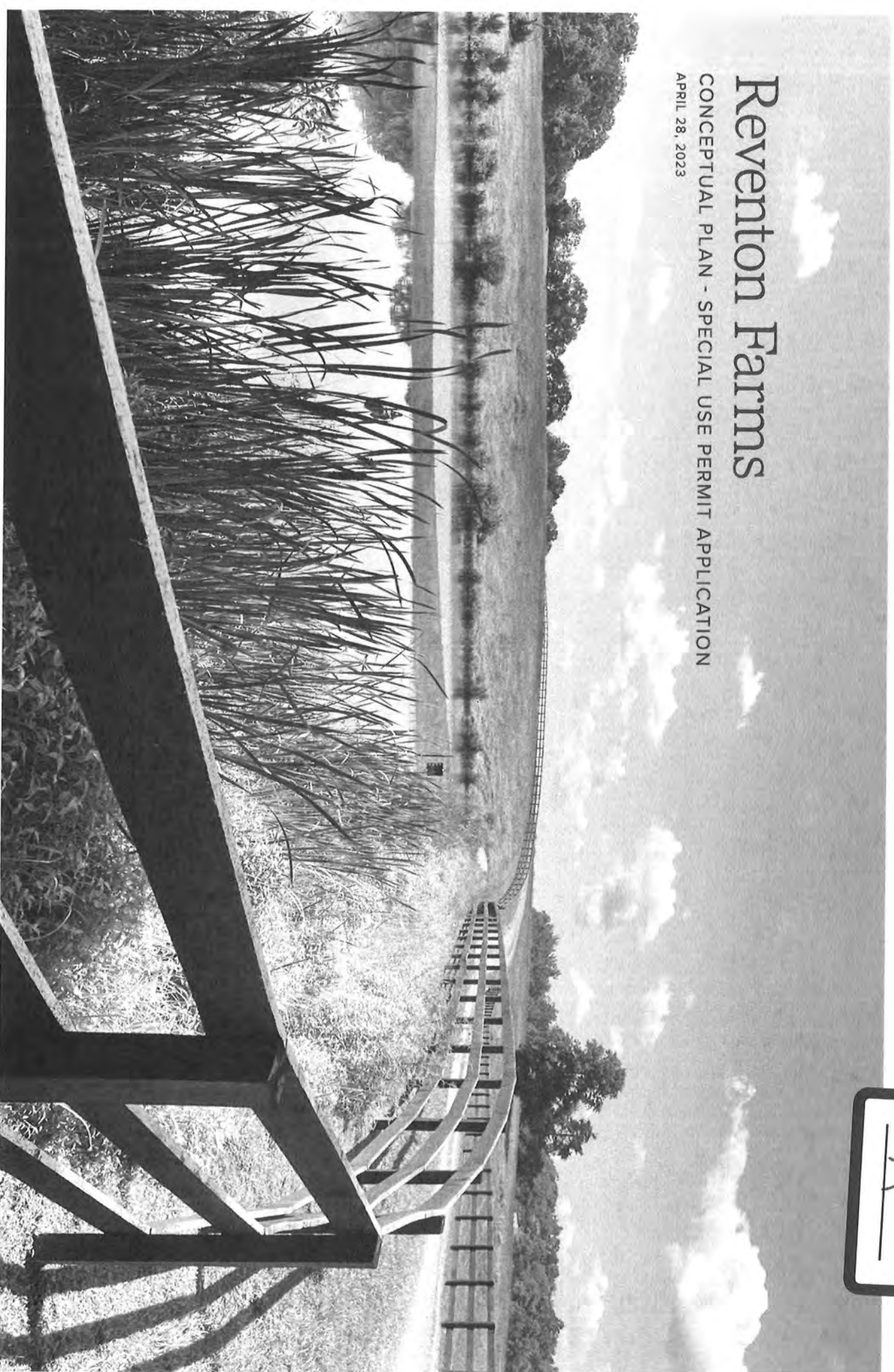
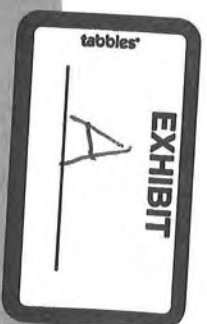
D Economic Impact Analysis from RCLCO Dated March 30, 2023

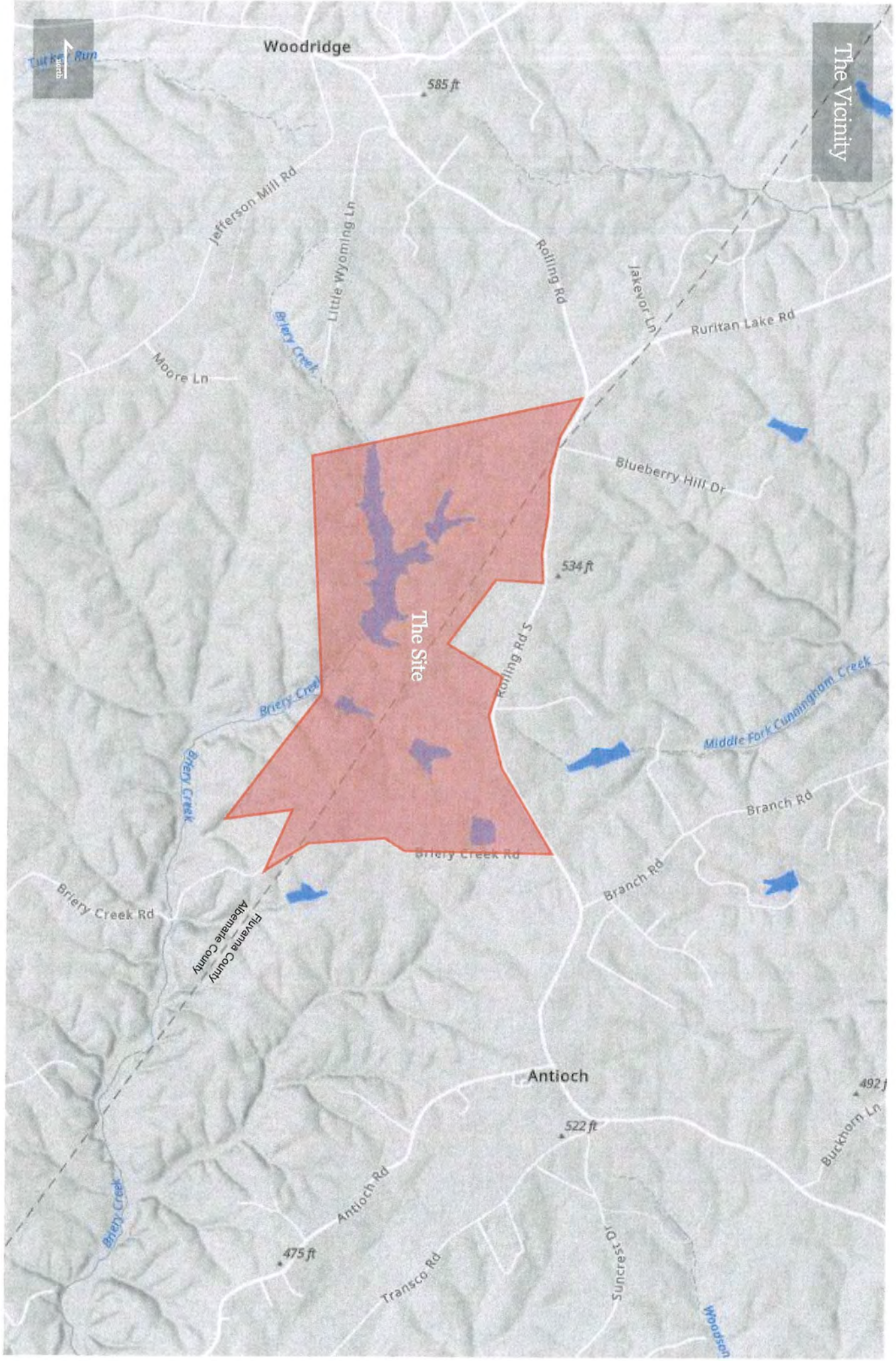
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ⁱ Fiscal and Economic Impact Analysis for the proposed boarding camp was conducted by RCLCO, real estate consultants, dated March 30, 2023.

Reventon Farms

CONCEPTUAL PLAN - SPECIAL USE PERMIT APPLICATION
APRIL 28, 2023





Woodridge

585 ft

The Vicinity

Jefferson Mill Rd

Little Wyoming Ln

Rolling Rd

Jalevor Ln

Ruritan Lake Rd

Moore Ln

Briery Creek

Blueberry Hill Dr

534 ft

The Site

Rolling Rd S

Briery Creek

Middle Fork Cunningham Creek

Branch Rd

Briery Creek Rd

Branch Rd

Briery Creek Rd

Alabama County

Antioch

522 ft

Antioch Rd

475 ft

Transco Rd

Suncrest Dr

Buckhorn Ln

492 ft

Woodsen

Existing Conditions

TO CHARLOTTESVILLE
(30 MINUTES)

723.4 acres

Briery Creek

One Mile

Rolling Road S / VA - 620

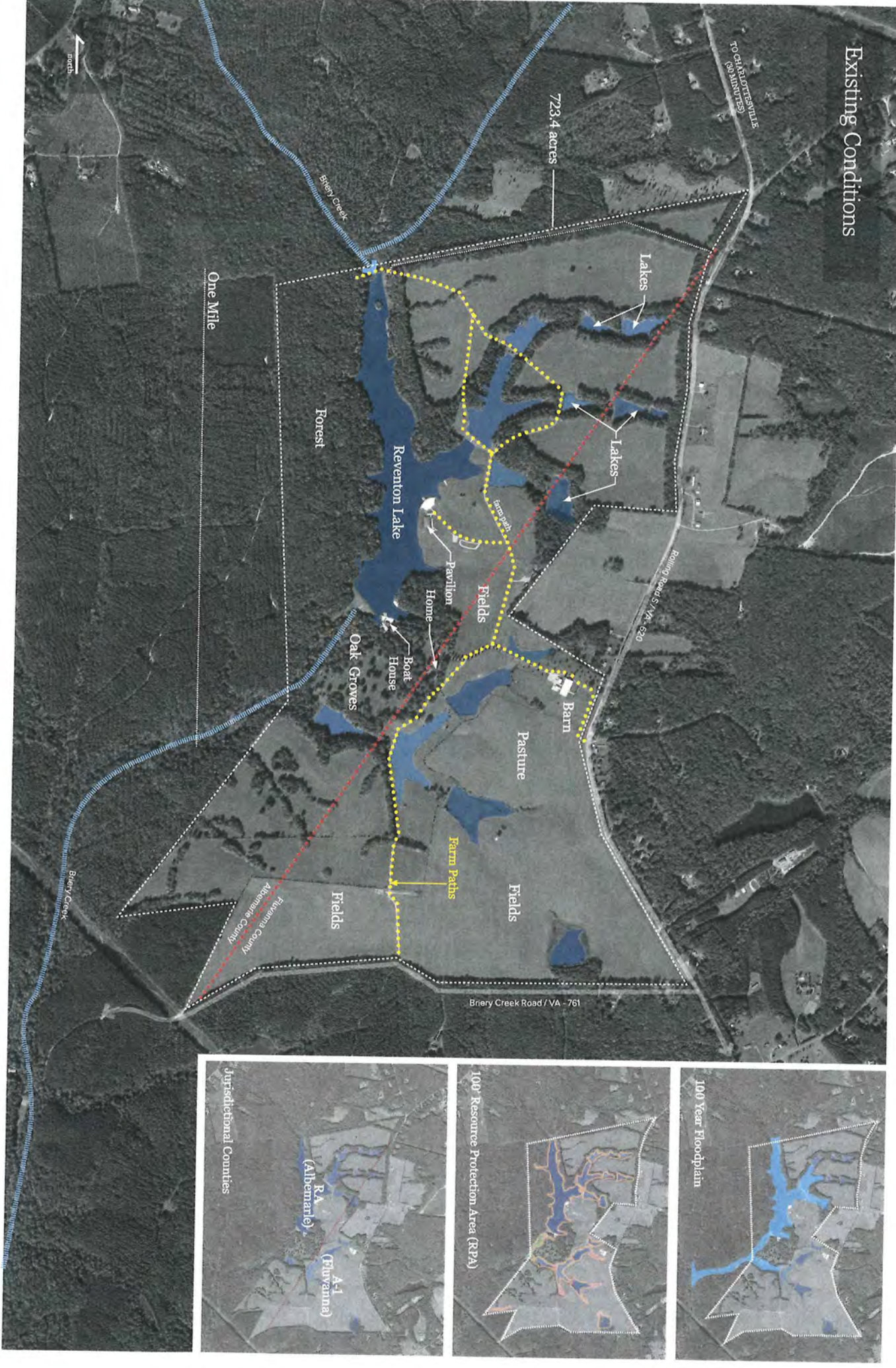
Briery Creek Road / VA - 761

100 Year Floodplain

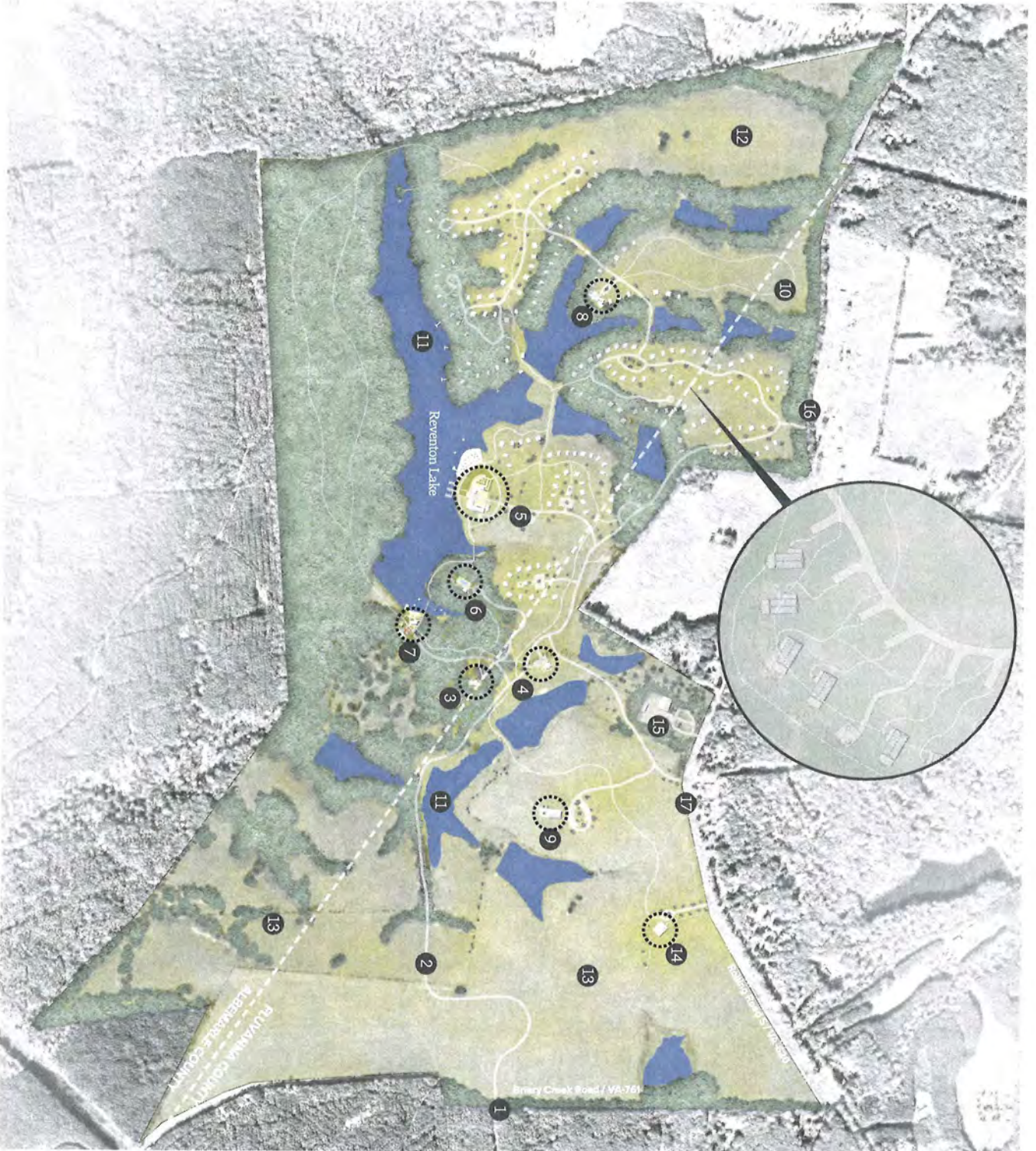
100' Resource Protection Area (RPA)

Jurisdictional Counties

RA (Albemarle)
A-1 (Fauquier)



One Mile



The Master Plan

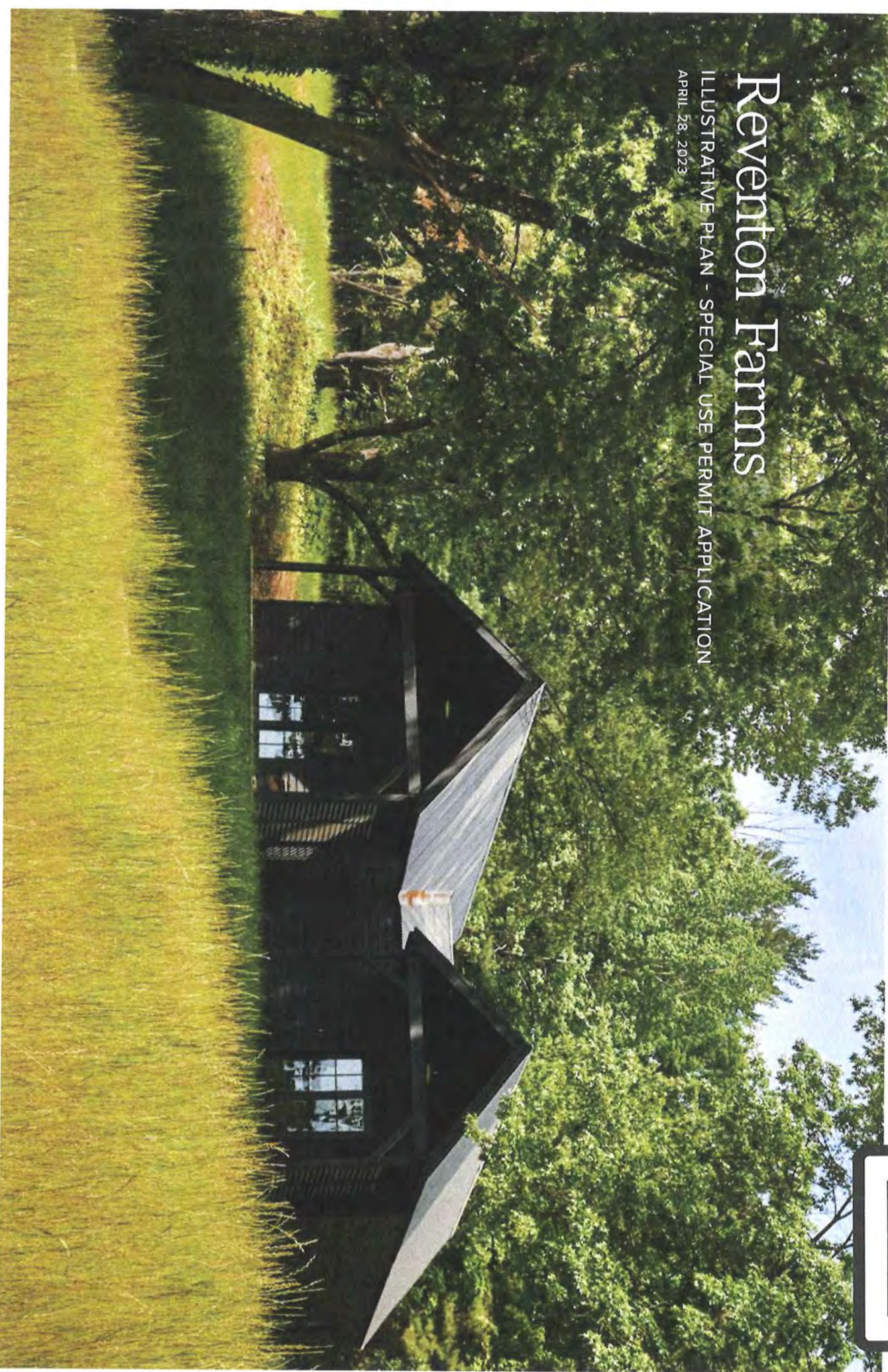
1. Main Entry
2. Entry Drive
3. Arts & Crafts House
4. Guest Check-in
5. Dining Facility & Camp Store
6. Pool Building
7. Fitness
8. Health & Wellness
9. Guests Meeting Space
10. Walking Paths
11. Lakes (typical)
12. Open Meadow
13. Pastures
14. Horse Barn
15. Existing Barn / Maintenance Facility
16.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

AMENITY BUILDING
LOCATIONS



Reventon Farms

ILLUSTRATIVE PLAN - SPECIAL USE PERMIT APPLICATION
APRIL 28, 2023



tabbles®

EXHIBIT

B

Illustrative Plan - Open Space



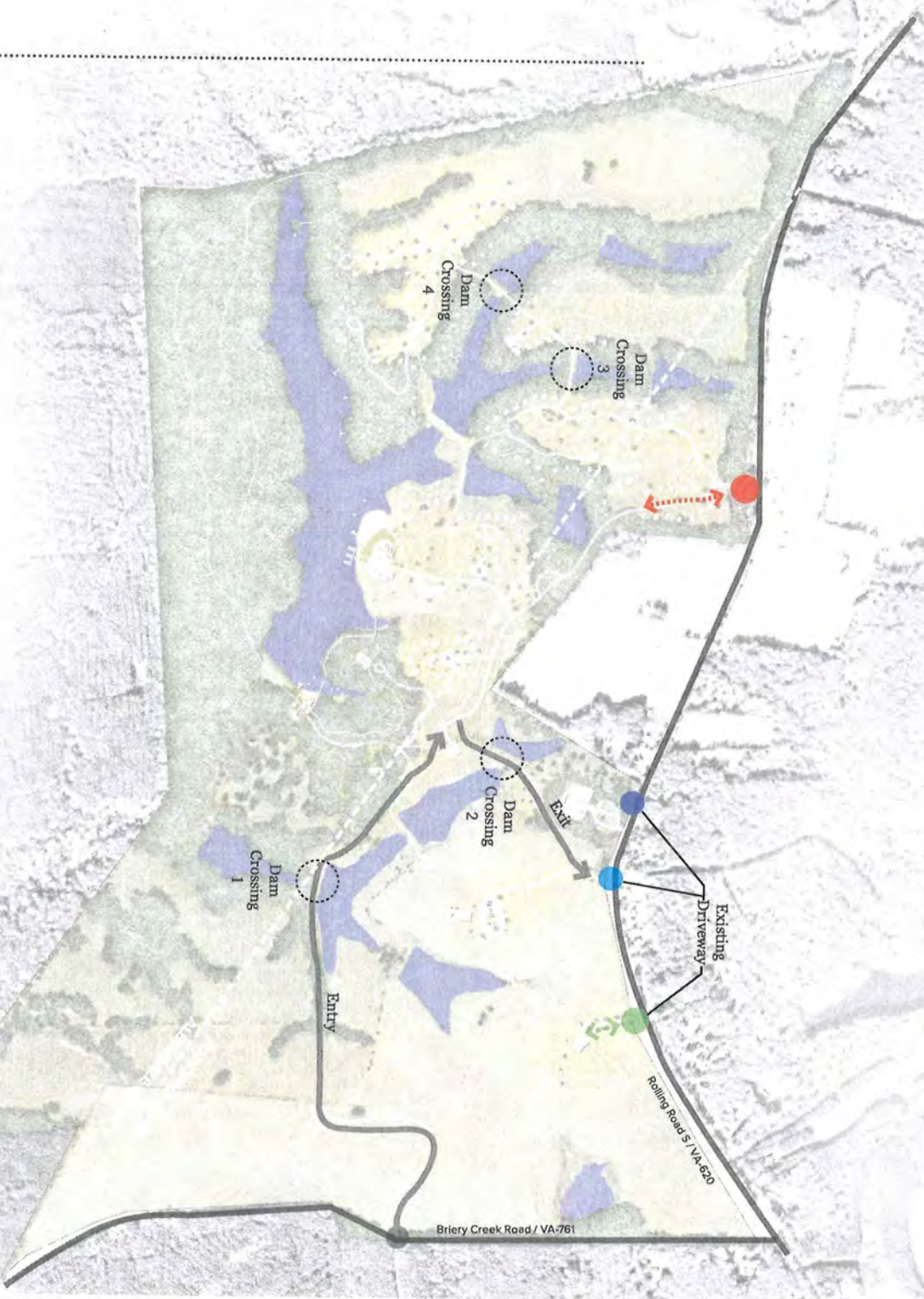
One Mile

North

Illustrative Plan - Site Access

One Mile

North



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*

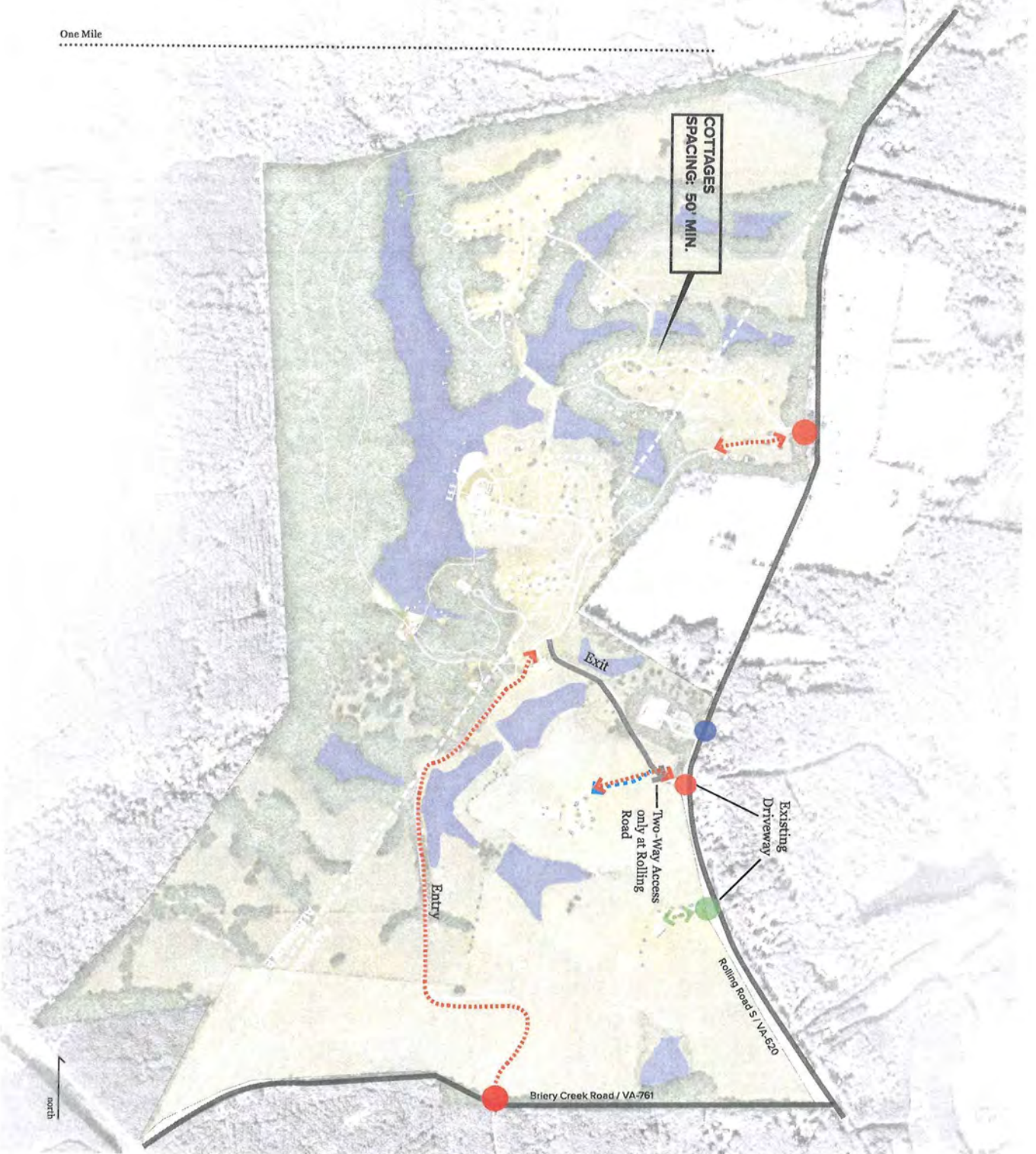
Existing Peak Hour trips: 167

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

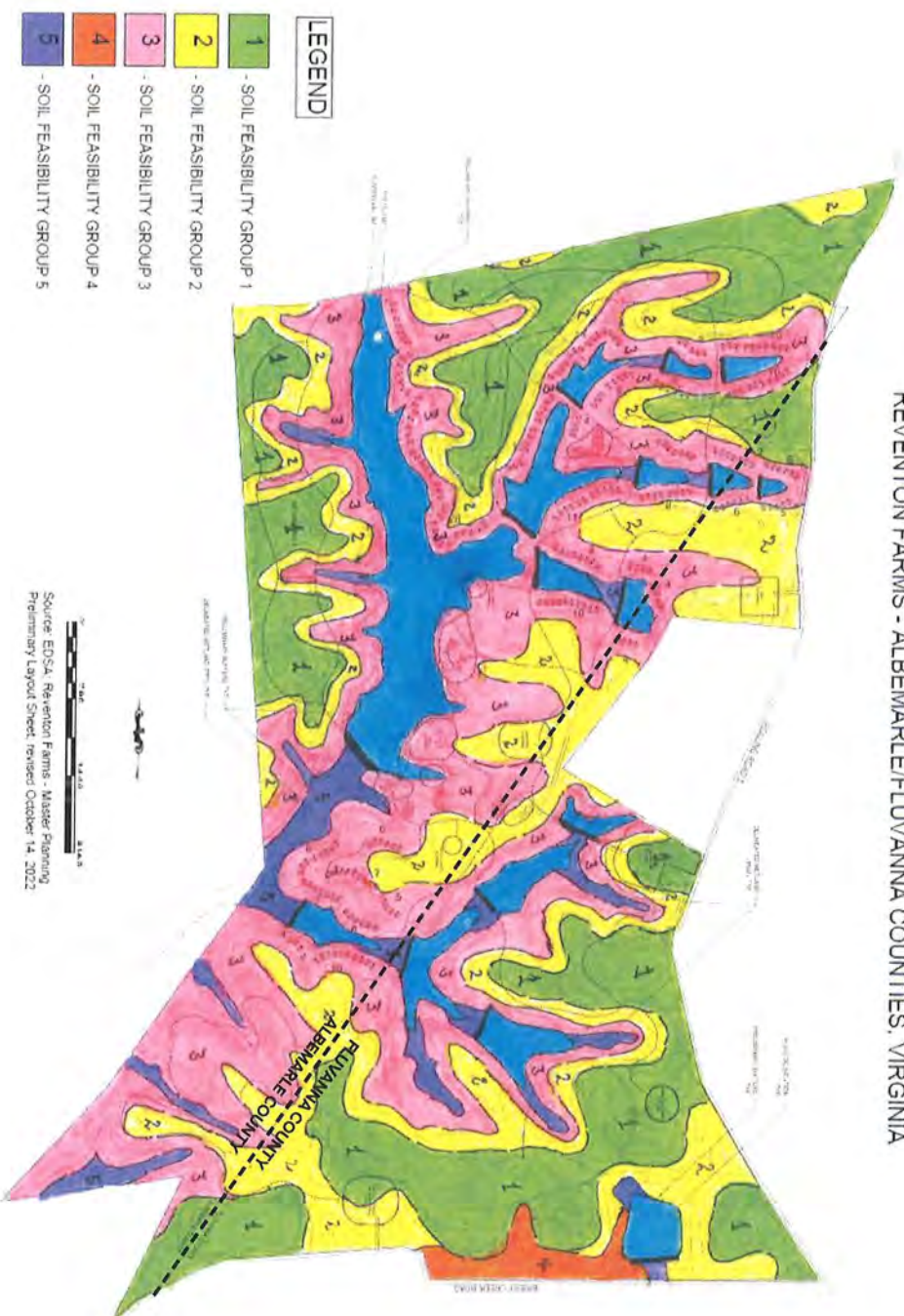
ROADS

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

FIRE PTS

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

PRELIMINARY SOIL ABSORPTION STUDY REVENTON FARMS - ALBEMARLE/FLUVANNA COUNTIES, VIRGINIA



Illustrative Plan - Wastewater

COTTAGE AREAS

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



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



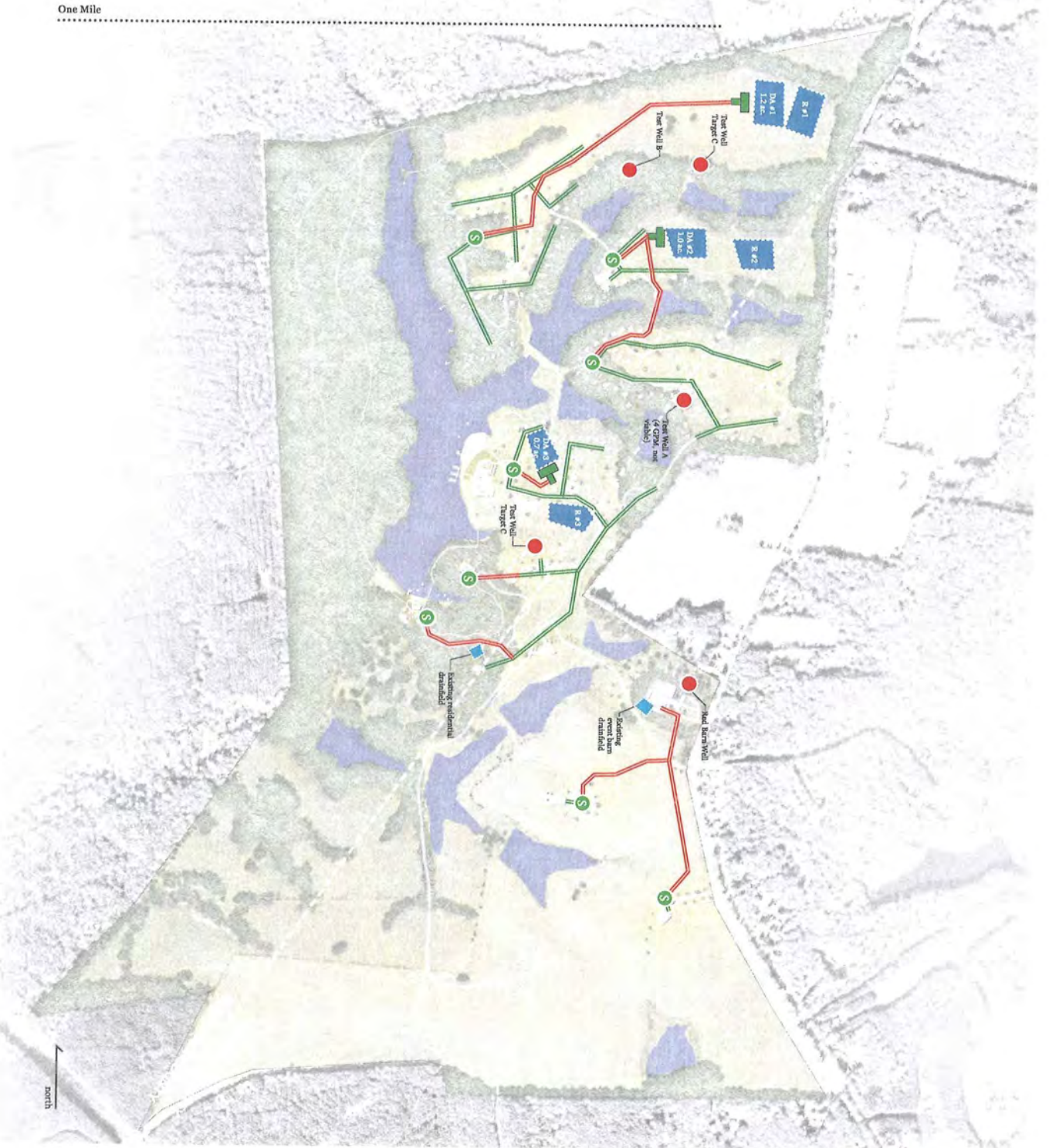
From the decentralized treatment systems, wastewater will flow via gravity and/or pump to distribution boxes, and then to mass drainfields located in various locations.

TREATMENT SYSTEMS

- Multiple 3-4 decentralized treatment systems and drainfields
- Awnery features included in cabin flow
- Pretreated 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
 - T Wastewater Treatment System
 - S 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

**+/- 60 GPM
COMBINED**

**NEW
PRODUCTION
WELL**

**CONVERT FROM
PRIVATE TO
PUBLIC**

Reventon Lake

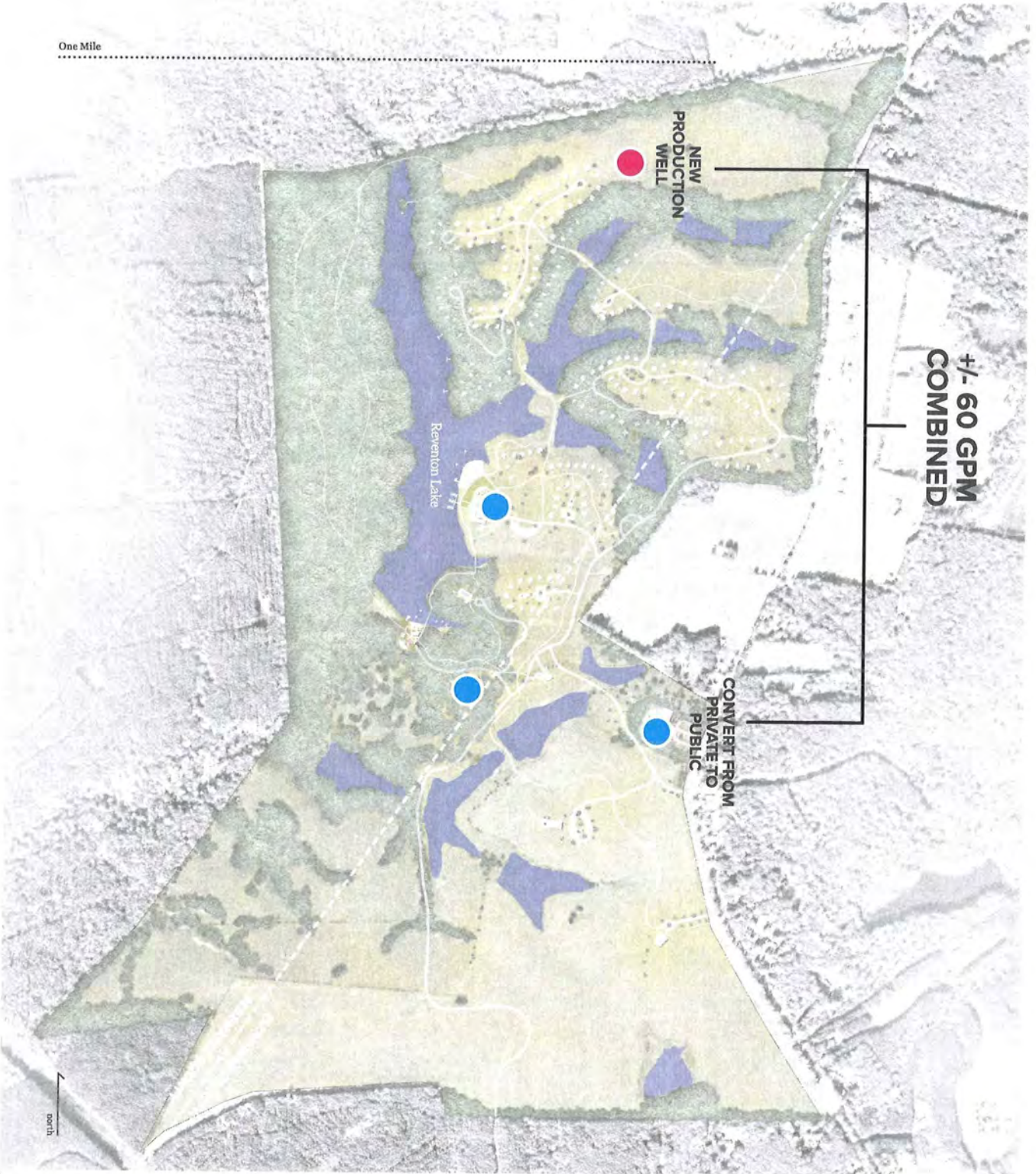
**Illustrative Plan -
Potable Water Sources**

 **EXISTING WELLS**




 **NEW WELLS**

One Mile

 North



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

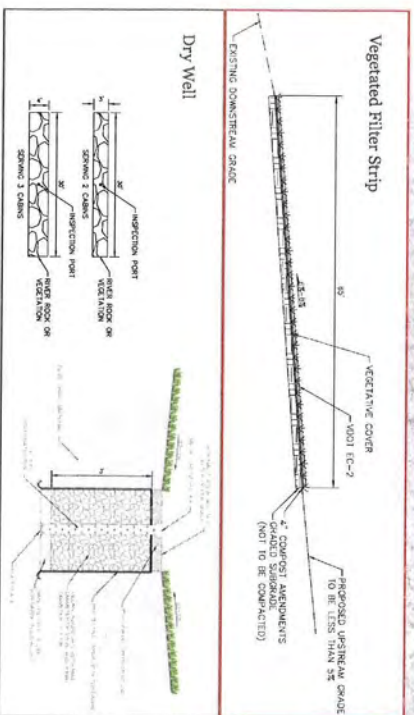
- Cabin Areas:**
 - Maximum Road Slopes: 8%
 - Maximum Slopes within Parking Area: 5%
 - ADA Parking spaces to be designed per ADA Standards (2% slope in any direction)
 - 5-ft Sidewalks: To be graded to meet ADA standards
 - 10-ft Trails: Average Slope 5%
 - Sections of trails may exceed 5% slope but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

Road Design:

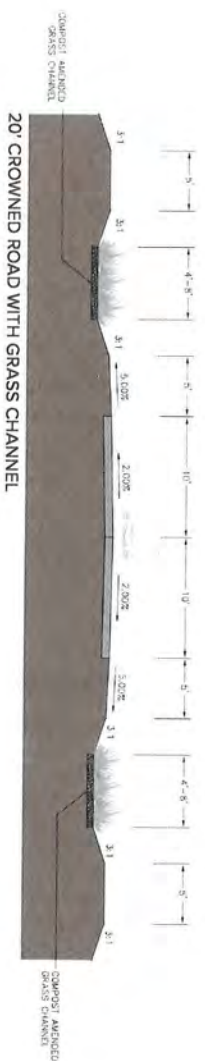
- All road vertical and horizontal curves will be designed per the AASHTO Greenbook for streets at a speed of minimum 25mph
- Tie-In Grading
 - A maximum of the 3:1 tie in slopes is recommended and will be verified by future geotechnical analysis

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



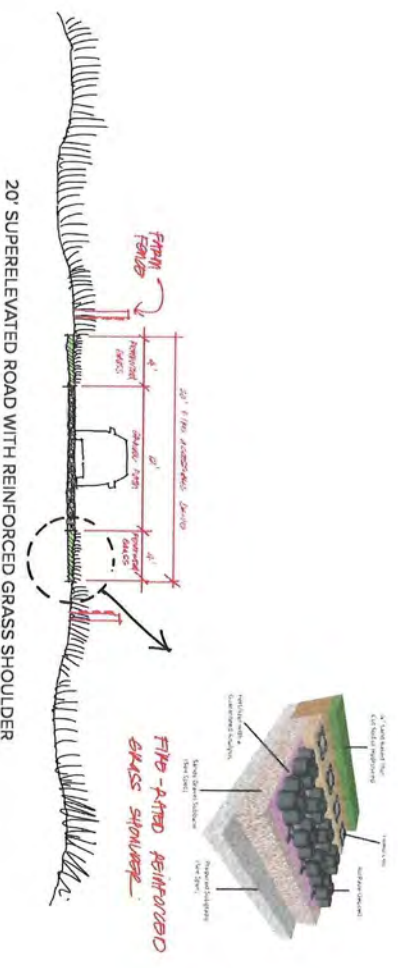
Illustrative Plan - Typical 20' One-Way Road Section



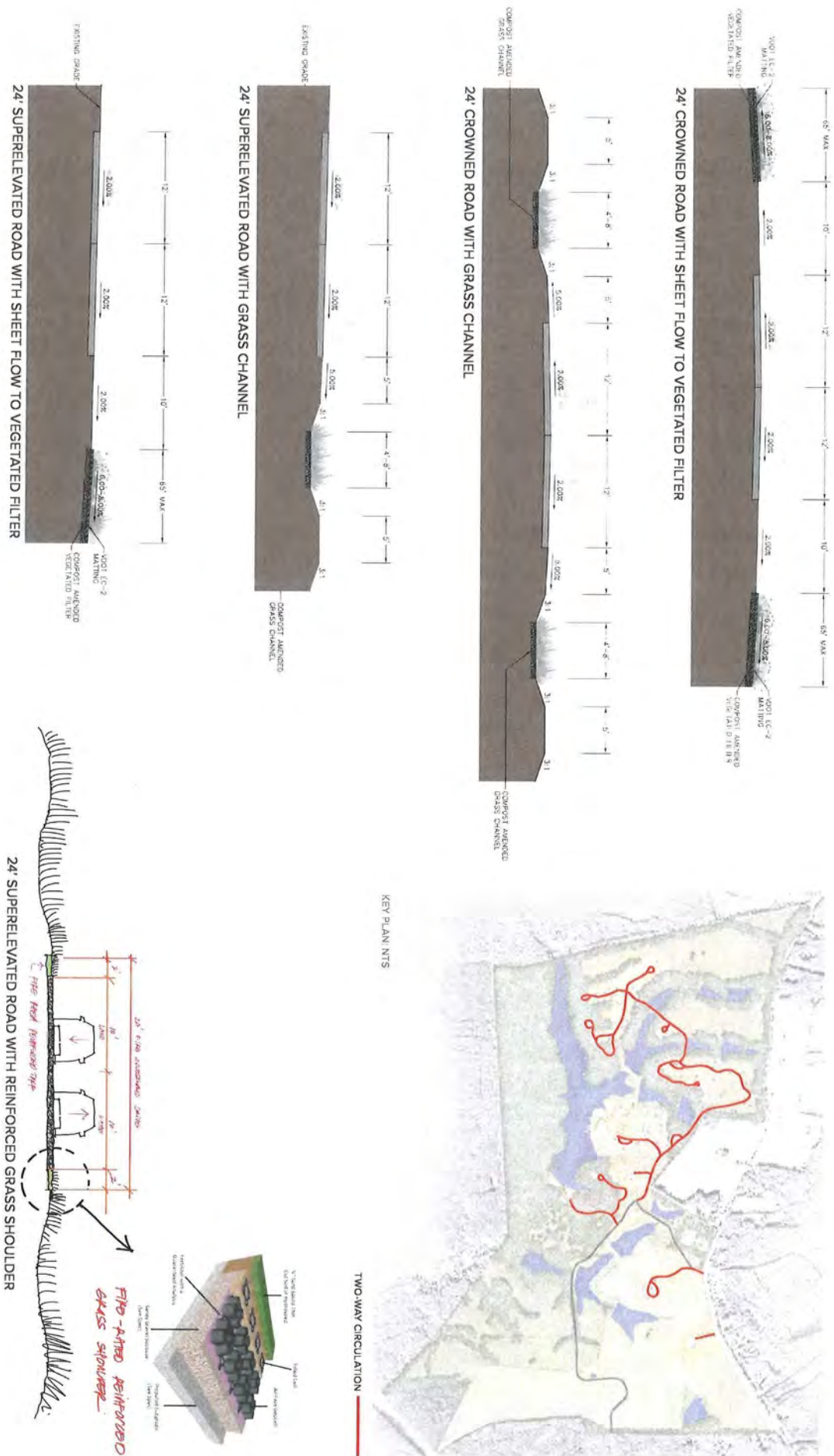
KEY PLAN, NTS



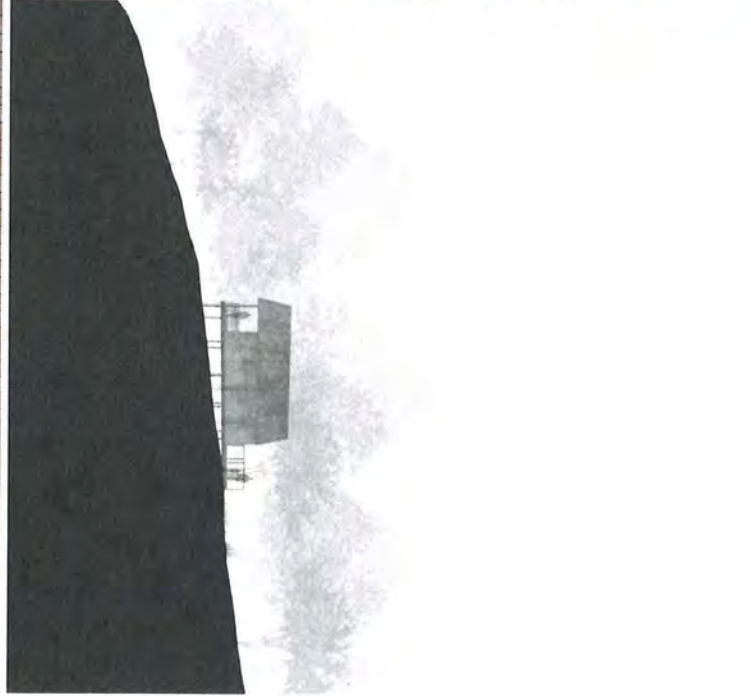
ONE WAY CIRCULATION



Illustrative Plan - Typical 24' Two-Way Road Section



Illustrative Plan - The Cottages



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
<i>Proposed</i>				
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 $\pm 6\%$ of its capacity under existing conditions and $\pm 8\%$ 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

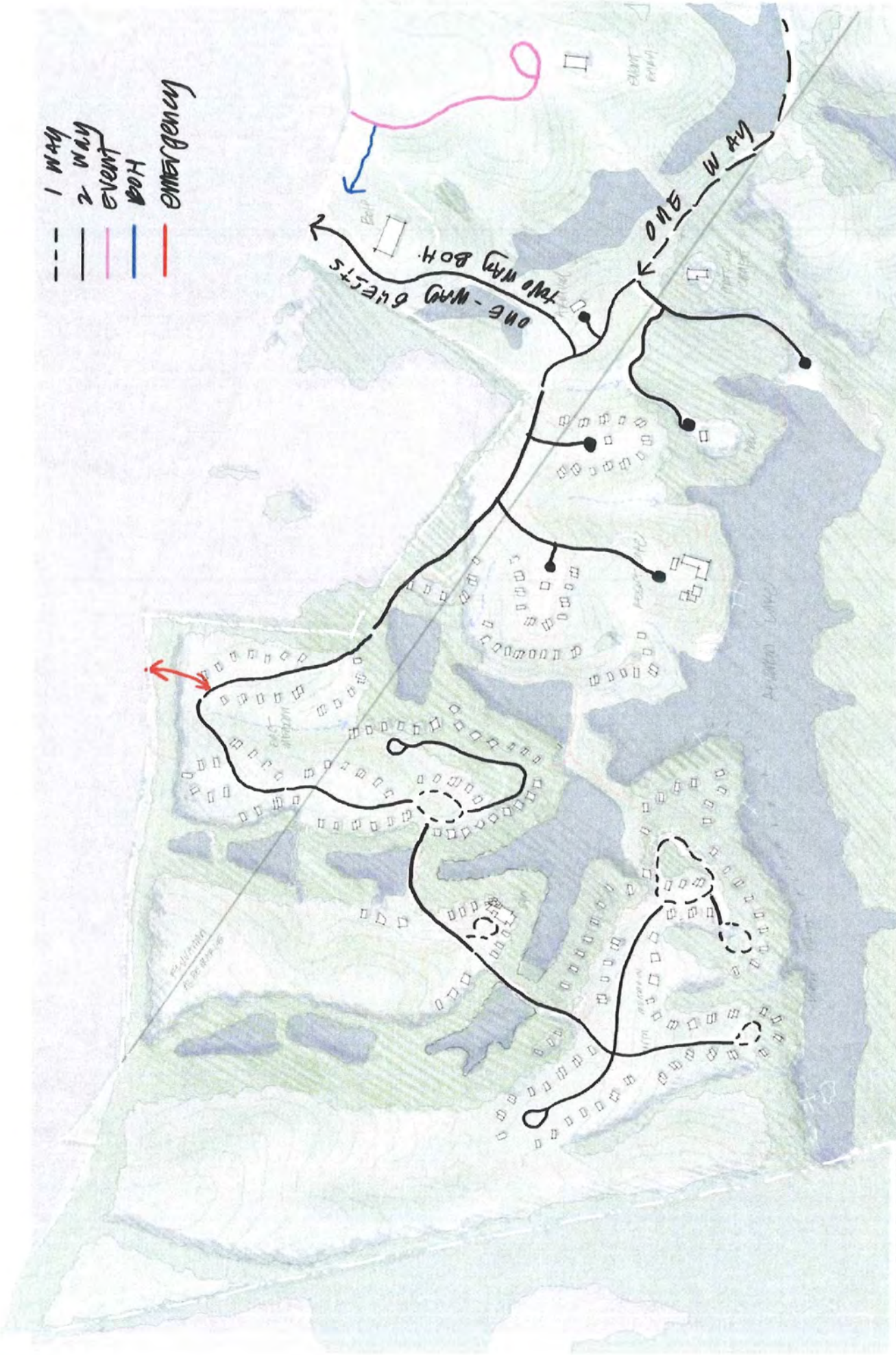
Attachment A
Conceptual Site Plan

1 way
 2 way
 event
 HOA
 driveway

- - -
 - - -
 - - -
 - - -
 - - -

VERTICAL

REVENTON.
 MASTER PLAN UPDATE
 3/18/20
 EDS



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

0.27

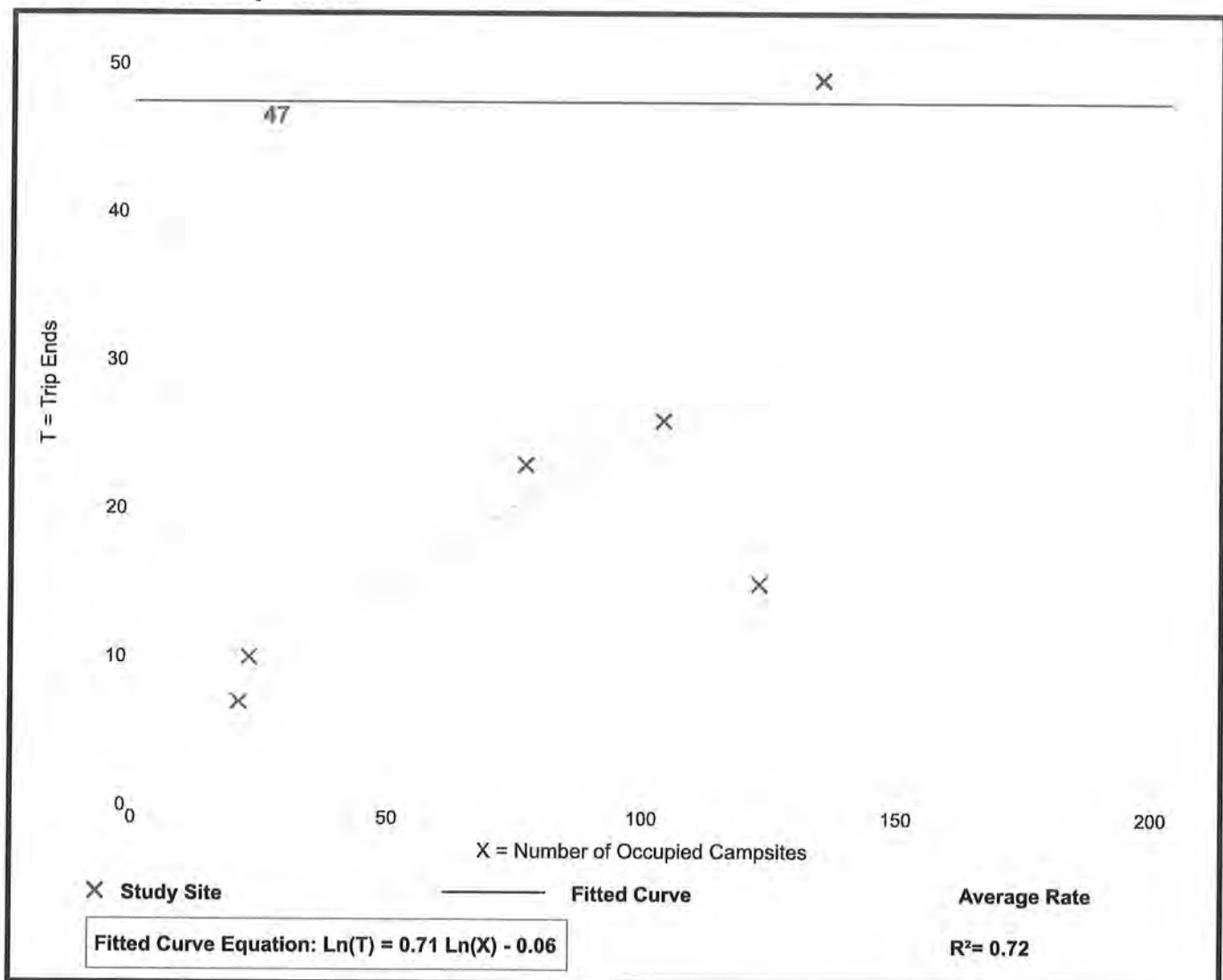
Range of Rates

0.12 - 0.43

Standard Deviation

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

0.21

Range of Rates

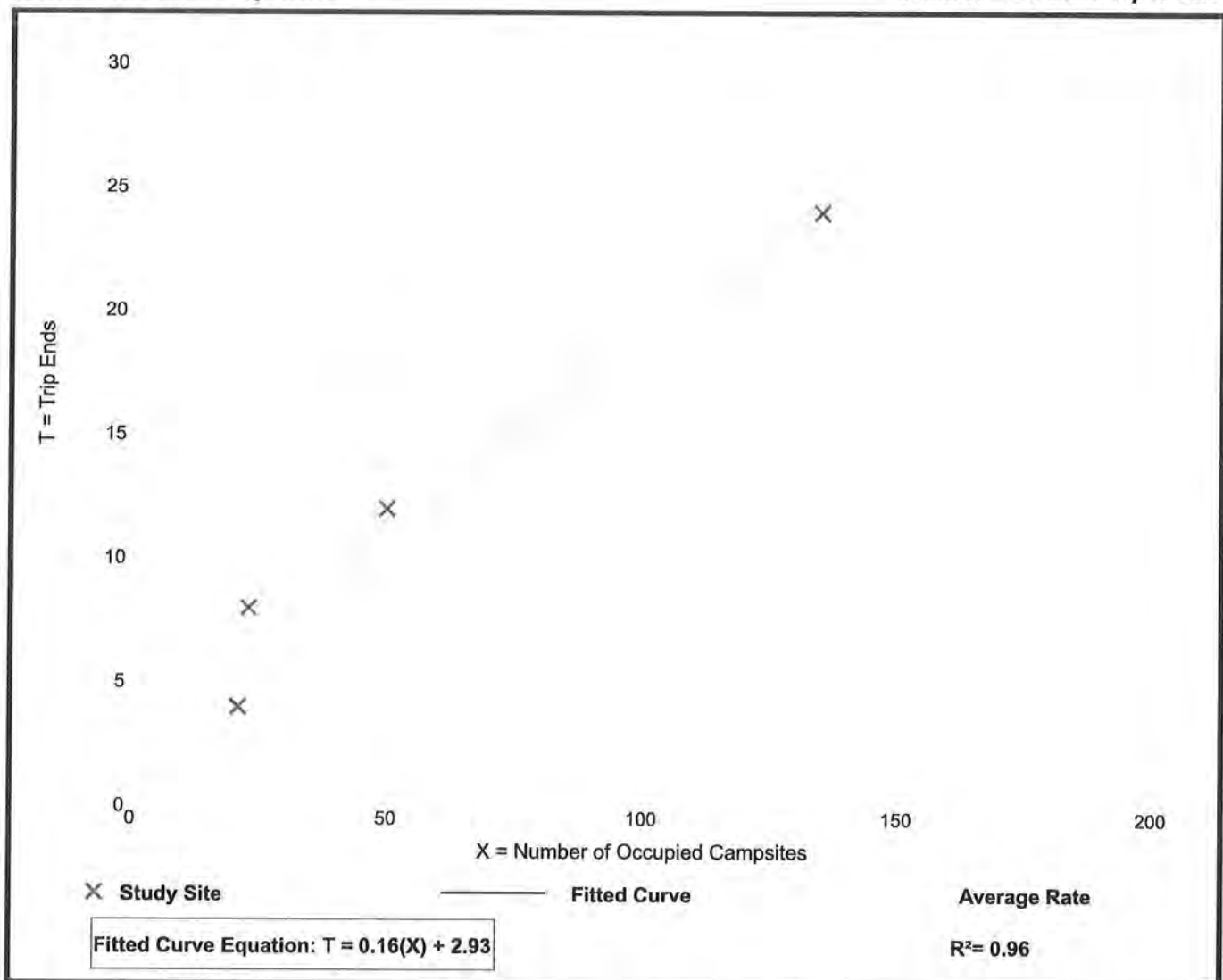
0.18 - 0.35

Standard Deviation

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

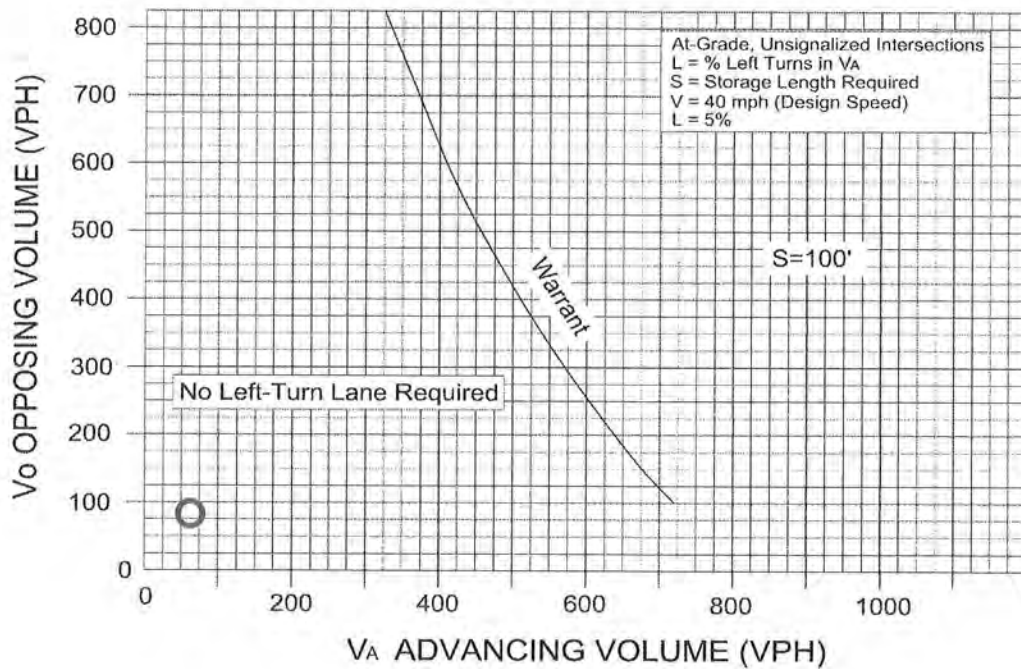


FIGURE 3-4 WARRANT FOR LEFT TURN STORAGE LANES ON TWO LANE HIGHWAY

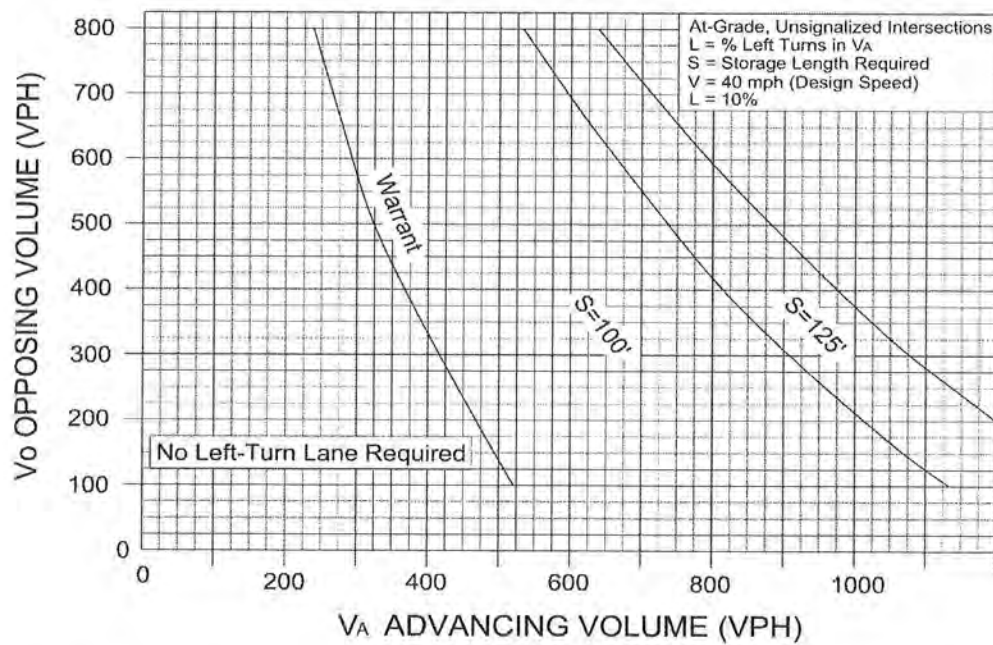


FIGURE 3-5 WARRANT FOR LEFT TURN STORAGE LANES ON TWO LANE HIGHWAY

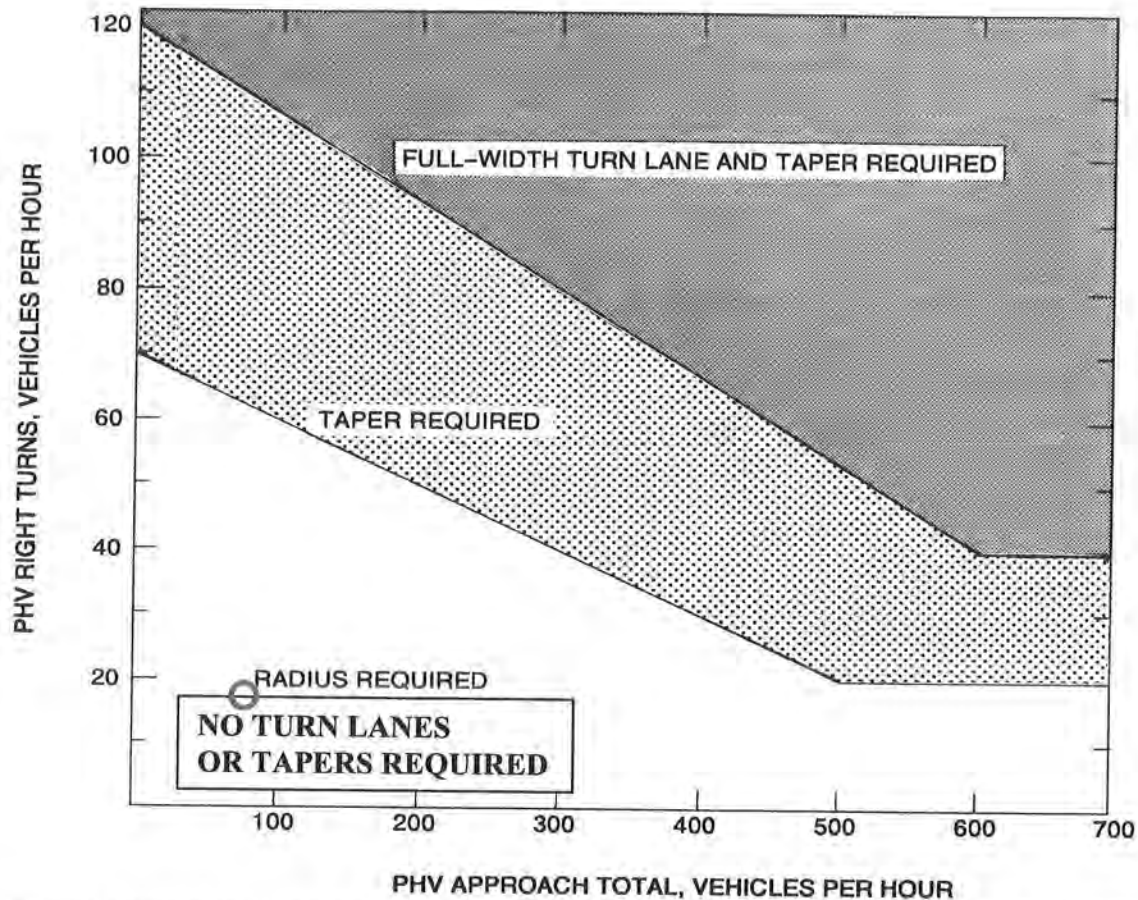


FIGURE 3-26 WARRANTS FOR RIGHT TURN TREATMENT (2-LANE HIGHWAY)

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: $PHV = ADT \times K \times D$

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 $K \times D$ will suffice.

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



RGLGO
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

RCLCO
REAL ESTATE CONSULTING

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.

REPORT AUTHORS

Project Director:

Todd LaRue, Managing Director

► P: (512) 215-3157 | E: TLARUE@RCLCO.COM

Project Manager:

Kelly Mangold, Principal

► P: (240) 669-5638 | E: KMANGOLD@RCLCO.COM

Additional Authors:

Miles De Leon, Associate



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APPENDIX: SUPPORTING EXHIBITS

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OBJECTIVES & KEY FINDINGS

OBJECTIVES

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.

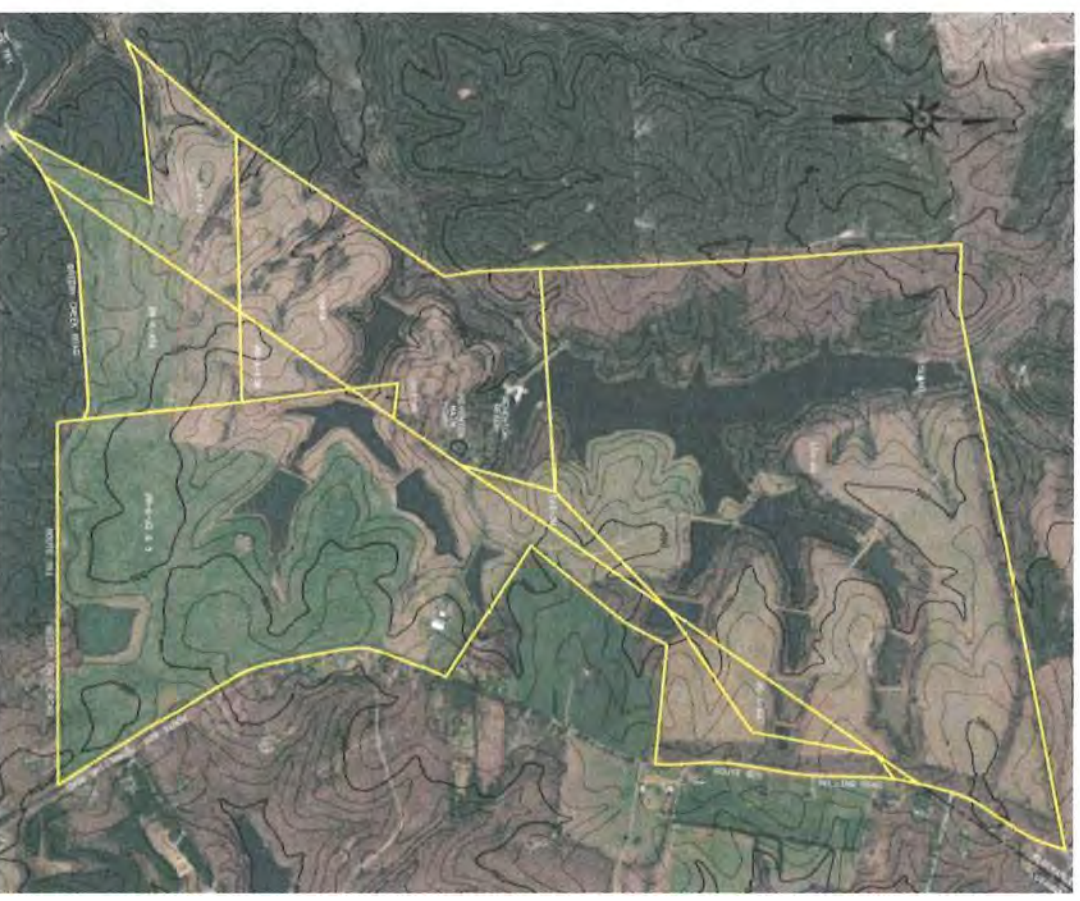
The goal of this study is to calculate the fiscal impact to Albemarle County, which contains the majority of the built development including cottages and the central amenities, and a portion of this impact will be distributed to Fluvanna County (assuming the cost to service is roughly similar, without 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 counties.

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



KEY FINDINGS

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

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.

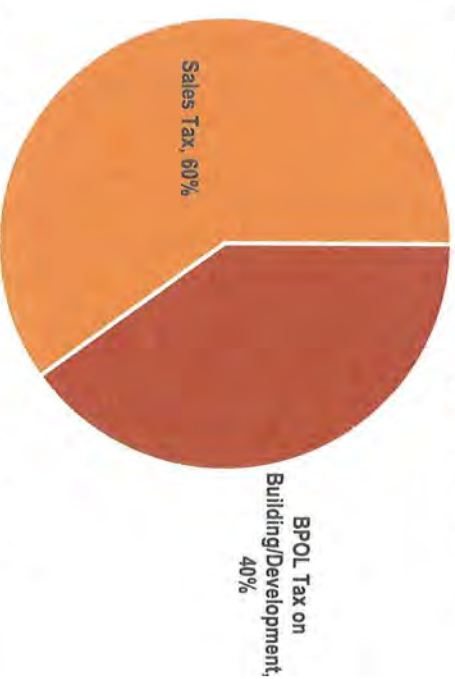
- ▶ At stabilization in 2028, General Fund revenues are projected at \$2.6 million less \$635,000 in increased expenditures to yield the **\$1.9 million in annual net fiscal impact**.
- ▶ Over a 25-year period from 2023 to 2047, Reventon Farms is projected to yield \$79.1 million cumulative new revenues, 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.

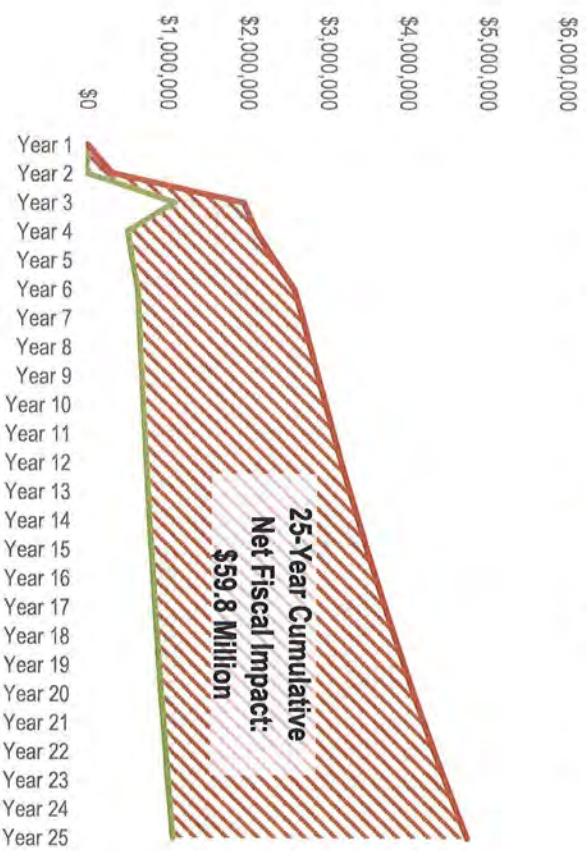
Note: All fiscal impact values presented future dollars, adjusted for inflation.

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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

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 County 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.

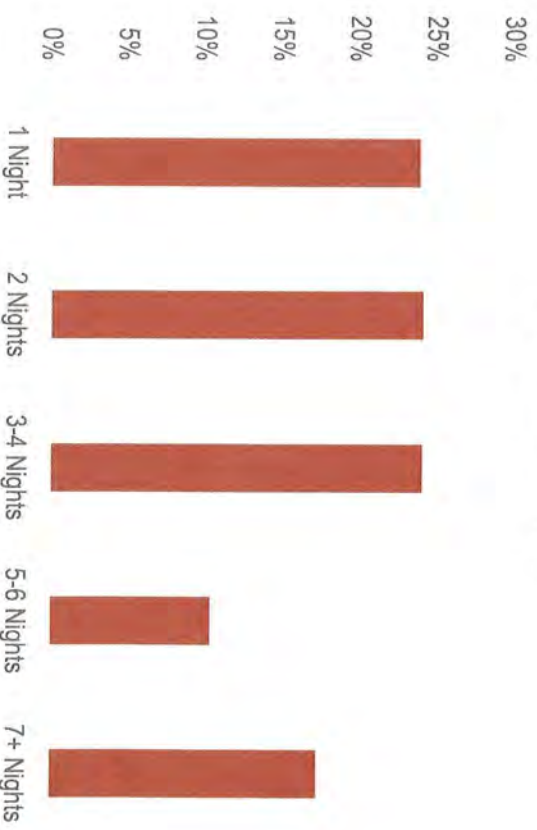


Travel Group Composition

-
- | Relationship | Percentage |
|----------------------------|------------|
| Spouse / Partner | 43% |
| With Children | 26% |
| Parents / Family Relatives | 16% |
| Friends | 11% |
| Other | 4% |

Distribution of Nights Spent in the State

Virginia Wine Tourists, 2021



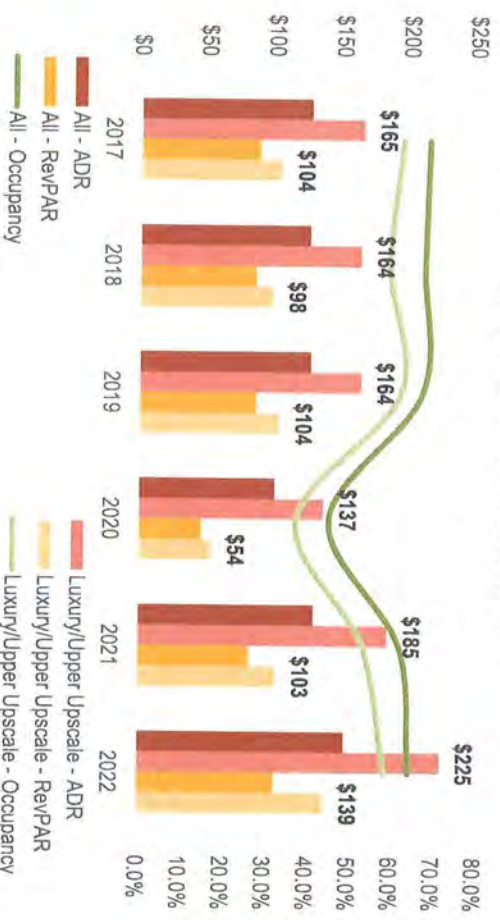
HOSPITALITY TRENDS OVERVIEW

SUPPLY AND DEMAND IN THE CHARLOTTEVILLE 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: 2017-2022



Hotel Supply and Demand

Competitive Market Area: 2017-2022

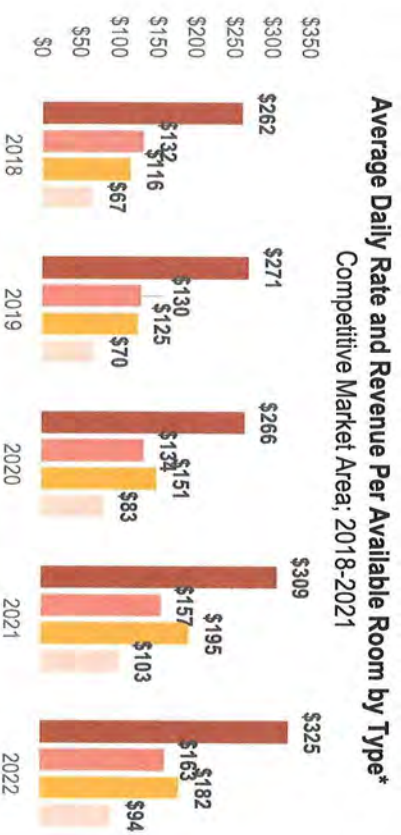


SHORT-TERM RENTAL MARKET

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

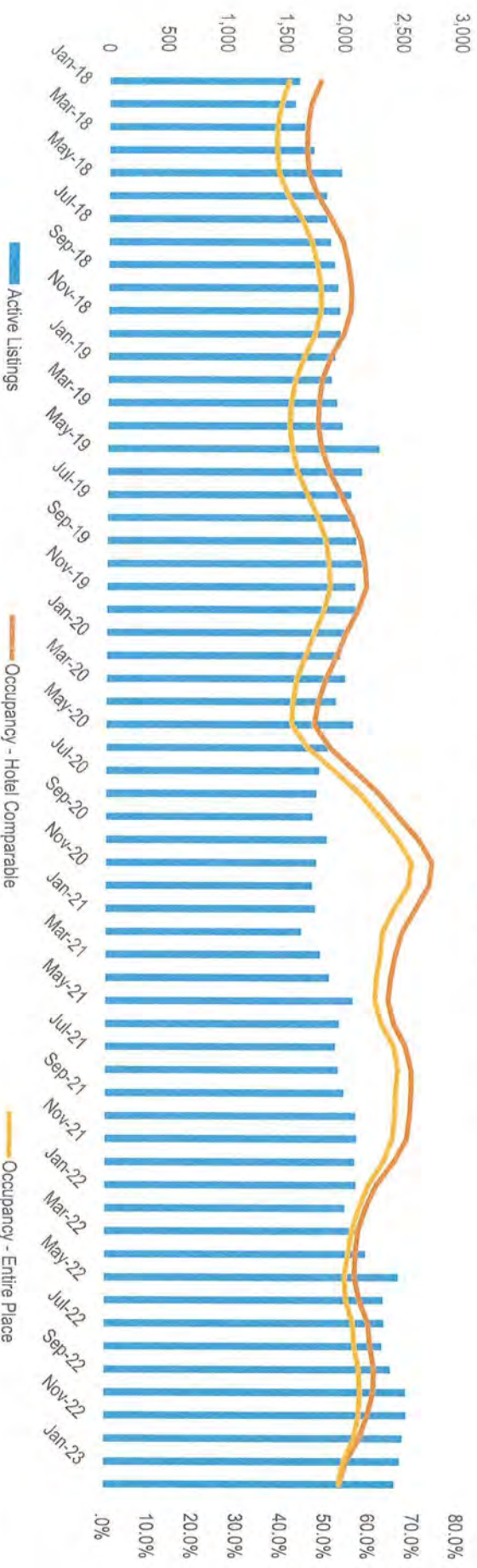
The seasonality of short-term rentals that was prevalent before 2020 has also become less variable, with occupancy in February 2023 well above prior winter levels. Short-term rental occupancy averaged 47.7% from 2018 to 2019 but increased to 61.6% average occupancy from June 2020 to Feb 2023, the latest 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.



Number of Active Listings and Occupancy (6 Month Trailing Average)

Competitive Market Area: 2017-May 2022

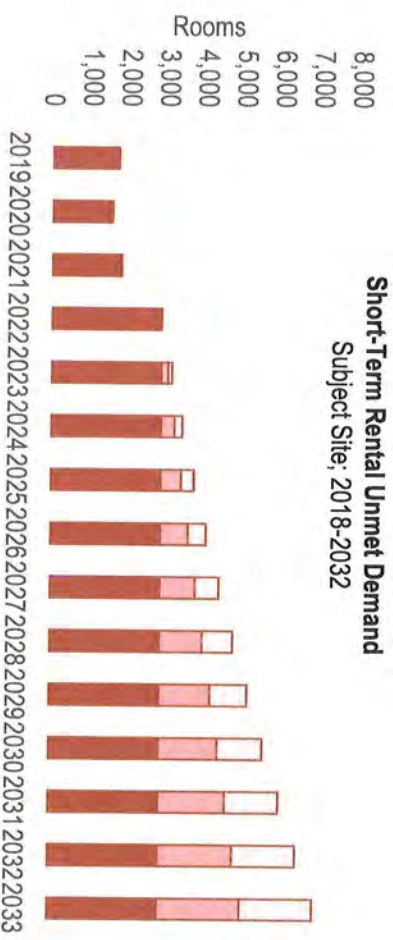


*Note: Hotel Comparable listings are studio and one-bedroom entire place listings that are more likely to compete directly with hotels; Source: AirDNA, RCLCO

SHORT-TERM RENTAL DEMAND

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 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	666,202
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

ECONOMIC IMPACT ANALYSIS

ECONOMIC IMPACT ANALYSIS

REGLOO
REAL ESTATE CONSULTING

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

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

IMPACT TYPE	EMPLOYMENT	FROM CONSTRUCTION		
		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	

TOTAL JOBS



TOTAL LABOR INCOME



TOTAL ECONOMIC OUTPUT



EMPLOYMENT

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.

LABOR INCOME

ECONOMIC OUTPUT

ECONOMIC IMPACTS – RECURRING



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.

ECONOMIC IMPACTS – RECURRING

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

IMPACT TYPE	RECURRING AT BUILD-OUT		
	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

TOTAL JOBS



TOTAL LABOR INCOME



TOTAL ECONOMIC OUTPUT



Induced
Indirect
Direct

EMPLOYMENT

LABOR INCOME

ECONOMIC OUTPUT

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

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

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

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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.

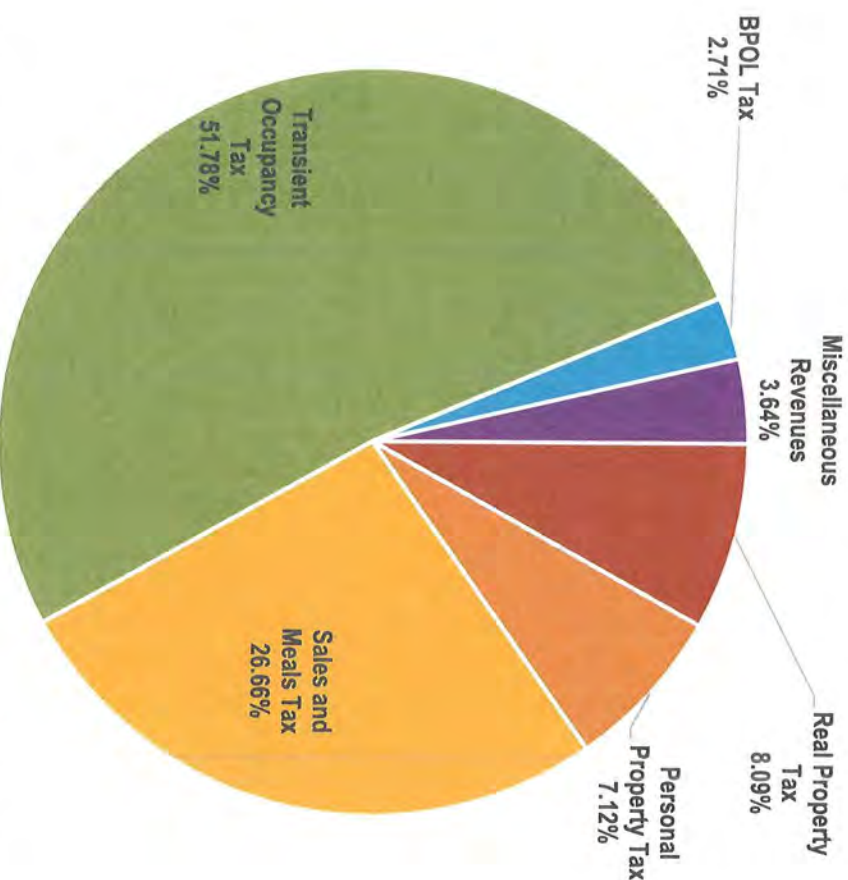
Source: RCLCO; Albemarle County

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FISCAL IMPACT ANALYSIS - SUMMARY OF ANNUAL RECURRING REVENUES

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 FIRST STABILIZED YEAR OF REVENUES		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.

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Source: Client, Albemarle County, RCLCO

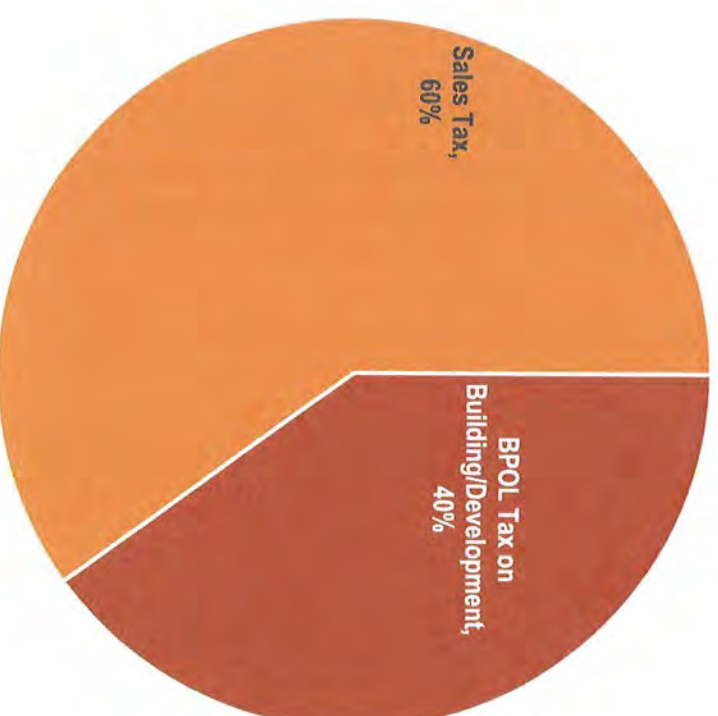
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ONE-TIME REVENUES FROM CONSTRUCTION

RCLCO
REAL ESTATE CONSULTING

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).

Summary of One-Time Revenues from Construction



► **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.

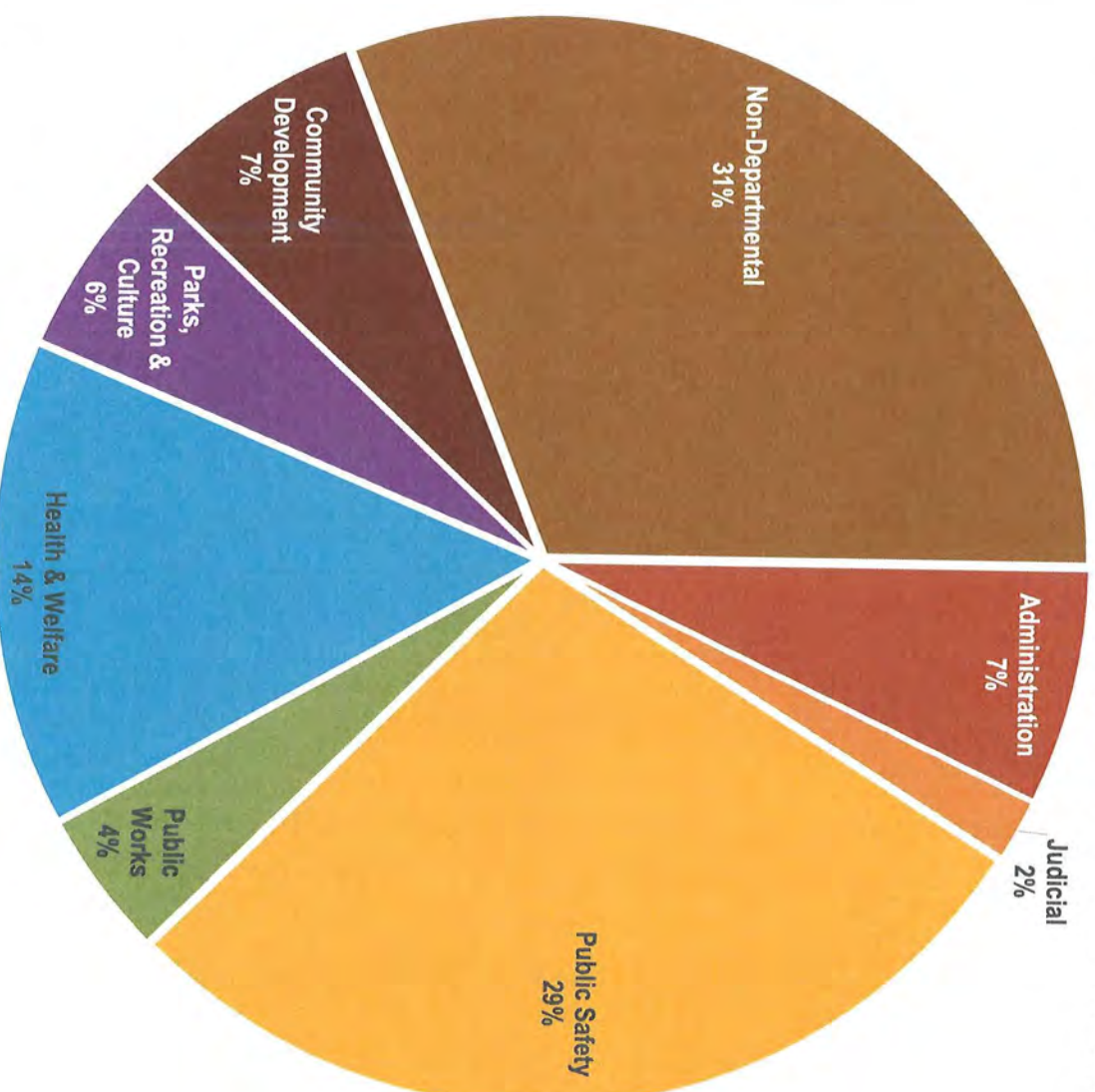
Note: Values expressed in future dollars, adjusted for inflation unless otherwise specified.

EXPENDITURES

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.

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

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NET FISCAL IMPACT

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, Revention 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		DEVELOPMENT, STABILIZATION, AND OPERATIONS FROM 2023-2047
	(2028)	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
ESTIMATED EXPENDITURES			
Less: Resident Equivalent 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.
Sun Communities | Fiscal & Economic Impact Analysis for Revention Farms | Scottsville, VA

DISCLAIMERS

CRITICAL ASSUMPTIONS

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).

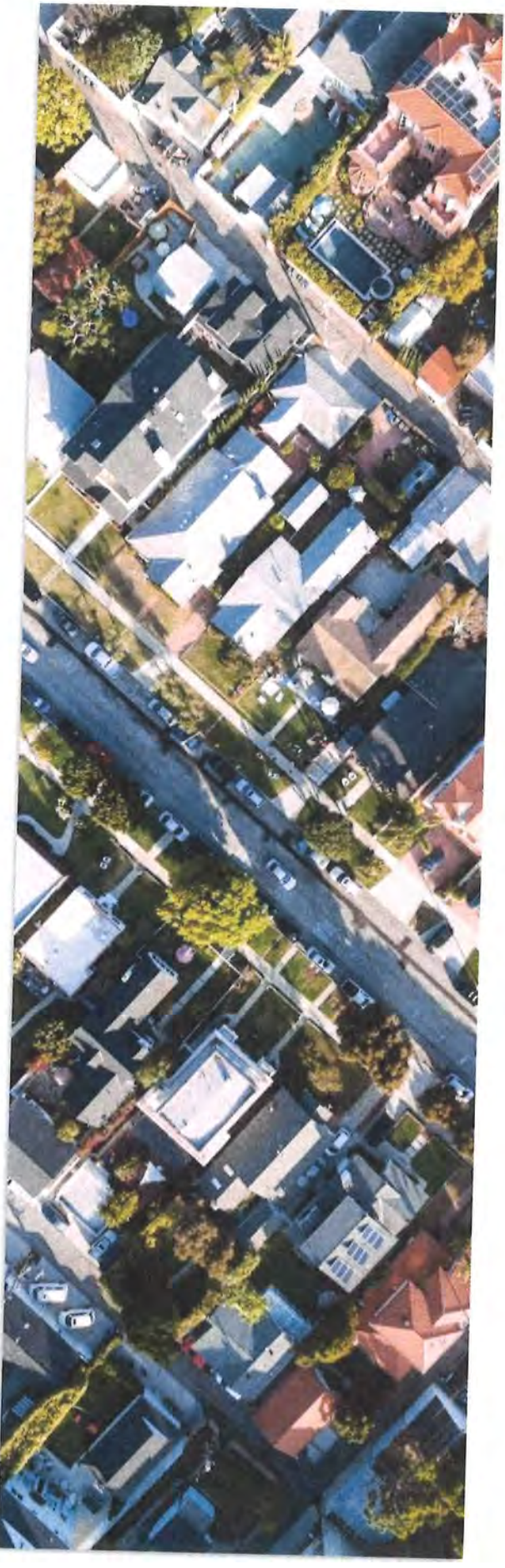
GENERAL LIMITING CONDITIONS

RCLCO
REAL ESTATE CONSULTING

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.



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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
Profits (Including Fire and Rescue)		\$0	0%	\$0
Total Revenues		\$2,584,000	100%	\$79,073,771
ESTIMATED EXPENDITURES				
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

EXHIBITS

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 Services 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%	

EXHIBITS

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		
Employees per Square Foot/Unit	\$3,982,700	Albemarle County; Fuvanna County
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.

³ 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, Amenity Construction Cost		\$450	per SF		
Cottage Construction Cost + Site Cost (soft costs)		\$390,000	per Key		
% Materials & Purchased in County		80%			
Development Program					
Proposed Use Scenario	Units/SF	Value per SF/Unit	SF/Unit	Sales Per SF	
Food & Beverage	8,030				
Retail	2,720	\$304	32	\$877	
Amenities	34,560	\$304	11	\$207	
Cottage Units	250	\$100,000	138	\$38	
FF&E/Unit		\$20,000	500		
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				
Total Construction Costs (Hard, Soft, FF&E)	\$122,889,500				
					Out of County Construction Cost
					\$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: RGLOGO

EXHIBITS

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		Percentage Allocation			Budget Allocation		Revenue/ Employee	Revenue/ Resident
	General Fund Revenues	Unallocated	Employment	Residents		Employment	Residents		
Real Estate Taxes	\$207,994,496	100.0%	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	\$0.00	\$0.00
Other Local Taxes									
Sales Tax	\$22,776,000	100.0%	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	\$0.00	\$0.00
Transient Occupancy Tax	\$2,822,400	100.0%	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	\$0.00	\$0.00
Utility Consumption Tax	\$346,259	0.0%	32.9%	67.1%	\$113,936	\$232,323	\$2.02	\$2.02	\$2.02
Cigarette Tax	\$1,032,000	0.0%	32.9%	67.1%	\$339,578	\$692,422	\$6.03	\$6.03	\$6.03
Other	\$13,818,476	0.0%	32.9%	67.1%	\$4,546,952	\$9,271,524	\$80.70	\$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	\$13.52
Fines and Forfeitures	\$342,863	0.0%	20.0%	80.0%	\$68,573	\$274,290	\$1.22	\$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	\$5.40	\$10.59
Charges for Service	\$4,147,337	0.0%	5.0%	95.0%	\$207,367	\$3,939,970	\$3.68	\$3.68	\$34.29
Miscellaneous/Recovered Costs	\$1,201,030	0.0%	32.9%	67.1%	\$395,197	\$805,833	\$7.01	\$7.01	\$7.01
TOTAL	\$324,391,999						\$120		\$157

Source: Albemarle County, VA FY 2023 Adopted Budget

EXHIBITS

Exhibit I-4a

Allocation of Expenditures
Albemarle County, Virginia
February 2023

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

Department	FY 2023		Percentage Allocation			Budget Allocation		Expenditure/	
	General Fund Expenditures	Unallocated ¹	Employment ²	Resident Equiv ³	Employment	Residents	Employee	Resident	
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 positions). 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 expenditures 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 expenditures that attributable to residents, as identified on Exhibit I-4b.
Source: County of Albemarle FY 2023 Approved Budget

EXHIBITS

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		Administration		\$26,375,658	50%
Board of Supervisors		Board of Supervisors		\$698,917	
Executive Leadership		Executive Leadership		\$25,676,741	
County Executive	Executive Leadership	County Executive	Executive Leadership	\$1,087,681	
Communications & Public Engagement	Executive Leadership	Communications & Public Engagement	Executive Leadership	\$709,550	
Performance & Strategic Planning	Executive Leadership	Performance & Strategic Planning	Executive Leadership	\$3,178,799	
Equity & Inclusion	Executive Leadership	Equity & Inclusion	Executive Leadership	\$352,013	
Broadband Affordability & Accessibility	Executive Leadership	Broadband Affordability & Accessibility	Executive Leadership	\$813,586	
Human Resources	Executive Leadership	Human Resources	Executive Leadership	\$1,837,828	
County Attorney	Executive Leadership	County Attorney	Executive Leadership	\$1,558,566	
Finance & Budget	Executive Leadership	Finance & Budget	Executive Leadership	\$8,178,898	
Information Technology	Executive Leadership	Information Technology	Executive Leadership	\$7,080,411	
Voter Registration & Elections	Executive Leadership	Voter Registration & Elections	Executive Leadership	\$1,101,409	
Judicial		Judicial		\$6,983,217	50%
Clerk of the Circuit Court		Clerk of the Circuit Court		\$1,147,800	
Commonwealth Attorney		Commonwealth Attorney		\$1,952,405	
Sheriff		Sheriff		\$3,380,457	
Courts		Courts		\$482,555	
Circuit Court	Courts	Circuit Court	Courts	\$202,983	
General District Court	Courts	General District Court	Courts	\$38,400	
Juvenile Court	Courts	Juvenile Court	Courts	\$142,937	
Magistrate	Courts	Magistrate	Courts	\$5,225	
Public Defender Office	Courts	Public Defender Office	Courts	\$93,010	
Public Safety		Public Safety		\$53,478,910	100%
Police Department		Police Department		\$23,139,431	
System-Wide Fire Rescue Services		System-Wide Fire Rescue Services		\$21,619,321	
Public Safety Agencies		Public Safety Agencies		\$8,720,158	
Albemarle Charlottesville Regional Jail	Public Safety Agencies	Albemarle Charlottesville Regional Jail	Public Safety Agencies	\$4,132,405	
Blue Ridge Juvenile Detention Center	Public Safety Agencies	Blue Ridge Juvenile Detention Center	Public Safety Agencies	\$538,496	
Civil-Albemarle SPCA	Public Safety Agencies	Civil-Albemarle SPCA	Public Safety Agencies	\$3,294,904	
Emergency Communications Center	Public Safety Agencies	Emergency Communications Center	Public Safety Agencies	\$52,231	
Va Juvenile Community Crime Control Act Tol	Public Safety Agencies	Va Juvenile Community Crime Control Act Tol	Public Safety Agencies	\$6,128,282	
Public Works		Public Works		\$8,128,282	100%
Facilities and Environmental Services		Facilities and Environmental Services		\$5,857,189	
Public Works Agencies		Public Works Agencies		\$2,269,093	
Riverina Conservation Alliance - Streamwatch	Public Works Agencies	Riverina Conservation Alliance - Streamwatch	Public Works Agencies	\$15,000	
Riverina Solid Waste Authority	Public Works Agencies	Riverina Solid Waste Authority	Public Works Agencies	\$2,119,965	
TJ Soil & Water Conservation	Public Works Agencies	TJ Soil & Water Conservation	Public Works Agencies	\$134,126	

EXHIBITS

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	Health & Welfare		
Social Services	Social Services		
Agency Budget Review Team (ABRT) Agencies	Agency Budget Review Team (ABRT) Agencies		
A-HIP	A-HIP	\$24,527,532	100%
Big Brothers Big Sisters	Agency Budget Review Team (ABRT) Agencies	\$20,489,616	
Boys & Girls Club	Agency Budget Review Team (ABRT) Agencies	\$1,768,273	
The Bridge Line	Agency Budget Review Team (ABRT) Agencies	\$428,480	
Charlottesville Free Clinic	Agency Budget Review Team (ABRT) Agencies	\$0	
Charlottesville Free Clinic - Contingency	Agency Budget Review Team (ABRT) Agencies	\$57,680	
Child Health Partnership	Agency Budget Review Team (ABRT) Agencies	\$28,051	
Computers4Kids	Agency Budget Review Team (ABRT) Agencies	\$116,599	
Footfalls Child Advocacy Center	Agency Budget Review Team (ABRT) Agencies	\$0	
The Fountain Fund	Agency Budget Review Team (ABRT) Agencies	\$329,456	
Georgia's Friends	Agency Budget Review Team (ABRT) Agencies	\$14,761	
Habitat for Humanity of Greater Charlottesville	Agency Budget Review Team (ABRT) Agencies	\$4,791	
The Haven	Agency Budget Review Team (ABRT) Agencies	\$17,500	
Legal Aid Justice Center	Agency Budget Review Team (ABRT) Agencies	\$25,000	
Light House Studio	Agency Budget Review Team (ABRT) Agencies	\$16,446	
Literacy Volunteers	Agency Budget Review Team (ABRT) Agencies	\$41,012	
Local Food Hub	Agency Budget Review Team (ABRT) Agencies	\$16,842	
MACAA	Agency Budget Review Team (ABRT) Agencies	\$27,900	
Meals on Wheels	Agency Budget Review Team (ABRT) Agencies	\$10,000	
Offender Aid Restoration (OAR)	Agency Budget Review Team (ABRT) Agencies	\$46,280	
On Our Own	Agency Budget Review Team (ABRT) Agencies	\$10,400	
PACEM	Agency Budget Review Team (ABRT) Agencies	\$205,288	
Partner for Mental Health	Agency Budget Review Team (ABRT) Agencies	\$9,364	
Piedmont CASA	Agency Budget Review Team (ABRT) Agencies	\$946	
Piedmont Community Land Trust	Agency Budget Review Team (ABRT) Agencies	\$0	
Piedmont Housing Alliance	Agency Budget Review Team (ABRT) Agencies	\$15,000	
Piedmont YMCA	Agency Budget Review Team (ABRT) Agencies	\$9,860	
ReadyKids	Agency Budget Review Team (ABRT) Agencies	\$0	
Sexual Assault Resource Agency (SARA)	Agency Budget Review Team (ABRT) Agencies	\$63,187	
Shelter for Help in Emergency (SHE)	Agency Budget Review Team (ABRT) Agencies	\$10,400	
SN Barriers - Without Barriers (ABRT) Agencies	Agency Budget Review Team (ABRT) Agencies	\$74,610	
TJ Area Coalition for the Homeless (TJACH)	Agency Budget Review Team (ABRT) Agencies	\$21,855	
United Way Financial Stability Program	Agency Budget Review Team (ABRT) Agencies	\$97,181	
Women's Initiative	Agency Budget Review Team (ABRT) Agencies	\$0	
Other Health and Welfare Agencies	Other Health and Welfare Agencies	\$13,497	
Civil-Albemarle Health Department	Other Health and Welfare Agencies	\$15,447	
Jefferson Area Board for Aging (JABA)	Other Health and Welfare Agencies	\$2,269,643	
OAR Criminal Justice Planner Program	Other Health and Welfare Agencies	\$846,659	
Piedmont Va Community College	Other Health and Welfare Agencies	\$37,955	
Region Ten	Other Health and Welfare Agencies	\$22,482	
TJACH - System Coordination Program	Other Health and Welfare Agencies	\$24,757	
United Way Childcare Scholarship Program	Other Health and Welfare Agencies	\$825,760	
	Other Health and Welfare Agencies	\$10,000	
	Other Health and Welfare Agencies	\$161,000	

EXHIBITS

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	Parks & Recreation Department		
Cville/Albemarle Conv. Visitors Bureau	Parks, Recreation & Culture Cville/Albemarle Conv. Visitors Bureau	\$9,818,543	100%
Jefferson Madison Regional Library	Parks, Recreation & Culture Jefferson Madison Regional Library	\$3,987,990	
Cultural Agencies and Festivals	Parks, Recreation & Culture Cultural Agencies and Festivals	\$605,771	
African Amer. Cultural Fest/Chinamba	African Amer. Cultural Fest/Chinamba	\$4,966,782	
Charlottesville Ballet	Charlottesville Ballet	\$58,000	
Charlottesville Band	Charlottesville Band	\$0	
Charlottesville Symphony Society	Charlottesville Symphony Society	\$2,500	
The Front Porch	The Front Porch	\$8,000	
Jeff. School African Amer. Heritage Center	Jeff. School African Amer. Heritage Center	\$0	
Lighthouse Studio	Lighthouse Studio	\$0	
Live Arts	Live Arts	\$0	
Music Resource Center	Music Resource Center	\$2,500	
New City Arts Initiative	New City Arts Initiative	\$5,000	
Paramount Theater	Paramount Theater	\$2,500	
Sin Barrens - Without Barriers (Cultural Appli	Sin Barrens - Without Barriers (Cultural Appli	\$2,500	
Virginia Festival of the Book	Virginia Festival of the Book	\$5,000	
Virginia Film Festival	Virginia Film Festival	\$0	
Virginia Discovery Museum	Virginia Discovery Museum	\$12,500	
Community Development	Community Development	\$5,000	
Community Development Department	Community Development Department	\$13,087,081	100%
Office of Economic Development	Office of Economic Development	\$8,261,955	
Transfer to Economic Development Fund	Transfer to Economic Development Fund	\$665,597	
Economic Development Agencies	Economic Development Agencies	\$0	
Central Va Partnership for Economic Develop	Central Va Partnership for Economic Develop	\$3,777,654	
Community Investment Collaborative	Community Investment Collaborative	\$55,272	
Virginia Career Works - Piedmont Region	Virginia Career Works - Piedmont Region	\$58,000	
Transit Agencies	Transit Agencies	\$25,000	
Cent. Shenandoah Planning District Commiss	Cent. Shenandoah Planning District Commiss	\$16,623	
Charlottesville Area Transit	Charlottesville Area Transit	\$0	
Confingency Micro-Transit Grant	Confingency Micro-Transit Grant	\$5,546	
Jaunt	Jaunt	\$1,000,000	
Regional Transit Partnership	Regional Transit Partnership	\$275,000	
Other Community Development Agencies	Other Community Development Agencies	\$2,309,213	
TJ Planning District Commission	TJ Planning District Commission	\$55,000	
VPI Extension Service	VPI Extension Service	\$381,975	
		\$156,222	
		\$225,653	

EXHIBITS

Exhibit I-4b

Expenditure Assumptions Albemarle County, Virginia February 2023

DEPARTMENT	DEPARTMENT	APPLICABLE TO NEW DEVELOPMENT AT THE SUBJECT SITE ¹	
		FY 2023 GENERAL FUND EXPENDITURES	
Non-Departmental	Non-Departmental	\$228,107,365	26%
City/County Revenue Sharing	City/County Revenue Sharing/County Reven	\$15,545,227	100%
Transfer to School Operations	Transfer to School Operations	\$167,453,853	0%
Transfers to Capital and Debt	Transfers to Capital and Debt	\$15,867,171	100%
Transfer to Gen Govt Debt Service	Transfer to Gen Govt Debt Service	\$7,164,879	100%
Transfer to School CIP	Transfer to School CIP	\$1,658,247	100%
Transfer to General Govt. CIP	Transfer to General Govt. CIP	\$11,152,371	100%
Transfer to General Govt. CIP - One-Time	Transfer to General Govt. CIP - One-Time	\$0	
Other Transfers	Other Transfers	\$1,983,176	100%
Transfer to Water Resources Fund	Transfer to Water Resources Fund	\$1,668,176	
Transfer to Economic Development Authority	Transfer to Economic Development Authority	\$315,000	
Transfer to Housing Fund	Transfer to Housing Fund	\$0	
Transfer to Other Funds	Transfer to Other Funds	\$0	
Other Non-Departmental	Other Non-Departmental	\$5,304,441	100%
Refunds	Refunds	\$0	
Tax Relief for the Elderly/Disabled	Tax Relief for the Elderly/Disabled	\$40,000	
Cigarette Tax Reserve	Cigarette Tax Reserve	\$1,480,000	
Plastic Bag Tax Reserve	Plastic Bag Tax Reserve	\$0	
BOS Strategic Priority Support	BOS Strategic Priority Support	\$0	
Business Process Optimization Reserve, Inc.	Business Process Optimization Reserve, Inc.	\$200,000	
Climate Action Funding Pool	Climate Action Funding Pool	\$0	
Pandemic RRR and Contingency Reserve	Pandemic RRR and Contingency Reserve	\$0	
Space Reserve	Space Reserve	\$558,000	
Salary and Benefits Reserve	Salary and Benefits Reserve	\$1,650,000	
Minimum Wage Reserve	Minimum Wage Reserve	\$0	
Early Retirement	Early Retirement	\$810,920	
Training Pool	Training Pool	\$0	
Reserve for Contingencies	Reserve for Contingencies	\$585,521	

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

EXHIBITS

Exhibit II-1

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

IMPACT TYPE	EMPLOYMENT	FROM CONSTRUCTION		EMPLOYMENT	RECURRING AT BUILD-OUT	
		LABOR INCOME	ECONOMIC OUTPUT		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

IMPACT TYPE	TOTAL AT BUILD-OUT		
	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

EXHIBITS

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 \$30,201,494
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			Retail		
	EMPLOYMENT	LABOR INCOME	OUTPUT	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

EXHIBITS

Exhibit II-4

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

LAND USE	INPUT: CONSTRUCTION COST (2020\$) ¹	CONSTRUCTION		IMPLAN SECTOR
		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

EXHIBITS

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

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

CATEGORY	NET SF	SALES/SF ¹	INPUT: TOTAL ANNUAL		EMPLOYMENT	IMPLAN SECTOR	
			RETAIL SALES ²			CODE	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

EXHIBITS

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

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

RETAIL EXP. ¹

OFFSITE RETAIL EXPENDITURES

IMPLAN SECTOR ³

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		\$69,751	411	Retail - General merchandise stores
Miscellaneous store retailers	5%	\$69,751	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

EXHIBITS



III. FISCAL IMPACT ANALYSIS

EXHIBITS

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		Year											
		Assumption/Total											
Indicator		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032		
Residential Price Appreciation		3.00%	1.00	1.00	1.00	1.00	1.00	1.00	1.15	1.34	1.20	1.37	1.30
Existing Site Value (Albemarle County)		0.00%	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Less Improvements		\$2,185,700	\$2,185,700	\$2,185,700	\$2,185,700	\$2,185,700	\$2,185,700	\$2,185,700	\$2,185,700	\$2,185,700	\$2,185,700	\$2,185,700	\$2,185,700
Estimated Project Values		\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000
Non-Residential (Per SF/yr)		\$1,500,000.00	\$0	\$0	\$1,581,987	\$1,639,746	\$1,698,143	\$1,757,187	\$1,816,951	\$1,877,472	\$1,938,751	\$1,999,772	\$2,060,513
Land and (Albemarle County)		\$20,450,000.00	\$0	\$0	\$21,030,006	\$22,228,345	\$23,488,197	\$24,808,143	\$26,188,143	\$27,628,187	\$29,138,191	\$30,718,191	\$32,368,191
Total		\$0	\$0	\$0	\$23,612,013	\$24,268,091	\$25,486,344	\$26,996,340	\$28,304,334	\$29,815,379	\$31,356,942	\$32,958,904	\$34,628,704
Development Program													
Cumulative Development													
Non-Residential													
Food & Beverage		8,000	-	-	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000
Retail		2,720	-	-	2,720	2,720	2,720	2,720	2,720	2,720	2,720	2,720	2,720
Artenas		34,560	-	-	34,560	34,560	34,560	34,560	34,560	34,560	34,560	34,560	34,560
College Units		250	-	-	250	250	250	250	250	250	250	250	250
College SF		125,000	-	-	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000
Total Retail/Artenas SF		45,310	-	-	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	170,310
Occupancy Rates													
Food & Beverage		100%	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Retail		100%	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Artenas		100%	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%
College Units		58%	0%	0%	42%	47%	52%	58%	58%	58%	58%	58%	58%

EXHIBITS

Exhibit III-1
Fiscal Impact Analysis (in Future Dollars)
Reverton Farms
2023-2047

	Year		Assessment Year		2033		2034		2035		2036		2037	
	2023	2024	2033	2034	2035	2036	2037	2033	2034	2035	2036	2037	2033	2037
Million														
Residential Price Appreciation			3.00%			1,344	1,384	1,428	1,468	1,498	1,513	1,513		
Existing Site Value (Albemarle County)			0.00%			1,000	1,000	1,000	1,000	1,000	1,000	1,000		
Estimated Project Values						\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Less Improvements														
Non-Residential (per \$25Ksf)														
Land (Albemarle County)						\$1,500,000.00	\$1,500,000.00	\$1,500,000.00	\$1,500,000.00	\$1,500,000.00	\$1,500,000.00	\$1,500,000.00		
Improvements (Albemarle County)						\$20,433,800.00	\$20,433,800.00	\$20,433,800.00	\$20,433,800.00	\$20,433,800.00	\$20,433,800.00	\$20,433,800.00		
Total						\$21,933,800.00	\$21,933,800.00	\$21,933,800.00	\$21,933,800.00	\$21,933,800.00	\$21,933,800.00	\$21,933,800.00		
Development Program														
Cumulative Development														
Non-Residential			8,030	8,030	8,030	8,030	8,030	8,030	8,030	8,030	8,030	8,030		
Food & Beverage			2,720	2,720	2,720	2,720	2,720	2,720	2,720	2,720	2,720	2,720		
Retail			34,560	34,560	34,560	34,560	34,560	34,560	34,560	34,560	34,560	34,560		
Amusements			250	250	250	250	250	250	250	250	250	250		
Cottage Units			125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000		
Cottage SF			44,510	44,510	44,510	44,510	44,510	44,510	44,510	44,510	44,510	44,510		
Total Retail/Amusements SF			170,310	170,310	170,310	170,310	170,310	170,310	170,310	170,310	170,310	170,310		
Total Square Feet														
Occupancy Rates														
Food & Beverage			100%	100%	100%	100%	100%	100%	100%	100%	100%	100%		
Retail			100%	100%	100%	100%	100%	100%	100%	100%	100%	100%		
Amusements			100%	100%	100%	100%	100%	100%	100%	100%	100%	100%		
Cottage Units			98%	98%	98%	98%	98%	98%	98%	98%	98%	98%		

EXHIBITS

Exhibit III-4
Fiscal Impact Analysis (In Future Dollars)
Reventon Farms
2023-2047

	Year	2023	2038	2043	2048	2053	2058
Assumptions/Total							
Inflation		3.00%	1.55%	1.60%	1.63%	1.70%	1.74%
Residential Price Appreciation		0.00%	1.00%	1.00%	1.00%	1.00%	1.00%
Estating Site Value (Albemarle County)		\$2,185,700	\$0	\$0	\$0	\$0	\$0
Less Improvements		\$1,500,000	\$0	\$0	\$0	\$0	\$0
Estimated Project Values		\$685,700	\$0	\$0	\$0	\$0	\$0
Non-Residential (per \$714K)							
Land (Albemarle County)		\$1,500,000.00	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000
Improvements (Albemarle County)		\$20,433,000.00	\$20,433,000	\$20,433,000	\$20,433,000	\$20,433,000	\$20,433,000
Total		\$21,933,000.00	\$21,933,000	\$21,933,000	\$21,933,000	\$21,933,000	\$21,933,000
Development Program							
Cumulative Development							
Non-Residential		8,000	8,000	8,000	8,000	8,000	8,000
Food & Beverage		2,720	2,720	2,720	2,720	2,720	2,720
Retail		34,560	34,560	34,560	34,560	34,560	34,560
Amenities		250	250	250	250	250	250
College Units		125,000	125,000	125,000	125,000	125,000	125,000
College SF		45,310	45,310	45,310	45,310	45,310	45,310
Total Residential SF		170,310	170,310	170,310	170,310	170,310	170,310
Total Square Feet		170,310	170,310	170,310	170,310	170,310	170,310
Occupancy Rates							
Food & Beverage		100%	100%	100%	100%	100%	100%
Retail		100%	100%	100%	100%	100%	100%
Amenities		100%	100%	100%	100%	100%	100%
College Units		58%	58%	58%	58%	58%	58%

EXHIBITS

Exhibit III-1
Fiscal Impact Analysis (in Future Dollars)
Reventon Farms
2023-2047

		Year					
		Assumptions/Total					
		2043	2044	2045	2046	2047	
Initials	Residential Price Appreciation	3.00%	1.86%	1.86%	1.91%	1.91%	2.03%
	Existing Site Value (Albemarle County)	0.00%	1,000	1,000	1,000	1,000	1,000
	Estimated Site Value (Albemarle County)	\$2,155,700	\$0	\$0	\$0	\$0	\$0
	Less Improvements	\$1,500,000	\$0	\$0	\$0	\$0	\$0
Estimated Project Values							
Development Program	Non-Residential (per SF/Ksq)	\$1,500,000.00	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000
	Land (Albemarle County)	\$20,453,800.00	\$20,453,800	\$20,453,800	\$20,453,800	\$20,453,800	\$20,453,800
	Improvements (Albemarle County)	\$38,405,855	\$38,405,855	\$38,405,855	\$38,405,855	\$38,405,855	\$38,405,855
	Total	\$79,959,655	\$79,959,655	\$79,959,655	\$79,959,655	\$79,959,655	\$79,959,655
Occupancy Status	Food & Beverage	8,000	8,000	8,000	8,000	8,000	8,000
	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
Cumulative Development	Cottage SF	125,000	125,000	125,000	125,000	125,000	125,000
	Total Residential SF	45,310	45,310	45,310	45,310	45,310	45,310
	Total Retail/Amenities SF	170,310	170,310	170,310	170,310	170,310	170,310
	Total Square Feet	215,620	215,620	215,620	215,620	215,620	215,620
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		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Assumption Total											
Occupied Units/SF	Non-Residential										
	Food & Beverage	8,000	-	-	8,000	8,000	8,000	8,000	8,000	8,000	8,000
	Retail	2,720	-	-	2,720	2,720	2,720	2,720	2,720	2,720	2,720
	Artenites	34,560	-	-	34,560	34,560	34,560	34,560	34,560	34,560	34,560
	Cottage Units	250	-	-	106	118	146	146	146	146	146
Annual Deliveries	Total										
	Non-Residential	8,000	-	-	8,000	-	-	-	-	-	-
	Food & Beverage	2,720	-	-	2,720	-	-	-	-	-	-
	Artenites	34,560	-	-	34,560	-	-	-	-	-	-
	Cottage Units	250	-	-	106	-	-	-	-	-	-
Project Values	% of Project Complete	170,310	0%	0%	100%	100%	100%	100%	100%	100%	100%
	Total Real Property		\$2,195,700	\$2,261,571	\$23,269,893	\$23,868,093	\$24,488,797	\$25,188,743	\$25,889,387	\$26,631,351	\$27,365,273
	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
	Existing Sub		\$2,195,700	\$2,261,571	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Total Value		\$2,195,700	\$2,261,571	\$23,269,893	\$23,868,093	\$24,488,797	\$25,188,743	\$25,889,387	\$26,631,351	\$27,365,273
Subject Site Revenues	Food & Beverage	\$877	\$0	\$0	\$7,488,810	\$7,882,868	\$7,823,448	\$8,181,151	\$8,452,866	\$8,698,166	\$8,917,311
	Retail	\$277	\$0	\$0	\$887,230	\$915,250	\$893,107	\$924,719	\$947,200	\$962,469	\$978,461
	Artenites	\$23	\$0	\$0	\$1,489,288	\$1,451,536	\$1,456,082	\$1,539,854	\$1,568,132	\$1,603,716	\$1,682,728
	Cottage SF	\$213	\$0	\$0	\$28,285,638	\$29,144,321	\$30,018,651	\$30,919,211	\$31,846,787	\$32,802,191	\$33,789,258
	Total Property Tax		\$2,195,700	\$2,261,571	\$23,269,893	\$23,868,093	\$24,488,797	\$25,188,743	\$25,889,387	\$26,631,351	\$27,365,273
County Revenues	Total Assessed Real Property Value		\$0	\$2,261,571	\$23,269,893	\$23,868,093	\$24,488,797	\$25,188,743	\$25,889,387	\$26,631,351	\$27,365,273
	Total Year Value Subject Real Property Tax		\$0	\$2,261,571	\$23,269,893	\$23,868,093	\$24,488,797	\$25,188,743	\$25,889,387	\$26,631,351	\$27,365,273
	Real Property Tax Rate		\$0.004 per \$100 AV	\$0.004 per \$100 AV	\$0.004 per \$100 AV	\$0.004 per \$100 AV	\$0.004 per \$100 AV	\$0.004 per \$100 AV	\$0.004 per \$100 AV	\$0.004 per \$100 AV	\$0.004 per \$100 AV
	Real Property Tax Revenue		\$0	\$18,751	\$19,314	\$198,726	\$204,888	\$209,220	\$215,112	\$221,181	\$227,122
	Real Property Tax Revenue		\$0	\$18,751	\$19,314	\$198,726	\$204,888	\$209,220	\$215,112	\$221,181	\$227,122

EXHIBITS



Exhibit II-1

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

Occupied Units/SF	Year		Assessment Year				
	2023	2024	2025	2026	2027	2028	2029
Annual Deliveries	Non-Residential	8,000	8,000	8,000	8,000	8,000	8,000
	Food & Beverage	2,720	2,720	2,720	2,720	2,720	2,720
	Retail	34,560	34,560	34,560	34,560	34,560	34,560
	Amenities	250	148	148	148	148	148
	Cottage Units	-	-	-	-	-	-
Project Values	Total	40,530	43,588	43,588	43,588	43,588	43,588
	Non-Residential	8,000	8,000	8,000	8,000	8,000	8,000
	Food & Beverage	2,720	2,720	2,720	2,720	2,720	2,720
	Retail	34,560	34,560	34,560	34,560	34,560	34,560
	Amenities	250	148	148	148	148	148
Subject Site Revenues	Cottage SF	125,000	-	-	-	-	-
	TOTAL SF	170,310	-	-	-	-	-
	% of Project Completions	100%	100%	100%	100%	100%	100%
County Revenues	Total Real Property	\$28,861,660	\$29,795,481	\$30,634,028	\$31,508,030	\$32,408,253	\$33,408,253
	Total Change FFE Value	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000
	Existing Site	\$0	\$0	\$0	\$0	\$0	\$0
	Total Value	\$28,861,660	\$29,795,481	\$30,634,028	\$31,508,030	\$32,408,253	\$33,408,253
	Food & Beverage	\$8,481,011	\$9,744,842	\$10,027,187	\$10,328,303	\$10,648,452	\$10,984,452
Real Property Tax	Retail	\$207	\$179,380	\$802,782	\$826,845	\$851,660	\$876,660
	Amenities	\$38	\$1,028,782	\$1,663,925	\$1,950,743	\$2,008,285	\$2,065,285
	Cottage SF	\$213	\$20,878,154	\$26,026,729	\$33,181,731	\$40,342,557	\$47,402,557
	Total County Real Property Value	\$28,861,660	\$29,795,481	\$30,634,028	\$31,508,030	\$32,408,253	\$33,408,253
	Payor Value Subject to Real Property Tax	\$28,161,813	\$28,987,660	\$29,785,481	\$30,634,028	\$31,508,030	\$32,408,253
County Revenues	Real Property Tax Rate	\$0.854 per \$100 AV	\$0.854 per \$100 AV	\$0.854 per \$100 AV	\$0.854 per \$100 AV	\$0.854 per \$100 AV	\$0.854 per \$100 AV
	Real Property Tax Revenue	\$240,502	\$254,388	\$259,079	\$266,079	\$272,079	\$278,079
	Real Property Tax Revenue	\$240,502	\$254,388	\$259,079	\$266,079	\$272,079	\$278,079
	Real Property Tax Revenue	\$240,502	\$254,388	\$259,079	\$266,079	\$272,079	\$278,079
	Real Property Tax Revenue	\$240,502	\$254,388	\$259,079	\$266,079	\$272,079	\$278,079

REGLGO
REAL ESTATE CONSULTING

Exhibit III-1

Year	2028	2039	2049	2042
Occupied Units	16	18	48	17

EXHIBITS

Exhibit II-1

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

Occupied Units/SF	Year		Assumption/Total		2043		2044		2045		2046		2047	
	Year		Assumption/Total		2043		2044		2045		2046		2047	
Annual Deliveries	Non-Residential		8,000		8,000		8,000		8,000		8,000		8,000	
	Food & Beverage		2,720		2,720		2,720		2,720		2,720		2,720	
	Retail		34,560		34,560		34,560		34,560		34,560		34,560	
	Amenities		250		146		146		146		146		146	
	College Units		250		146		146		146		146		146	
	Total		37,780		37,780		37,780		37,780		37,780		37,780	
Project Values	Non-Residential		8,000		-		-		-		-		-	
	Food & Beverage		2,720		-		-		-		-		-	
	Retail		34,560		-		-		-		-		-	
	Amenities		250		-		-		-		-		-	
	College Units		250		-		-		-		-		-	
	TOTAL SF		170,310		100%		100%		100%		100%		100%	
Subject Site Revenues	Total Real Property		\$20,000 per bay		\$38,405,955		\$39,513,115		\$40,653,491		\$41,828,077		\$43,037,902	
	Total College FTE Value		\$0		\$0		\$0		\$0		\$0		\$0	
	Existing Site		\$0		\$0		\$0		\$0		\$0		\$0	
	Total Value		\$0		\$0		\$0		\$0		\$0		\$0	
	Food & Beverage		\$877		\$12,714,808		\$13,096,522		\$13,489,140		\$13,883,814		\$14,310,629	
	Retail		\$207		\$7,078,914		\$7,047,422		\$7,078,945		\$7,117,210		\$7,164,546	
County Revenues	Amenities		\$148		\$2,358,186		\$2,471,143		\$2,545,077		\$2,627,835		\$2,702,284	
	College SF		\$213		\$48,171,123		\$48,016,258		\$47,104,144		\$52,637,986		\$54,271,023	
	Real Property Tax		\$0.64 per \$100 NV		\$38,405,955		\$39,513,115		\$40,653,491		\$41,828,077		\$43,037,902	
	Prior Year Value Subject to Real Property Tax		\$0.64 per \$100 NV		\$37,231,041		\$38,405,955		\$39,513,115		\$40,653,491		\$41,828,077	
	Real Property Tax Rate		\$5.875,346		\$319,857		\$327,397		\$337,442		\$347,191		\$357,212	
	Real Property Tax Revenue		\$0.64 per \$100 NV		\$37,231,041		\$38,405,955		\$39,513,115		\$40,653,491		\$41,828,077	

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EXHIBITS

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REAL ESTATE CONSULTING

Exhibit III-1
Fiscal Impact Analysis (in Future Dollars)
Reverton Farms
2023-2047

	Year	Assessment Year									
		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Personal Property Tax											
Total Cottage FF&E Value		\$5,000,000	\$5,000,000	\$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		10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
Other Local Taxes - Furniture, Fixtures & Equipment		\$17,100	\$17,100	\$17,100	\$17,100	\$17,100	\$17,100	\$17,100	\$17,100	\$17,100	\$17,100
Total FF&E Tax Revenue		\$850,000	\$850,000	\$850,000	\$850,000	\$850,000	\$850,000	\$850,000	\$850,000	\$850,000	\$850,000
Total Vehicle Value		\$3,420 per \$100 AV	\$3,420 per \$100 AV	\$3,420 per \$100 AV	\$3,420 per \$100 AV	\$3,420 per \$100 AV	\$3,420 per \$100 AV	\$3,420 per \$100 AV	\$3,420 per \$100 AV	\$3,420 per \$100 AV	\$3,420 per \$100 AV
Other Local Taxes - Vehicles, Motorcycles, Airplanes, Boats, Trailers, etc.		10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
Business Tangible Personal Property Tax Assessment Factors		\$3,249	\$3,249	\$3,249	\$3,249	\$3,249	\$3,249	\$3,249	\$3,249	\$3,249	\$3,249
Total Vehicle Property Tax Revenue		\$20,348	\$20,348	\$20,348	\$20,348	\$20,348	\$20,348	\$20,348	\$20,348	\$20,348	\$20,348
Total Personal Property Tax Revenue - Closures & Vehicles		\$874,659	\$874,659	\$874,659	\$874,659	\$874,659	\$874,659	\$874,659	\$874,659	\$874,659	\$874,659
Cumulative Total Personal Property Tax Revenue - Closures & Vehicles											
Business Personal Property Tax per Employee		\$27.0	\$27.0	\$27.0	\$27.0	\$27.0	\$27.0	\$27.0	\$27.0	\$27.0	\$27.0
Food & Beverage SF per Employee		8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000
Food & Beverage SF		287	287	287	287	287	287	287	287	287	287
Restaurant Employees		28	28	28	28	28	28	28	28	28	28
Food & Beverage Business PP Tax		\$5,878	\$5,878	\$5,878	\$5,878	\$5,878	\$5,878	\$5,878	\$5,878	\$5,878	\$5,878
Retail SF per Employee		\$44	\$44	\$44	\$44	\$44	\$44	\$44	\$44	\$44	\$44
Retail SF		2,720	2,720	2,720	2,720	2,720	2,720	2,720	2,720	2,720	2,720
General Employees		5	5	5	5	5	5	5	5	5	5
Retail Business PP Tax		\$1,646	\$1,646	\$1,646	\$1,646	\$1,646	\$1,646	\$1,646	\$1,646	\$1,646	\$1,646
Merchandise SF per Employee		\$4,560	\$4,560	\$4,560	\$4,560	\$4,560	\$4,560	\$4,560	\$4,560	\$4,560	\$4,560
Merchandise SF		21	21	21	21	21	21	21	21	21	21
Merchandise Employees		\$4,408	\$4,408	\$4,408	\$4,408	\$4,408	\$4,408	\$4,408	\$4,408	\$4,408	\$4,408
Merchandise Business PP Tax		49	49	49	49	49	49	49	49	49	49
20 Employees per Key		49	49	49	49	49	49	49	49	49	49
Closure Employees		49	49	49	49	49	49	49	49	49	49
Total Business Personal Property Tax											
Total Business Personal Property Tax		\$271,374	\$271,374	\$271,374	\$271,374	\$271,374	\$271,374	\$271,374	\$271,374	\$271,374	\$271,374
Food & Beverage SF per Employee		\$8,158,128	\$8,158,128	\$8,158,128	\$8,158,128	\$8,158,128	\$8,158,128	\$8,158,128	\$8,158,128	\$8,158,128	\$8,158,128
Food & Beverage Employees		287	287	287	287	287	287	287	287	287	287
SF per Employee		0	0	0	0	0	0	0	0	0	0
Retail SF per Employee		\$44	\$44	\$44	\$44	\$44	\$44	\$44	\$44	\$44	\$44
Retail Employees		5	5	5	5	5	5	5	5	5	5
Merchandise SF per Employee		1,646	1,646	1,646	1,646	1,646	1,646	1,646	1,646	1,646	1,646
Merchandise Employees		21	21	21	21	21	21	21	21	21	21
Closure Employees		49	49	49	49	49	49	49	49	49	49
Construction Cost		\$122,889,500	\$122,889,500	\$122,889,500	\$122,889,500	\$122,889,500	\$122,889,500	\$122,889,500	\$122,889,500	\$122,889,500	\$122,889,500
Construction Cost Occurring within 2 County Area		\$80,889,500	\$80,889,500	\$80,889,500	\$80,889,500	\$80,889,500	\$80,889,500	\$80,889,500	\$80,889,500	\$80,889,500	\$80,889,500
Temporary Construction Employment		688	688	688	688	688	688	688	688	688	688
Total Employees		103	103	103	103	103	103	103	103	103	103

EXHIBITS

Exhibit III-1
Fiscal Impact Analysis (in Future Dollars)
Reverton Farms
2023-2047

		2023		2039		2043		2047		2047	
		14	15	16	17	18	19	20	21	22	
Personal Property Tax											
Total Cottage P&E Value											
Business Tangible Personal Property Tax Assessment Factors											
Other Local Taxes - Furniture, Fixtures & Equipment											
Other Local Taxes - Vehicles											
Other Local Taxes - Vehicles, Motorcycles, Automobiles, Boats, Trailers, etc.											
Total Vehicle Value											
Business Tangible Personal Property Tax Assessment Factors											
Total Vehicle Property Tax Revenue											
Total Personal Property Tax Revenue - Cottages & Vehicles											
Consideration Total Personal Property Tax Revenue - Cottages & Vehicles											
Business Personal Property Tax per Employee											
Food & Beverage SF per Employee											
Food & Beverage SF											
Food & Beverage Employees											
Food & Beverage Business PP Tax											
Retail SF per Employee											
Retail SF											
Grocery Employees											
Retail Business PP Tax											
Artenities SF per Employee											
Artenities SF											
Artenities Employees											
Artenities Business PP Tax											
Cottage Employees											
20 Employees per Key											
Total Business Personal Property Tax											
Total Personal Property Tax Revenues											
Employees											
Food & Beverage SF per Employee											
Food & Beverage Employees											
SF per Employee											
Employees											
Retail SF per Employee											
Retail Employees											
Artenities SF per Employee											
Artenities Employees											
Cottage Employees											
Construction Cost											
Construction Cost Occuring within 2 County Area											
Temporary Construction Employment											
Total Employees											

EXHIBITS

Exhibit III-1
Fiscal Impact Analysis (in Future Dollars)
Reverton Farms
2023-2047

Year		2043	2044	2045	2046	2047
Assumption Total		6				
Personal Property Tax						
Total College FIRE 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%
College FIRE Tax Revenue		\$17,100	\$17,100	\$17,100	\$17,100	\$17,100
Total FIRE Tax Revenue		\$550,000	\$550,000	\$550,000	\$550,000	\$550,000
Total Vehicle Value						
Other Local Taxes - Vehicles, Motorcycles, Airplanes, Boats, Trailers, etc.		10%	10%	10%	10%	10%
Business Tangible Personal Property Tax Assessment Factors		\$3,249	\$3,249	\$3,249	\$3,249	\$3,249
Total Vehicle Property Tax Revenue		\$20,349	\$20,349	\$20,349	\$20,349	\$20,349
Total Personal Property Tax Revenue - Colleges & Vehicles		\$574,859	\$574,859	\$574,859	\$574,859	\$574,859
Cumulative Total Personal Property Tax Revenue - Colleges & Vehicles						
Business Personal Property Tax per Employee						
Food & Beverage SF per Employee		\$210	\$210	\$210	\$210	\$210
Food & Beverage SF		287	287	287	287	287
Restaurant Employees		8,030	8,030	8,030	8,030	8,030
Food & Beverage Business P/Tax		\$5,878	\$5,878	\$5,878	\$5,878	\$5,878
Retail SF per Employee		\$44	\$44	\$44	\$44	\$44
Retail SF		2,720	2,720	2,720	2,720	2,720
Grocery Employees		5	5	5	5	5
Retail Business P/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
Amenities SF		34,550	34,550	34,550	34,550	34,550
Amenities Employees		21	21	21	21	21
Amenities Business P/Tax		\$4,408	\$4,408	\$4,408	\$4,408	\$4,408
College Employees		49	49	49	49	49
20 Employees per Day						
Total Business Personal Property Tax		\$715,374	\$715,374	\$715,374	\$715,374	\$715,374
Total Personal Property Tax Revenues		\$5,564,195	\$5,564,195	\$5,564,195	\$5,564,195	\$5,564,195
Employees						
Food & Beverage SF per Employee		287	287	287	287	287
Food & Beverage Employees		28	28	28	28	28
SF per Employee		0	0	0	0	0
Employees		0	0	0	0	0
Retail SF per Employee		\$44	\$44	\$44	\$44	\$44
Retail Employees		5	5	5	5	5
Amenities SF per Employee		1,646	1,646	1,646	1,646	1,646
Amenities Employees		21	21	21	21	21
College Employees		49	49	49	49	49
Construction Cost		\$122,859,500				
Construction Cost Doubling within 2 County Area		\$87,859,500				
Temporary Construction Employment		7.8 FTE per \$1M Construction Cost				
Total Employees		689	0	0	0	0
103		103	103	103	103	103

EXHIBITS

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Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Construction Tax Revenues										
Construction Materials										
Gross Builder Expenditures (Commercial/Residential)	\$450	\$27,001,166	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
% of Construction Materials	\$380,000	\$106,475,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
% of Construction Materials	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
% Materials and Purchases in County	\$0	\$28,427,856	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Retail Sales Tax	1.00%	\$284,278	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sales & Meals Tax Revenues										
On-Site Retail and Restaurants										
Occupied Food & Beverage SF	\$877	0	0	0	0	0	0	0	0	0
Occupied Retail SF	\$0	0	0	0	0	0	0	0	0	0
Occupied Amusement SF	\$207	0	0	0	0	0	0	0	0	0
Total Occupied SF	\$80	0	0	0	0	0	0	0	0	0
Total Retail Sales	1.00%	\$8,075,198	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Retail Sales Tax	1.00%	\$84,752	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Occupied Restaurant Spices SF	\$877	0	0	0	0	0	0	0	0	0
Occupied Retail SF	\$207	\$903	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Retail Sales	1.00%	\$7,448,610	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Meals Tax Revenue from Retail	8.00%	\$595,888	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
On-Site Spending on Retail										
Occupied Nights	85%	38,775	0	0	0	0	0	0	0	0
% of Guest Spending On-Site	85%	\$287	\$287	\$287	\$287	\$287	\$287	\$287	\$287	\$287
Total Spending Per Occupied Night	15%	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$40
% of Guest Spending On-Site	15%	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$40
On-Site Spending on Retail										
Occupied Nights	85%	38,775	0	0	0	0	0	0	0	0
% of Guest Spending On-Site	85%	\$287	\$287	\$287	\$287	\$287	\$287	\$287	\$287	\$287
Total Spending Per Occupied Night	15%	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$40
% of Guest Spending On-Site	15%	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$40
Total Tradeable On-Site Sales										
% of On-Site Expenditures in Albemarle Co.	90%	\$1,722,257	\$1,722,257	\$1,722,257	\$1,722,257	\$1,722,257	\$1,722,257	\$1,722,257	\$1,722,257	\$1,722,257
Retail Expenditures Made On-Site	1.00%	\$1,504,884	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total On-Site Visitor Sales Tax Revenues	1.00%	\$15,048	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Tradeable Sales Generated by Visitors On-Site										
% of Retail Expenditures Spent on Meals	80%	\$1,222,257	\$1,222,257	\$1,222,257	\$1,222,257	\$1,222,257	\$1,222,257	\$1,222,257	\$1,222,257	\$1,222,257
% of On-Site Expenditures in Albemarle Co.	80%	\$1,222,257	\$1,222,257	\$1,222,257	\$1,222,257	\$1,222,257	\$1,222,257	\$1,222,257	\$1,222,257	\$1,222,257
F&B Retail Expenditures Made On-Site & in Albemarle	8.00%	\$9,778,056	\$9,778,056	\$9,778,056	\$9,778,056	\$9,778,056	\$9,778,056	\$9,778,056	\$9,778,056	\$9,778,056
Total Residential Meals Tax Revenues										
Total Sales & Meals Tax Revenues		\$20,741,868	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transient Occupancy Tax										
Occupied Units	250	0	0	0	0	0	0	0	0	0
Occupied Average Daily Rate	\$474.13	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Occupancy Rate	66.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Occupancy Revenue	\$28,671,193	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transient Occupancy Tax	5%	\$1,433,559	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Fund	3%	\$859,543	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tourism	8%	\$2,302,042	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total		\$22,419,225	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

EXHIBITS

Exhibit III-1
Fiscal Impact Analysis (in Future Dollars)
Reventon Farms
2023-2047

Year		2023	2024	2025	2026	2027
Assumptions/Total		4	5	6	7	8
Construction Tax Revenues						
Construction Materials						
Sales & Meals Tax Revenues						
On-Site Retail and Restaurants						
Off-Site Spending on Retail Outlets (Guests by occupied nights)						
Occupied Nights						
On-Site Spending by Occupied Nights						
Total Spending Per Occupied Night						
% of Guest Spending Off-Site						
Total Tradeable Off-Site Sales						
% of Off-Site Expenditures in Abbeville Co.						
Retail Expenditures Made Off-Site						
Total Off-Site Visitor Sales Tax Revenues						
Total Tradeable Sales Generated by Visitors Off-Site						
% of Retail Expenditures Spent on Meals						
% of Off-Site Expenditures in Abbeville Co.						
F&B Retail Expenditures Made Off-Site & in Abbeville						
Total Restaurant Meals Tax Revenues						
Total Sales & Meals Tax Revenues						
Transient Occupancy Tax						
Cottage Units						
Cottage Average Daily Rate						
Occupancy Rate						
Cottage Revenue						
Transient Occupancy Tax						
General Fund						
Total						

EXHIBITS

Exhibit III-1
Fiscal Impact Analysis (in Future Dollars)
Reventon Farms
2023-2047

Year		2023	2038	2043	2048	2053	2058
Assumption/Item							
Construction Tax Revenues							
Construction Materials							
		\$463	\$0	\$0	\$0	\$0	\$0
Costs Builder Expends (Commutability)		\$0	\$0	\$0	\$0	\$0	\$0
% Of Cost Spent on Materials		0%	0%	0%	0%	0%	0%
% Materials and Purchased in County		0%	0%	0%	0%	0%	0%
Retail Sales Tax		1.00%	\$0	\$0	\$0	\$0	\$0
Sales & Meals Tax Revenues							
On-Site Retail and Restaurants							
Occupied Food & Beverage SF		507	8,030	8,030	8,030	8,030	8,030
Occupied SF		0	0	0	0	0	0
Occupied Retail SF		507	2,720	2,720	2,720	2,720	2,720
Occupied Amenities SF		58	34,580	34,580	34,580	34,580	34,580
Total Occupied SF		565	45,310	45,310	45,310	45,310	45,310
Total Retail Sales		\$13,914,847	\$14,332,087	\$14,332,087	\$14,780,050	\$15,204,911	\$15,661,056
Retail Sales Tax		1.00%	\$139,146	\$143,321	\$147,820	\$152,049	\$156,611
Occupied Restaurant Space SF		100.00%	8,030	8,030	8,030	8,030	8,030
Meals Sales per SF		\$077	\$1,388	\$1,407	\$1,449	\$1,483	\$1,537
Total Tradable Meals Sales		\$800,274	\$11,298,942	\$11,298,942	\$11,885,851	\$12,344,674	\$12,944,674
Meals Tax Revenue from Retail		8.00%	\$64,022	\$90,392	\$95,086	\$98,277	\$103,557
On-Site Spending on Retail							
Cottage Guests (by occupied nights)							
Occupied Nights		53,189	53,189	53,189	53,189	53,189	53,189
% of Guest Spending On-Site		85%	\$282	\$286	\$278	\$286	\$284
Total Spending by Occupied Night		15%	\$46	\$48	\$49	\$50	\$52
% of Guest Spending On-Site							
Total Tradable On-Site Sales			\$2,455,526	\$2,526,192	\$2,605,068	\$2,680,220	\$2,763,718
% of On-Site Expenditures in Alternate Co.		90%	90%	90%	90%	90%	90%
Total Expenditures Made On-Site			\$2,209,873	\$2,278,273	\$2,344,561	\$2,414,898	\$2,487,345
Total On-Site Total Sales Tax Revenues		1.00%	\$22,100	\$22,783	\$23,446	\$24,149	\$24,873
Total Tradable Sales Generated by Visitors On-Site			\$2,455,526	\$2,526,192	\$2,605,068	\$2,680,220	\$2,763,718
% of Retail Expenditures Spent on Meals		90%	90%	90%	90%	90%	90%
F&B Retail Expenditures in Alternate Co.			\$1,777,870	\$1,821,016	\$1,875,849	\$1,931,876	\$1,989,076
Total Residential Meals Tax Revenues		8.00%	\$106,079	\$109,261	\$112,589	\$115,915	\$119,583
Total Sales & Meals Tax Revenues			\$825,399	\$853,161	\$891,765	\$1,017,209	\$1,041,545
Transient Occupancy Tax							
Cottage Units		250	250	250	250	250	250
Cottage Average Daily Rate		\$618	\$678	\$686	\$717	\$739	\$761
Occupancy Rate		58.8%	58.3%	58.3%	58.3%	58.3%	58.3%
Cottage Revenue		\$86,671,183	\$55,569,682	\$57,030,452	\$58,149,068	\$59,293,084	\$60,472,817
Transient Occupancy Tax		5%	\$39,032,042	\$1,787,583	\$1,851,823	\$1,907,480	\$1,964,705
Tourism		3%	\$23,418,225	\$1,078,790	\$1,111,154	\$1,144,488	\$1,174,188
Total		8%	\$62,451,268	\$2,816,773	\$2,963,076	\$3,051,968	\$3,140,528
General Fund							
Total							

EXHIBITS

Exhibit III-1
Fiscal Impact Analysis (in Future Dollars)
Reventon Farms
2023-2047

Year		2043	2044	2045	2046	2047
Construction Tax Revenues						
Construction Materials						
Sales & Meals Tax Revenues	Gross Builder Expenditures (Commercial/Residential)	\$450	\$0	\$0	\$0	\$0
	Gross Builder Expenditures (Commercial/Residential)	\$250,000	\$0	\$0	\$0	\$0
	% of Cost Spent on Materials	100%	\$0	\$0	\$0	\$0
	% Materials and Purchased in County	80%	\$0	\$0	\$0	\$0
	Retail Sales Tax	1.00%	\$0	\$0	\$0	\$0
On-Site Retail and Restaurants						
Sales Per SF	Occupied Food & Beverage SF	\$177	8,030	8,030	8,030	8,030
	Occupied SF	\$0	0	0	0	0
	Occupied Retail SF	\$270	2,720	2,720	2,720	2,720
	Occupied Amusement SF	\$38	34,560	34,560	34,560	34,560
	Total Occupied SF	\$38	45,310	45,310	45,310	45,310
	Total Retail Sales	1.00%	\$16,130,860	\$16,814,817	\$17,113,261	\$17,028,659
	Retail Sales Tax		\$161,309	\$166,148	\$171,133	\$170,287
	Occupied Restaurant Spaces SF	100.00%	8,030	8,030	8,030	8,030
	Meals & Beverage SF	\$877	\$1,983	\$1,983	\$1,980	\$1,782
	Total Taxable Meals Sales	8.00%	\$12,171,688	\$13,096,252	\$13,488,140	\$13,893,814
Off-Site Spending on Retail (Comp's Counts by occupied nights)	Occupied Nights		\$3,168	\$3,168	\$3,168	\$3,168
	% of Total Spending by Occupied Nights	85%	\$303	\$312	\$322	\$341
	Total Spending by Occupied Nights		\$357	\$367	\$379	\$402
	Total Spending by Off-Site Night	15%	\$54	\$55	\$57	\$60
	% of Total Spending Off-Site					
Total Taxable Off-Site Sales						
% of Off-Site Expenditures in Albemarle Co.	Retail Expenditures Made Off-Site	90%	\$2,946,628	\$2,932,025	\$3,019,887	\$3,110,587
	Total Off-Site Value Sales Tax Revenues	1.00%	\$29,466	\$29,320	\$30,199	\$31,106
	Total Taxable Sales Generated by Visitors Off-Site	(from Expenditures)	\$2,946,628	\$2,932,025	\$3,019,887	\$3,110,587
	% of Retail Expenditures Spent on Meals	80%	\$2,357,302	\$2,345,620	\$2,415,909	\$2,488,470
	FAB Retail Expenditures Made Off-Site & in Albemarle	8.00%	\$18,858	\$19,485	\$19,327	\$19,907
Total Residential Meals Tax Revenues						
			\$1,072,791	\$1,104,975	\$1,138,124	\$1,172,288
Transient Occupancy Tax						
Cottage Units	Cottage Units	250	250	250	250	250
	Cottage Average Daily Rate	\$519	\$507	\$531	\$558	\$582
	Occupancy Rate	56.6%	58.3%	59.3%	59.3%	58.3%
	Cottage Revenue	\$28,871,183	\$42,837,717	\$44,223,848	\$46,552,624	\$48,619,233
	Transient Occupancy Tax	5%	\$2,094,355	\$2,144,886	\$2,211,152	\$2,277,831
General Fund						
	Total	5%	\$23,022,042	\$23,146,886	\$23,211,152	\$23,245,060
		3%	\$23,418,225	\$23,128,132	\$23,206,579	\$23,407,578
		8%	\$62,451,288	\$3,435,017	\$3,538,088	\$3,544,210
						\$3,751,598

EXHIBITS



E)
Fiscal Impact Analysis
Revenue
2

Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
BPOL Tax										
Business Receipts from Builder/Developer										
Gross Builder Expenditures	\$0	\$121,426,165	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Prior Yr. Gross Site Exp. Subj. to BPOL	\$0	\$0	\$121,426,165	\$0	\$0	\$0	\$0	\$0	\$0	\$0
BPOL Rate on Builder/Developer	0.16%	\$0	\$194,282	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Business Receipts from Visitor Retail Spending										
Visitor Spending in County but Off-Site	\$0	\$0	\$1,672,094	\$1,722,257	\$1,772,324	\$1,822,142	\$1,867,956	\$1,908,415	\$1,956,567	\$2,054,464
Prior Yr. Gross Receipts Subj. to BPOL	\$0	\$0	\$0	\$1,672,094	\$1,722,257	\$1,772,324	\$1,822,142	\$1,867,956	\$1,908,415	\$1,956,567
BPOL Rate on Retail	0.20%	\$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	\$8,475,198	\$8,759,454	\$9,052,227	\$9,353,895	\$9,664,419	\$9,984,351	\$10,313,882	\$11,653,298
Prior Yr. Gross Receipts Subj. to BPOL	\$0	\$0	\$0	\$8,475,198	\$8,759,454	\$9,052,227	\$9,353,895	\$9,664,419	\$9,984,351	\$11,653,298
BPOL Rate on Retail	0.20%	\$0	\$0	\$16,950	\$17,519	\$18,104	\$18,708	\$19,329	\$19,959	\$23,308
Business Receipts from Colleges										
Annual College Room Revenue	\$0	\$0	\$17,655,863	\$20,429,321	\$23,386,223	\$26,757,266	\$27,560,087	\$28,386,889	\$29,238,496	\$30,115,651
Prior Yr. Gross Receipts Subj. to BPOL	\$0	\$0	\$0	\$17,655,863	\$20,429,321	\$23,386,223	\$26,757,266	\$27,560,087	\$28,386,889	\$29,238,496
BPOL Rate on College Revenues	0.20%	\$0	\$0	\$35,312	\$40,859	\$46,780	\$53,515	\$55,120	\$56,774	\$58,477
Total BPOL Taxes	\$2,342,530	\$0	\$194,282	\$57,696	\$83,822	\$70,413	\$77,877	\$80,213	\$82,519	\$85,098

EXHIBITS

Exhibit III-1
Fiscal Impact Analysis (in Future Dollars)
Reventon Farms
2023-2047

	Year	Assumption/Total	2013	2014	2015	2016	2017
BPOI Tax							
Business Receipts from Builder/Developer							
Gross Builder Expenditures			\$0	\$0	\$0	\$0	\$
Total Prior Yr. Gross Bldg. Exp. Sldd. to BPOI.			\$0	\$0	\$0	\$0	\$
BPOI. Rate on Building/Development		0.16%	\$0	\$0	\$0	\$0	\$
Business Receipts from Visitor Retail Spending							
Visitor Spending in County but not On-Site			\$2,116,158	\$2,161,703	\$2,247,194	\$2,314,589	\$2,384,000
Prior Yr. Gross Receipts Sldd. to BPOI.			\$2,084,464	\$2,116,158	\$2,161,703	\$2,247,194	\$2,314,589
BPOI. Rate on Retail		0.20%	\$4,113	\$4,728	\$4,383	\$4,634	\$4,629
Business Receipts from On-Site Retail Spending							
Retail Sales at Retail Space			\$12,002,887	\$12,282,984	\$12,733,874	\$13,115,890	\$13,508,368
Prior Yr. Gross Receipts Sldd. to BPOI.			\$11,653,298	\$12,002,887	\$12,282,984	\$12,733,874	\$13,115,890
BPOI. Rate on Retail		0.20%	\$23,307	\$24,008	\$24,726	\$25,468	\$26,232
Business Receipts from Cottages							
Annual Cottage Room Revenues			\$31,019,121	\$31,494,884	\$32,008,185	\$33,085,431	\$34,912,280
Prior Yr. Gross Receipts Sldd. to BPOI.			\$30,145,651	\$31,019,121	\$31,494,884	\$32,008,185	\$33,085,431
BPOI. Rate on Cottage Revenues		0.20%	\$60,221	\$62,108	\$63,889	\$66,176	\$69,816
Total BPOI. Taxes		\$2,342,550	\$27,651	\$29,290	\$29,889	\$30,578	\$30,650

EXHIBITS



Exhibit III-1
Fiscal Impact Analysis (in Future Dollars)
Reventon Farms
2023-2047

Year	Assumption/Total	2039	2039	2040	2041	2042	
BPOL Tax	Business Receipts from Builder/Developer						
	Gross Builder Expenditures	\$0	\$0	\$0	\$0	\$0	
	Total Prior Yr. Gross Site Exp. Subj. to BPOL	\$0	\$0	\$0	\$0	\$0	
	BPOL Rate on Builder/Development	0.15%	\$0	\$0	\$0	\$0	
Business Receipts from Visitor Retail Spending	Visitor Spending in County but Off-Site	\$2,455,526	\$2,529,192	\$2,605,068	\$2,682,220	\$2,763,716	
	Prior Yr. Gross Receipts Subj. to BPOL	\$2,384,026	\$2,529,192	\$2,605,068	\$2,682,220	\$2,763,716	
	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	\$14,782,050	\$15,204,911	\$15,661,058
	Prior Yr. Gross Receipts Subj. to BPOL	\$13,509,386	\$13,914,647	\$14,332,087	\$14,782,050	\$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	\$35,568,682	\$37,028,452	\$38,448,682	\$39,824,094	\$41,254,094	
	Prior Yr. Gross Receipts Subj. to BPOL	\$34,812,294	\$36,568,682	\$37,738,452	\$39,294,094	\$40,944,094	
	BPOL Rate on Cottage Revenues	0.20%	\$69,625	\$71,919	\$74,877	\$77,688	\$80,582
	Total BPOL Taxes	\$2,542,550	\$101,611	\$104,660	\$107,799	\$111,033	\$114,364

EXHIBITS

Exhibit III-1
Fiscal Impact Analysis (in Future Dollars)
Reverton Farms
2023-2047

Year		Assumption/Rate		2043	2044	2045	2046	2047
BPOL Tax								
Business Receipts from Builder/Developer								
		Gross Builder Expenditures		\$0	\$0	\$0	\$0	\$0
		Total Prior Yr. Gross Bldg. Exp. Subj. to BPOL		\$0	\$0	\$0	\$0	\$0
		BPOL Rate on Building/Development	0.6%	\$0	\$0	\$0	\$0	\$0
Business Receipts from Visitor Retail Spending								
		Visitor Spending in County but Out-Of-State	100%	\$2,346,528	\$2,932,026	\$3,019,987	\$3,119,497	\$3,203,005
		Prior Yr. Gross Receipts Subj. to BPOL		\$2,783,716	\$2,846,628	\$2,932,026	\$3,019,987	\$3,119,497
		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		\$16,120,890	\$16,614,817	\$17,113,261	\$17,626,659	\$18,155,459
		Prior Yr. Gross Receipts Subj. to BPOL		\$15,681,058	\$16,130,690	\$16,614,817	\$17,113,261	\$17,626,659
		BPOL Rate on Retail	0.20%	\$31,222	\$32,262	\$33,230	\$34,227	\$35,253
Business Receipts from Cottages								
		Annual Cottage Room Revenue		\$41,887,104	\$42,837,717	\$44,225,869	\$45,522,534	\$46,819,203
		Prior Yr. Gross Receipts Subj. to BPOL	0.20%	\$40,472,917	\$41,687,104	\$42,837,717	\$44,225,869	\$45,522,534
		BPOL Rate on Cottage Revenues		\$80,946	\$83,374	\$85,675	\$88,452	\$91,105
Total BPOL Taxes				\$117,795	\$121,329	\$124,969	\$128,718	\$132,290

EXHIBITS

RCLOCO
 REAL ESTATE CONSULTING

		Fiscal Impact Analysis (in Dollars)									
		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Miscellaneous Revenues											
Permit Fees		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Misc. Revenues per Resident		\$157	\$161	\$166	\$171	\$176	\$181	\$187	\$193	\$198	\$204
Resident Equivalents		0	0	319	354	383	437	437	437	437	437
Total Misc. Revenues from Cottage Visitors		\$0	\$0	\$52,831	\$60,316	\$69,326	\$79,340	\$81,720	\$84,171	\$86,587	\$89,237
Employees											
Misc. Revenues per Employee		\$120	\$123	\$127	\$131	\$135	\$139	\$143	\$147	\$151	\$155
Total Misc. Revenues from Employees		\$0	\$0	\$100,457	\$13,459	\$13,862	\$14,278	\$14,707	\$15,148	\$15,602	\$16,079
Total Miscellaneous Revenues		\$2,626,157	\$0	\$153,387	\$74,035	\$83,188	\$93,618	\$96,426	\$99,319	\$102,298	\$105,386
Total Revenues by Source											
Real Property Tax		\$5,975,246	\$19,751	\$19,314	\$19,726	\$204,888	\$209,220	\$215,112	\$221,181	\$227,432	\$233,910
Personal Property Tax		\$0	\$0	\$148,691	\$156,502	\$164,825	\$172,611	\$180,890	\$189,660	\$198,430	\$207,200
Sales and Media Tax		\$0	\$0	\$640,556	\$669,354	\$698,152	\$726,950	\$755,748	\$784,546	\$813,344	\$842,142
Transfer and Occupancy Tax		\$20,741,589	\$291,423	\$280,152	\$281,666	\$1,168,011	\$1,337,884	\$1,477,277	\$1,594,344	\$1,697,925	\$1,799,998
BPCL Tax		\$0	\$0	\$194,282	\$74,035	\$83,188	\$93,618	\$96,426	\$99,319	\$102,298	\$105,386
Miscellaneous Revenues		\$2,342,550	\$0	\$153,387	\$74,035	\$83,188	\$93,618	\$96,426	\$99,319	\$102,298	\$105,386
Total Revenues		\$79,837,271	\$215,174	\$1,091,686	\$2,169,272	\$2,337,928	\$2,944,005	\$2,691,466	\$2,790,038	\$2,887,230	\$2,984,532
Expenditures											
Avg Annual Occupied Cottages		3	0	106	118	131	145	146	146	146	146
Yearly Visitor Equivalents		0	0	319	354	383	437	437	437	437	437
Avg Party Size		3	0	0	304	283	437	437	437	437	437
25-Year Cumulative											
Operating Expenditures per Resident (Est.)		\$1,950	\$1,981	\$1,114	\$1,147	\$1,181	\$1,217	\$1,253	\$1,291	\$1,330	\$1,369
Total Operating Expenditures from Cottage Visitors		\$1,947,795	\$0	\$354,688	\$406,127	\$464,790	\$531,526	\$547,864	\$564,220	\$581,726	\$599,684
Operating Expenditures per Employee		\$871	\$887	\$924	\$951	\$980	\$1,008	\$1,039	\$1,071	\$1,103	\$1,136
Total Operating Expenditures from Employees		\$1,055,518	\$0	\$731,348	\$87,881	\$100,820	\$103,948	\$107,066	\$110,278	\$113,587	\$116,994
Total Operating Expenditures		\$19,242,207	\$0	\$1,086,214	\$504,108	\$565,710	\$635,474	\$654,930	\$674,599	\$694,837	\$715,682
Total Expenditures		\$19,242,207	\$0	\$1,086,214	\$504,108	\$565,710	\$635,474	\$654,930	\$674,599	\$694,837	\$715,682
Net Fiscal Impact (2023-2041)		\$59,831,583	\$0	\$0	\$985,672	\$1,465,164	\$1,772,218	\$1,944,130	\$2,028,538	\$2,112,738	\$2,279,544
Cumulative Net Fiscal Impact (2023-2041)		\$0	\$0	\$10,174	\$1,173,646	\$2,784,619	\$4,553,228	\$6,507,359	\$8,537,895	\$10,654,134	\$12,944,617

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

EXHIBITS

Exhibit III-1
Fiscal Impact Analysis (in Future Dollars)
Reventon Farms
2023-2047

	Year	Assumption/Rate					2033	2034	2035	2036	2037
		1	2	3	4	5					
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							\$91,576	\$94,736	\$97,578	\$100,565	\$103,520
Employees							103	103	103	103	103
Misc. Revenues per Employee		\$170					\$181	\$186	\$190	\$195	\$199
Total Misc. Revenues from Employees		\$511,438					\$18,582	\$17,549	\$17,560	\$18,087	\$18,630
Total Miscellaneous Revenues		\$2,828,157					\$198,559	\$111,765	\$115,138	\$118,652	\$122,150
Total Revenues by Source		2023-2047									
Real Property Tax		\$2,979,246					\$241,522	\$247,232	\$254,386	\$261,615	\$268,079
Personal Property Tax		\$2,154,590					\$201,359	\$202,659	\$204,007	\$205,356	\$206,705
Sales and Meals Tax		\$201,741,688					\$282,258	\$282,205	\$284,871	\$285,446	\$286,021
Transient Occupancy Tax		\$38,032,042					\$1,630,450	\$1,297,465	\$1,265,408	\$1,184,172	\$1,151,615
BPOI Tax		\$2,342,550					\$87,651	\$87,651	\$87,651	\$87,651	\$87,651
Miscellaneous Revenues		\$2,828,157					\$108,529	\$111,765	\$115,138	\$118,652	\$122,150
Total Revenues		\$79,073,771					\$3,087,204	\$3,190,745	\$3,294,782	\$3,408,530	\$3,519,146
Expenditures							3%	3%	3%	3%	3%
Avg Annual Occupied Cottages							146	146	146	146	146
Avg Annual Occupied Cottages							437	437	437	437	437
Operating Expenditures per Resident Equiv											
25-Year Cumulative		\$1,050					\$1,411	\$1,453	\$1,496	\$1,541	\$1,586
25-Year Cumulative		\$11,947,755					\$616,648	\$655,148	\$695,002	\$735,128	\$775,453
Fiscal Impact											
Operating Expenditures per Employee		\$871					\$1,170	\$1,205	\$1,241	\$1,278	\$1,317
Total Operating Expenditures from Employees		\$3,028,518					\$120,504	\$124,119	\$127,943	\$131,678	\$135,620
Total Operating Expenditures		\$19,242,207					\$737,152	\$759,267	\$782,045	\$805,506	\$829,871
Total Expenditures		\$19,242,207					\$737,152	\$759,267	\$782,045	\$805,506	\$829,871
Net Fiscal Impact (2023-2041)							\$2,350,051	\$2,431,478	\$2,514,737	\$2,599,044	\$2,684,014
Cumulative Net Fiscal Impact (2023-2041)							\$17,467,071	\$19,898,550	\$22,413,287	\$25,012,171	\$27,700,145

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

EXHIBITS

Exhibit III-1
Fiscal Impact Analysis (in Future Dollars)
Revention Farms
2023-2047

Year	Assumption/Total									
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Miscellaneous Revenues										
Pavement Fees		\$0								
Misc. Revenues per Resident		\$244								
Resident Equivents	\$157	437	\$251							\$275
Total Misc. Revenues from Cottage Visitors		\$106,626	\$109,825							\$120,008
Employees		103	103	103	103	103	103	103	103	103
Misc. Revenues per Employee	\$120	\$186	\$182							\$204
Total Misc. Revenues from Employees	\$511,438	\$19,189	\$18,754							\$27,587
Total Misc. Revenues	\$2,826,157	\$725,815	\$195,589							\$141,605
Total Revenues by Source	2023-2047									
Resident Equivents	\$5,893,546	\$278,786	\$294,865							\$329,865
Personal Property Tax	\$2,161,248	\$240,654	\$242,623							\$244,101
Sales and Meals Tax	\$20,724,458	\$2,452,151	\$2,521,151							\$1,081,245
Transient Occupancy Tax	\$33,032,042	\$1,787,883	\$1,853,423							\$1,071,208
BPO, Tax	\$2,342,530	\$101,811	\$104,650							\$114,364
Miscellaneous Revenues	\$2,826,157	\$725,815	\$195,589							\$141,605
Total Revenues	\$79,073,771	\$3,830,628	\$3,747,420							\$4,115,055
Expenditures		146	146	146	146	146	146	146	146	146
25-Year Forecasted Closures		437	437							437
Yearly Visitor Equivents	Avg Party Size: 3									
25-Year Cumulative Net Impact	\$1,950	\$1,835	\$1,884							\$1,840
Operating Expenditures per Resident Equiv	\$1,947,755	\$714,664	\$738,310							\$804,586
Total Operating Expenditures from Cottage Visitors		\$1,346	\$1,387							\$1,527
Operating Expenditures per Employee	\$871	\$138,697	\$143,888							\$157,231
Total Operating Expenditures from Employees	\$10,242,516	\$854,562	\$880,198							\$881,817
Total Operating Expenditures	\$10,242,207	\$854,562	\$880,198							\$881,817
Total Expenditures	\$18,242,207	\$854,562	\$880,198							\$881,817
Net Fiscal Impact (2023-2041)		\$2,776,567	\$2,867,222							\$1,153,888
Cumulative Net Fiscal Impact (2023-2041)	\$59,831,563	\$20,478,212	\$23,343,434							\$44,253,591

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

EXHIBITS

Exhibit II-1
Fiscal Impact Analysis (in Future Dollars)
Reverton Farms
2023-2047

Year		Assumption/Chg	2043	2044	2045	2046	2047
Miscellaneous Revenues							
Permit Fees			\$0	\$0	\$0	\$0	\$0
Misc. Revenues per Resident		\$197	\$283	\$291	\$300	\$309	\$318
Reverton Residents			437	437	437	437	437
Total Misc. Revenues from College Visitors			\$172,809	\$172,317	\$171,136	\$159,070	\$159,723
Employees							
Misc. Revenues per Employee		\$120	103	103	103	103	103
Total Misc. Revenues from Employees		\$511,438	\$22,245	\$22,912	\$23,600	\$24,308	\$25,007
Total Miscellaneous Revenues		\$2,820,157	\$145,854	\$150,229	\$154,736	\$159,378	\$164,159
Total Revenues by Source							
Real Property Tax		\$5,879,346	\$118,807	\$937,887	\$937,442	\$947,491	\$957,212
Personal Property Tax		\$5,558,431	\$594,798	\$595,146	\$595,497	\$595,848	\$596,199
Sales and Meals Tax		\$20,741,688	\$1,072,231	\$1,104,875	\$1,138,124	\$1,172,288	\$1,205,436
Transient Occupancy Tax		\$39,032,942	\$2,094,355	\$2,146,869	\$2,211,282	\$2,277,631	\$2,345,880
BPOC Tax		\$2,342,300	\$117,795	\$121,329	\$124,989	\$128,718	\$132,580
Miscellaneous Revenues		\$2,820,157	\$145,854	\$150,229	\$154,736	\$159,378	\$164,159
Total Revenues		\$79,073,771	\$4,244,401	\$4,378,954	\$4,512,061	\$4,651,022	\$4,789,542
Expenditures							
Avg Annual Occupied Crops			3%	3%	3%	3%	3%
Avg Annual Equipment			146	146	146	146	146
Varies Year Equipment			437	437	437	437	437
25-Year Cumulative Net Fiscal Impact (2023-2047)							
Operating Expenditures per Resident Equiv		\$1,050	\$1,896	\$1,953	\$2,011	\$2,071	\$2,134
Total Operating Expenditures from College Visitors		\$11,947,755	\$283,723	\$285,585	\$287,193	\$288,568	\$289,796
Operating Expenditures per Employee		\$871	\$1,512	\$1,618	\$1,688	\$1,718	\$1,770
Total Operating Expenditures from Employees		\$3,025,516	\$181,946	\$186,806	\$171,810	\$176,865	\$182,274
Total Operating Expenditures		\$19,242,207	\$500,671	\$1,020,391	\$1,051,003	\$1,065,233	\$1,115,009
Total Expenditures		\$19,242,207	\$500,671	\$1,020,391	\$1,051,003	\$1,065,233	\$1,115,009
Net Fiscal Impact (2023-2047)			\$23,831,563	\$3,253,730	\$3,356,163	\$3,467,058	\$3,598,489
Cumulative Net Fiscal Impact (2023-2047)			\$45,787,231	\$49,123,464	\$52,584,541	\$56,159,031	\$59,877,565

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



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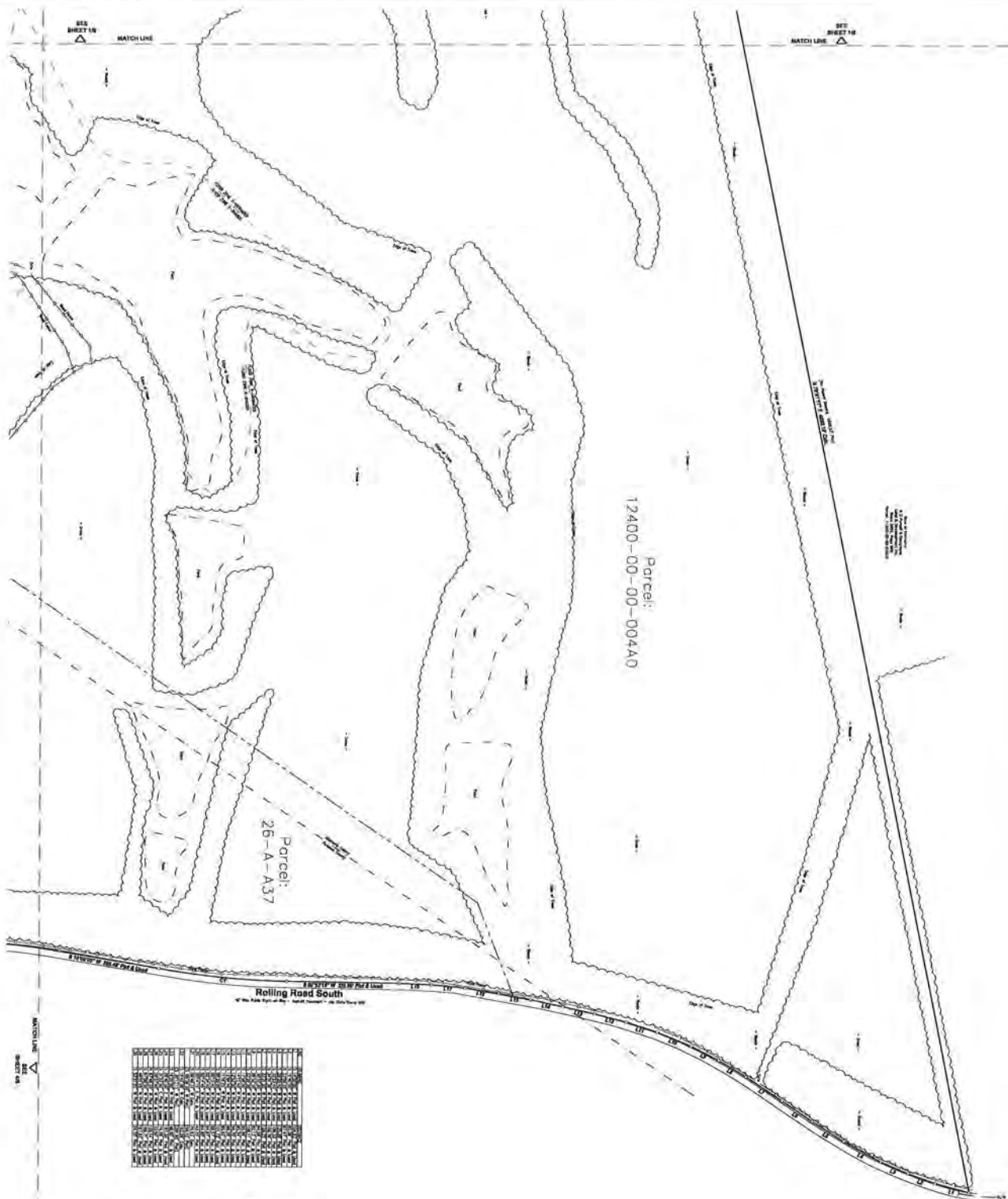
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CHECKED BY: J. RAITT
MATCH LINE

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Parcel:
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12400-00-00-004P0
12400-00-00-004Q0
12400-00-00-004R0
12400-00-00-004S0
12400-00-00-004T0
12400-00-00-004U0
12400-00-00-004V0
12400-00-00-004W0
12400-00-00-004X0
12400-00-00-004Y0
12400-00-00-004Z0

Figure 1 displays a sequence of 12 horizontal panels illustrating the time evolution of a quantum state. The top panel shows a single, narrow peak at $t=0$. As time progresses through the subsequent panels, the peak spreads and oscillates, moving towards the right. The bottom panel shows the state at $t=10$, where the peak has spread significantly and exhibits complex interference patterns.

SYMBOL LEGEND

M - After 5:00 p.m.
 A - After 5:00 p.m.
 S - Saturday 9:00 a.m. - 5:00 p.m.
 P - 10:00 a.m. - 5:00 p.m.
 D - 9:00 a.m. - 5:00 p.m.
 T - 8:00 a.m. - 5:00 p.m.
 W - 7:00 a.m. - 5:00 p.m.
 F - 6:00 a.m. - 5:00 p.m.
 C - 5:00 a.m. - 5:00 p.m.
 B - 4:00 a.m. - 5:00 p.m.
 N - 3:00 a.m. - 5:00 p.m.
 O - 2:00 a.m. - 5:00 p.m.
 U - 1:00 a.m. - 5:00 p.m.
 V - 12:00 a.m. - 5:00 p.m.
 W - 11:00 p.m. - 5:00 p.m.
 X - 10:00 p.m. - 5:00 p.m.
 Y - 9:00 p.m. - 5:00 p.m.
 Z - 8:00 p.m. - 5:00 p.m.
 AA - 7:00 p.m. - 5:00 p.m.
 BB - 6:00 p.m. - 5:00 p.m.
 CC - 5:00 p.m. - 5:00 p.m.
 DD - 4:00 p.m. - 5:00 p.m.
 EE - 3:00 p.m. - 5:00 p.m.
 FF - 2:00 p.m. - 5:00 p.m.
 GG - 1:00 p.m. - 5:00 p.m.
 HH - 12:00 p.m. - 5:00 p.m.
 II - 11:00 a.m. - 5:00 p.m.
 JJ - 10:00 a.m. - 5:00 p.m.
 KK - 9:00 a.m. - 5:00 p.m.
 LL - 8:00 a.m. - 5:00 p.m.
 MM - 7:00 a.m. - 5:00 p.m.
 NN - 6:00 a.m. - 5:00 p.m.
 OO - 5:00 a.m. - 5:00 p.m.
 PP - 4:00 a.m. - 5:00 p.m.
 QQ - 3:00 a.m. - 5:00 p.m.
 RR - 2:00 a.m. - 5:00 p.m.
 SS - 1:00 a.m. - 5:00 p.m.
 TT - 12:00 a.m. - 5:00 p.m.
 UU - 11:00 p.m. - 5:00 p.m.
 VV - 10:00 p.m. - 5:00 p.m.
 WW - 9:00 p.m. - 5:00 p.m.
 XX - 8:00 p.m. - 5:00 p.m.
 YY - 7:00 p.m. - 5:00 p.m.
 ZZ - 6:00 p.m. - 5:00 p.m.
 AAA - 5:00 p.m. - 5:00 p.m.
 BBB - 4:00 p.m. - 5:00 p.m.
 CCC - 3:00 p.m. - 5:00 p.m.
 DDD - 2:00 p.m. - 5:00 p.m.
 EEE - 1:00 p.m. - 5:00 p.m.
 FFF - 12:00 p.m. - 5:00 p.m.
 GGG - 11:00 a.m. - 5:00 p.m.
 HHH - 10:00 a.m. - 5:00 p.m.
 III - 9:00 a.m. - 5:00 p.m.
 LLL - 8:00 a.m. - 5:00 p.m.
 MMM - 7:00 a.m. - 5:00 p.m.
 NNN - 6:00 a.m. - 5:00 p.m.
 OOO - 5:00 a.m. - 5:00 p.m.
 PPP - 4:00 a.m. - 5:00 p.m.
 QQQ - 3:00 a.m. - 5:00 p.m.
 RRR - 2:00 a.m. - 5:00 p.m.
 SSS - 1:00 a.m. - 5:00 p.m.
 TTT - 12:00 a.m. - 5:00 p.m.
 UUU - 11:00 p.m. - 5:00 p.m.
 VVV - 10:00 p.m. - 5:00 p.m.
 WWW - 9:00 p.m. - 5:00 p.m.
 XXX - 8:00 p.m. - 5:00 p.m.
 YYY - 7:00 p.m. - 5:00 p.m.
 ZZZ - 6:00 p.m. - 5:00 p.m.
 AAAA - 5:00 p.m. - 5:00 p.m.
 BBBB - 4:00 p.m. - 5:00 p.m.
 CCCC - 3:00 p.m. - 5:00 p.m.
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 FFFFF - 12:00 p.m. - 5:00 p.m.
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 HHHHH - 10:00 a.m. - 5:00 p.m.
 IIIII - 9:00 a.m. - 5:00 p.m.
 LLLLL - 8:00 a.m. - 5:00 p.m.
 MMMMM - 7:00 a.m. - 5:00 p.m.
 NNNNN - 6:00 a.m. - 5:00 p.m.
 OOOOO - 5:00 a.m. - 5:00 p.m.
 PPPPP - 4:00 a.m. - 5:00 p.m.
 QQQQQ - 3:00 a.m. - 5:00 p.m.
 RRRRR - 2:00 a.m. - 5:00 p.m.
 SSSSS - 1:00 a.m. - 5:00 p.m.
 TTTTT - 12:00 a.m. - 5:00 p.m.
 UUUUU - 11:00 p.m. - 5:00 p.m.
 VVVVV - 10:00 p.m. - 5:00 p.m.
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 YYYYY - 7:00 p.m. - 5:00 p.m.
 ZZZZZ - 6:00 p.m. - 5:00 p.m.
 AAAAA - 5:00 p.m. - 5:00 p.m.
 BBBBB - 4:00 p.m. - 5:00 p.m.
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 MMMMM - 7:00 a.m. - 5:00 p.m.
 NNNNN - 6:00 a.m. - 5:00 p.m.
 OOOOO - 5:00 a.m. - 5:00 p.m.
 PPPPP - 4:00 a.m. - 5:00 p.m.
 QQQQQ - 3:00 a.m. - 5:00 p.m.
 RRRRR - 2:00 a.m. - 5:00 p.m.
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 TTTTT - 12:00 a.m. - 5:00 p.m.
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 XXXXX - 8:00 p.m. - 5:00 p.m.
 YYYYY - 7:00 p.m. - 5:00 p.m.
 ZZZZZ - 6:00 p.m. - 5:00 p.m.
 AAAAA - 5:00 p.m. - 5:00 p.m.
 BBBBB - 4:00 p.m. - 5:00 p.m.

Surveyor Seal

Sheet No. **4** of **6**

MS Project No. 54003

PC: EBF
MA: RS

Draft: CD



ALTERING LAND TITLE

10

27777 Franklin Road
Suite 2500
Baltimore, Maryland 41004

CRIMINAL RECORDS

[illegible]

Instrument Control Number

015023

**Commonwealth of Virginia
Land Record Instruments
Cover Sheet - Form A**

[JLS 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 8
Albemarle County, VA
Debra M. Shipp Clerk
File# 2008-00015023

BK 3669 Pg 188-198

T
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X
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M
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TC
O
R
P

Date of Instrument: [12/11/2008]

Instrument Type: [OTHER]

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 [] []



Instrument Control Number

**Commonwealth of Virginia
Land Record Instruments
Continuation Cover Sheet
Form C**

[LS VLR Cover Sheet Agent 1.0.66]

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Date of Instrument: [12/11/2008]

Instrument Type: ~~OTHER~~]

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
[]]]
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[]]]

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]

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Date of Instrument: [12/11/2008]

Instrument Type: ~~OTHER~~]

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) [] [] []



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, Parcels 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: [Signature]
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

PLAT SHOWING SURVEY OF

RUJIM FARM

ALBEMARLE & FLUVANNA COUNTIES, VA.

DATE: 11-20-2008

REV.:

W. MORRIS FOSTER
LAND SURVEYOR
Nellysford, Va.

TITLE SOURCE:
OWNER: MURCIELAGO LLC
ALBEMARLE DB 3663 P. 541
FLUVANNA DB 779 P. 632, 634

COURSES FROM (A) TO (B)
ALONG R-W OF S.P. 620

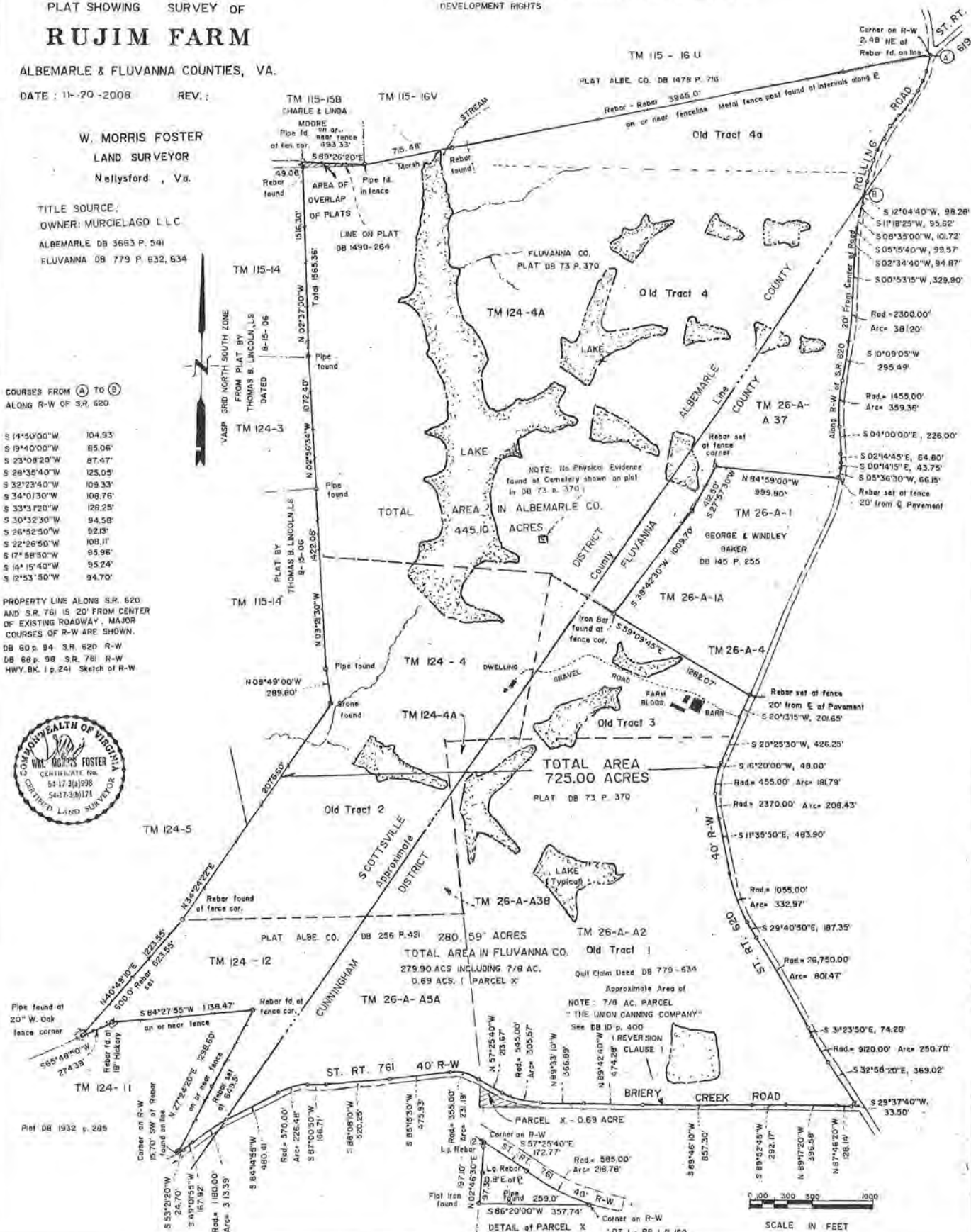
S 14°50'00"W 104.93'
S 19°40'00"W 85.06'
S 23°08'20"W 87.47'
S 26°35'40"W 125.05'
S 32°23'40"W 109.33'
S 34°01'30"W 106.76'
S 33°12'20"W 126.25'
S 30°32'30"W 94.58'
S 26°52'50"W 92.13'
S 22°26'50"W 108.11'
S 17°58'50"W 95.96'
S 14°15'40"W 95.24'
S 12°53'50"W 94.70'

PROPERTY LINE ALONG S.R. 620
AND S.R. 761 IS 20' FROM CENTER
OF EXISTING ROADWAY. MAJOR
COURSES OF R-W ARE SHOWN.
DB 60 p. 94 S.R. 620 R-W
DB 68 p. 98 S.R. 761 R-W
HWY. BK. 1 p. 241 Sketch of R-W



NOTE:

THIS PLAT IS NOT INTENDED TO COMBINE EXISTING TAX MAP PARCELS.
ALL TAX MAP PARCELS RETAIN THEIR RESPECTIVE DIVISION AND/OR
DEVELOPMENT RIGHTS.



Deed Book 3663 p. 541

Deed Book 3663 p. 197

RUJIM FARM

ALBEMARLE & FLUVANNA COUNTIES, VA.

DATE : 11-20-2008 REV.:

W. MORRIS FOSTER
LAND SURVEYOR
Nellysford, Va.

TITLE SOURCE:
OWNER: MURCIELAGO LLC
ALBEMARLE DB 3683 P. 541
FLUVANNA DB 779 P. 632, 634

COURSES FROM (A) TO (B)
ALONG R-W OF S.R. 620

S 14°50'00"W	104.93°
S 19°40'00"W	85.06°
S 23°08'20"W	87.47°
S 28°35'40"W	125.05°
S 32°23'40"W	109.33°
S 34°03'30"W	108.76°
S 33°31'20"W	128.25°
S 30°32'30"W	94.58°
S 26°52'50"W	92.13°
S 22°26'50"W	108.11°
S 17°58'50"W	55.96°
S 14° 15' 40"W	95.24°
S 12°53' 50"W	94.70°

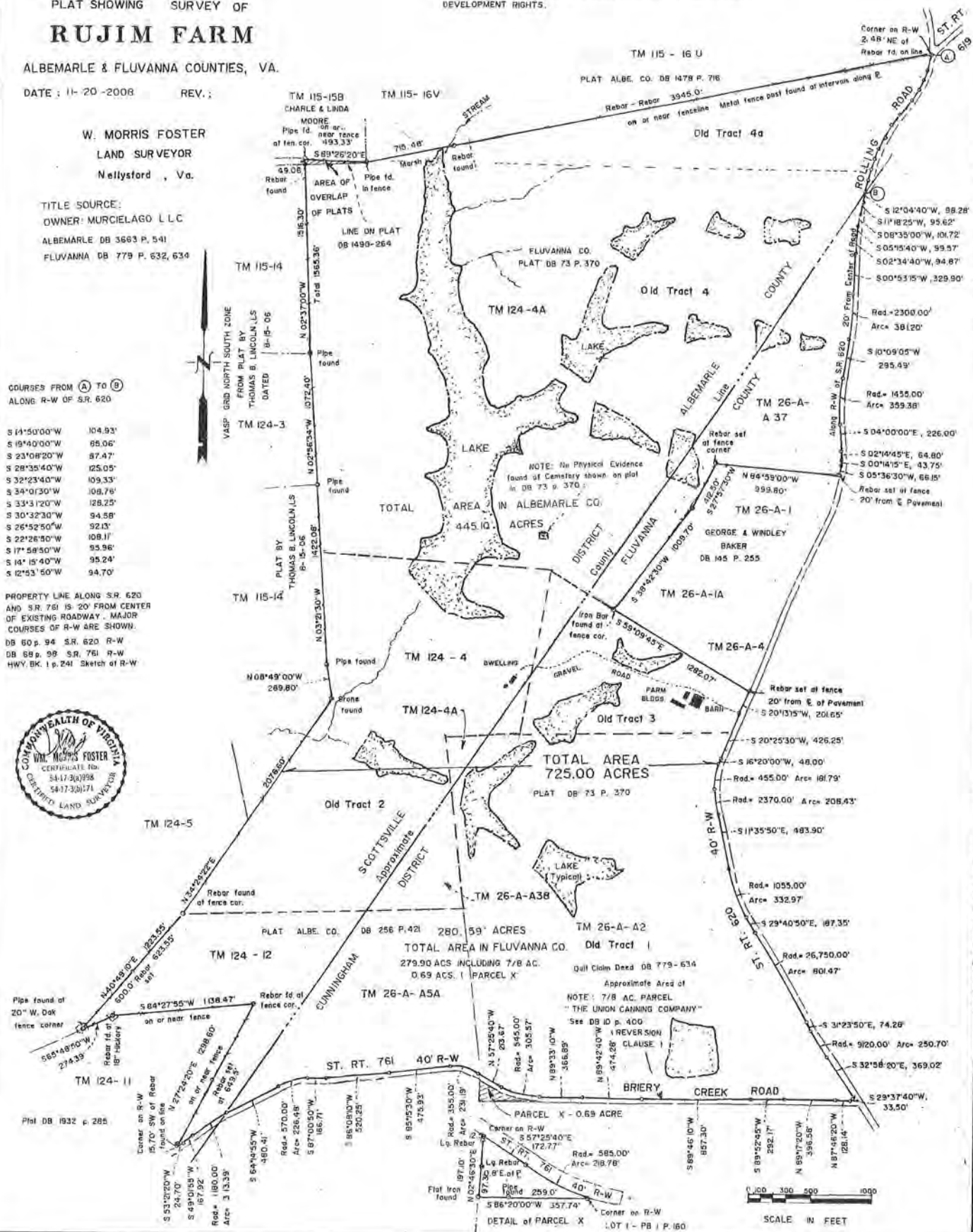
PROPERTY LINE ALONG S.R. 620
AND S.R. 761 IS 20' FROM CENTER
OF EXISTING ROADWAY. MAJOR
COURSES OF R-W ARE SHOWN.

DB 60 p. 94 S.R. 620 R-W
DB 68 p. 98 S.R. 761 R-W
HWY. BK. 1 p. 241 Sketch of R-W



NOTE:

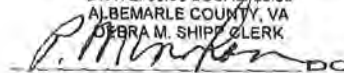
THIS PLAT IS NOT INTENDED TO COMBINE EXISTING TAX MAP PARCELS.
ALL TAX MAP PARCELS RETAIN THEIR RESPECTIVE DIVISION AND/OR
DEVELOPMENT RIGHTS.



Deed Book 3469 ps. 196

Deed Book 3669 p. 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

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.



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

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 UNLESS 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

**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]

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:
6640667C324046A
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

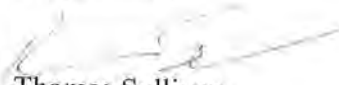
RE: Special Use Permits for Boarding Camp and Water Related Facilities in the
Agricultural (A-1) Zoning District; Fluvanna Tax Map Parcels 26-A-A2, 26-A-A38, 26-
A-A58 and 26-A-3; Sun Reventon Farm LLC ("Applicant")

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.

ins: 26-A-A37
• 26-A-3
• 26-A-A2 (partial)



- 26-A-A2 (Full)
- 26-A-A38
- 26-A-A5A



March 20, 2023
Amended July 21, 2023

Mr. Douglas Miles, AICP, CZM
Fluvanna County
Director of Community Development
132 Main Street,
Palmyra, VA 22963

***Re: Briery Creek Farm (Formerly Reventon Farm)
6055 Rolling Road South, Scottsville, Virginia
Traffic Assessment***

Dear Mr. Miles:

Kimley-Horn and Associates, Inc. has performed a traffic assessment for the proposed Briery Creek Farm camp located at 6055 Rolling Road South in Scottsville, Virginia. Currently, the 743-acre site proposed for development is used as a farm and wedding venue. The proposed development consists of a camp with 250 cabins and associated amenities. The conceptual site plan submitted with the special use application to Fluvanna and Albemarle Counties is provided in **Attachment A**. Guest access to the site will be provided via one-way ingress off Briery Creek Road and a one-way egress to Rolling Road South approximately 3,400 feet north of Route 761/Briery Creek Road.

EXECUTIVE SUMMARY

The below summarizes Kimley-Horn's analysis and public agency engagement in the analysis completed in detail within this report.

- Proposed Peak Hour Trips is 43 in the AM hour and 47 in the PM hour
 - Existing traffic is 6% of the peak hour capacity in the pre-development condition and proposed to be 8% of the peak hour capacity in the post-development condition.
- The proposed peak hour traffic for the project does not warrant a Traffic Impact Analysis nor does it warrant the requirement for turn lanes based on the VDOT Road Design Manual and confirmed by the VDOT Louisa Residency.
- A routing study was completed in conjunction with Fluvanna, Albemarle and VDOT to identify routes guest will travel to the site along the rural corridors.
 - The developer proposes to provide the proposed preferred routes recommended by Fluvanna County Staff to guests with each booking or reservation, in addition to the installation of up to 9 wayfinding signs for the development along the travelled corridors.
- 22 crashes total over the last 5 years have occurred at 8 of the studied intersections and along the development's Briery Creek Road and Rolling Road S. frontages.
 - Of the 22 crashes, 4 were listed as severe. Of the 4 severe incidences, 3 are the result of driver error or inclement weather.
 - Given the data collected and the nature of the incidences detailed in the respective header below, the data does not support that the existing intersections or road corridor are inherently unsafe to travelers.

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 camp 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
<i>Proposed</i>				
Campground/Recreational Vehicle Park (416)	250 Cabins	43(47)	15(31)	28(16)
Total		43(47)	15(31)	28(16)

EXISTING ROADWAY CONDITIONS

Rolling Road South (VA Rt. 620) 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 $\pm 6\%$ of its capacity under existing conditions and $\pm 8\%$ 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**.

SITE ACCESS

All guest access to Briery Creek Farm will enter by way of a one-way ingress from Briery Creek Farm. Guest traffic will be directed in a one directional manner to the guest check-in location interior to the property. Upon check-out guest will exit via a one-way egress to the existing southern event barn access point along Rolling Road S. Sufficient sight distance and stopping sight distance for both guest access locations will be verified as part of the detailed VDOT review of the site engineering plans. Sight distance and stopping sight distance will comply with the VDOT Road Design Manual and will look at both vertical (topography, trees, signage, etc.) and horizontal (curves, structures, vegetations).

ROUTING STUDY ANALYSIS

Kimley-Horn completed a routing study analysis of the approach corridors through both Fluvanna and Albemarle Counties. The routing analysis included an assessment of Waze, MapQuest, Apple Maps, and Google Maps from 4 major metropolitan areas; Washington D.C. to the North, Richmond to the East, Raleigh to the South, and Roanoke to the West. In addition to the metropolitan areas, and per coordination with Fluvanna County Staff, the analysis also included routing to the nearest grocery store (Food Lion in

Scottsville), Lynchburg, and Danville. The result of the analysis concluded that all of the traffic traveling to and from the site was directed through the intersections mentioned below in the Crash Data Analysis.

Kimley-Horn worked with Fluvanna County Staff to identify high priority routes based on local knowledge of the road network and existing road conditions. The three main routes of concern were traffic traveling from the north and west and traffic traveling from the east as summarized below:

From the North and West:

- From 64 travel along VA 53 to James Monroe Parkway (VA Rt. 620) to Rolling Road (VA Rt. 620)
 - In lieu of traveling along Milton Road (VA Rt. 732) to Buck Island Road (VA Rt. 729) to Martin Kings Road (VA Rt. 618).

From the East:

- From 64 travel along W. River Road (VA Rt. 6) to Rolling Road (VA Rt. 620)
 - In lieu of traveling along Rt. 15 to Rt. 53 to Rt. 619

The other focus of the study was preventing traffic from traveling across the Briery Creek Road (VA Rt. 761) fjord. At the recommendation of Fluvanna County Staff members, additional routing analysis was completed for Danville, Lynchburg and the Scottsville Food Lion. Neither the Danville nor Lynchburg routing resulted in crossings of the Briery Creek fjord. The Food Lion in Scottsville did provide routing along Briery Creek Road to and from the site.

Kimley-Horn conceptualized wayfinding signage to direct traffic around the fjord from the Scottsville Food Lion and along the Routes of Harware Street (VA Rt. 795), Albevanna Spring Rd. (VA Rt. 622) and Poplar Spring Rd. (VA Rt. 773). In addition, Kimley-Horn contacted VDOT to inquire on the possibility of flagging Briery Creek Road as an unimproved road network of low GPS routing priority through their WAZE Connected Cities coordinator. We cannot guarantee the results of the WAZE Connected Cities coordination through VDOT as the request needs to be made by a public entity and needs to make it through multiple layers of the public agencies.

Sun Communities will provide the preferred routing, as coordinated with County Staff, with each booking or reservation for the Briery Creek Farm. They will also work with the Counties and VDOT on the installation and maintenance of agreed upon wayfinding/attraction signs at the intersections of interest.

A summary of the proposed conceptual wayfinding signage locations is provided in the respective header below.

As part of the routing study members from Kimley-Horn, Woods Rogers, Fluvanna County and VDOT attended a field condition analysis of the intersections of interest mentioned below and the results of the field condition analysis is summarized in the respective header below.

CRASH DATA ANALYSIS

Kimley-Horn analyzed crash data published by the Virginia Department of Transportation (VDOT) for the following intersections and corridors:

- Jefferson Mill Road (VA Rt. 618) and Rolling Road S. (VA Rt. 620) (Albemarle County)
- Martin Kings Road (VA Rt. 618) and Rolling Road S. (VA Rt. 620) (Albemarle County)
- Ruritan Lake Road (VA Rt. 619) and Rolling Road S. (VA Rt. 620) (Albemarle County)
- Antioch Road (VA Rt. 637) and Rolling Road S. (VA Rt. 620) (Fluvanna County)
- VA-622 and VA-795 (Albemarle County)
- Branch Road (VA Rt. 761) and Rolling Road S. (VA Rt. 620) (Fluvanna County)
- Briery Creek Road (VA Rt. 761) and Rolling Road S. (VA Rt. 620) (Fluvanna County)
- Rolling Road S. (VA Rt. 620) Frontage (Fluvanna County)
- VA-622 and VA-773 (Albemarle County)
- Briery Creek Road (VA Rt. 761) (Albemarle/Fluvanna County)

The data provided by VDOT includes the date and time, severity, environmental factors, and driver status / action for each crash. The data notes that between 2018 – 2023, there have been a total of twenty-two (22) crashes at these intersections and along the corridor. Of those twenty-two (22), four (4) crashes have resulted in severe injuries, five (5) crashes have resulted in visible / non-visible injuries, and thirteen (13) have resulted in property damage only. Of the four (4) crashes that resulted in severe injury, only one is noted as having no inclement weather conditions or driver error. None of the crashes are noted as having resulted in a fatality.

The data supports that most of the crashes were a result of environmental impacts (inclement weather and deer collisions) and driver error.

Supporting data tables and figures have been compiled in Attachment E for reference.

FIELD CONDITION ANALYSIS

On June 20, 2023, Kimley-Horn and members from Woods Rogers, Fluvanna County, and VDOT attended a field condition analysis of the following intersections:

- Antioch Road (VA Rt. 637) and Rolling Road S. (VA Rt. 620)
- Jefferson Mill Road (VA Rt. 618) and Rolling Road S. (VA Rt. 620)
- Martin Kings Road (VA Rt. 618) and Rolling Road S. (VA Rt. 620)
- Ruritan Lake Road (VA Rt. 619) and Rolling Road S. (VA Rt. 620)

At the completion of the field condition analysis, Kimley-Horn documented the field conditions for VDOT and Fluvanna County review.

The conclusion of the field analysis was that the amount of additional proposed site traffic does not render the existing traffic patterns less safe.

WAYFINDING SIGNAGE ANALYSIS

As part of the routing study, the addition of wayfinding/attraction signage to the VDOT right-of-way was proposed to help drivers efficiently navigate the road network in the proximity of the site. This includes signage at the following intersections:

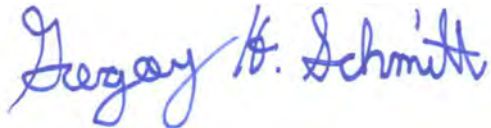
- Jefferson Mill Road (VA Rt. 618) and Rolling Road S. (VA Rt. 620) (4 miles from site entrance)
 - “Keep Left” sign along Rolling Road S. (VA Rt. 620)
- Antioch Road (VA Rt. 637) and Rolling Road S. (VA Rt. 620) (2 miles from site entrance)
 - “Turn Left” sign along Antioch Road (VA Rt. 637)
- Ruritan Lake Road (VA Rt. 619) and Rolling Road S. (VA Rt. 620) (3 miles from site entrance)
 - “Turn Left” sign along Ruritan Lake Road (VA Rt. 619)
- Martin Kings Road (VA Rt. 618) and Rolling Road S. (VA Rt. 620) (4 miles from site entrance)
 - “Keep Right” sign along Rolling Road S. (VA Rt. 620)
 - “Turn Left” Sign along Martin Kings Road (VA Rt. 618)
- Rt. 795 and Rt. 622 (Avoidance of Briery Creek Fjord) (8 miles from site entrance)
 - “Turn Right” sign along Rt. 795
- Rt. 622 and Rt. 773 (Avoidance of Briery Creek Fjord) (7 miles from site entrance)
 - “Turn Right” sign along Rt. 622
- Rolling Road S. (VA Rt. 620) Frontage
 - “Turn Right 0.5 Miles” along Rolling Road S. (VA Rt. 620) frontage
- Briery Creek Road (VA Rt. 761)
 - “Turn Right” at site ingress to Briery Creek Farm

The signs will be coordinated and located as approved by VDOT in accordance with their guidelines for Tourist-Oriented Directional Signs during VDOT’s review of the detailed site engineering plans.

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

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Gregory H. Schmitt, P.E.

Attachments

Attachment A
Conceptual Site Plan

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

One Mile

 north

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

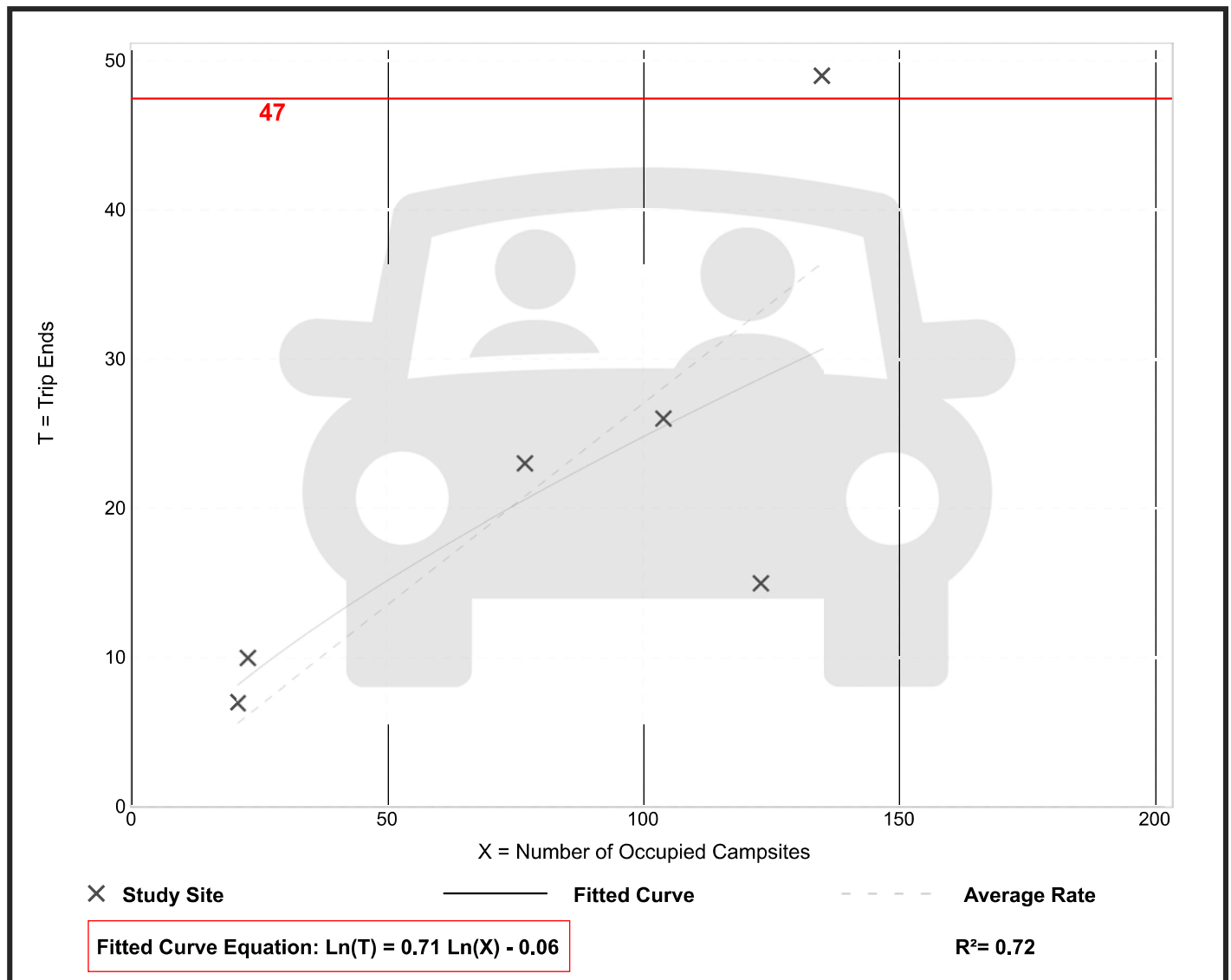
Avg. Num. of Occupied Campsites: 81

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

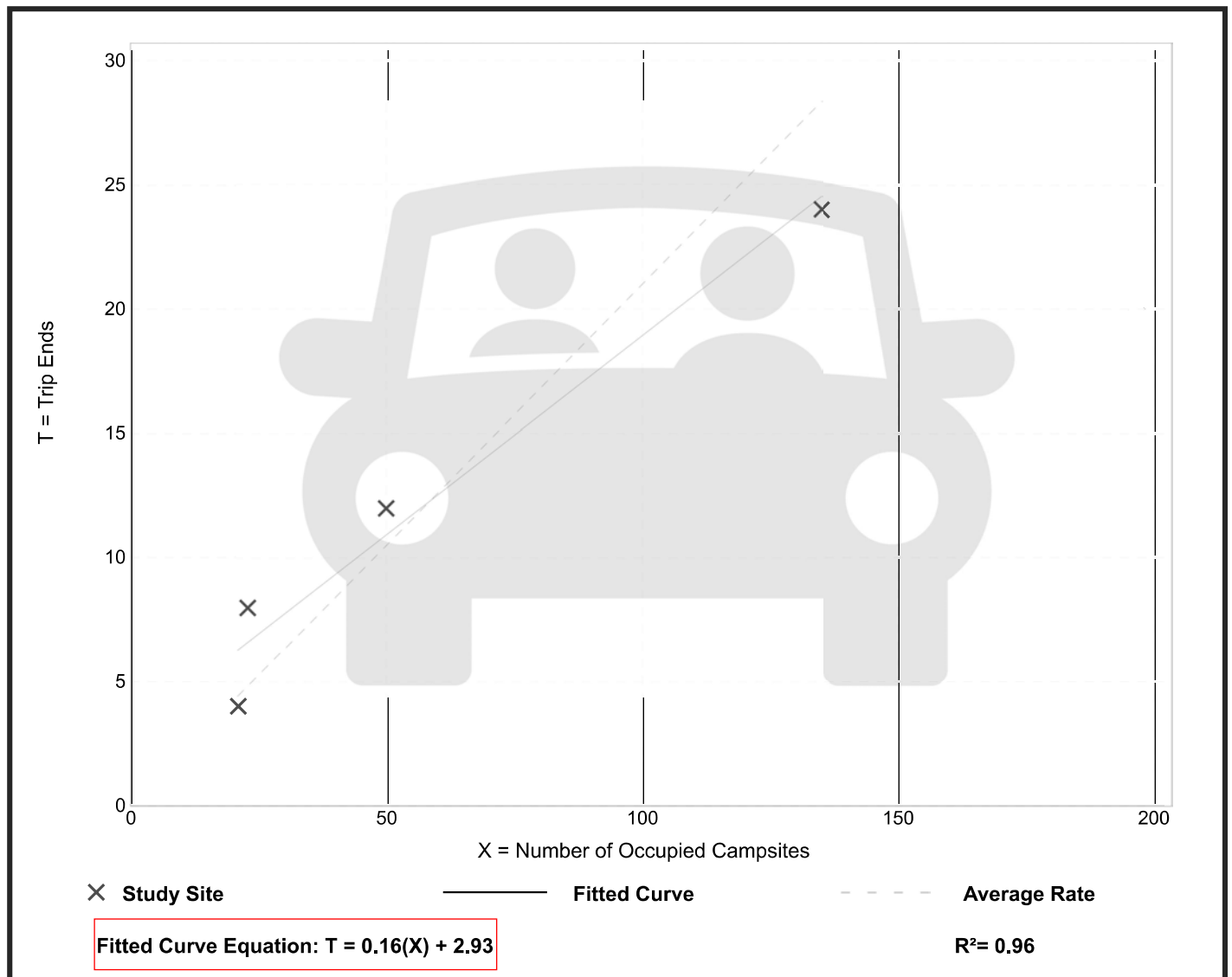
Directional Distribution: 36% entering, 64% exiting

Vehicle Trip Generation per Occupied Campsite

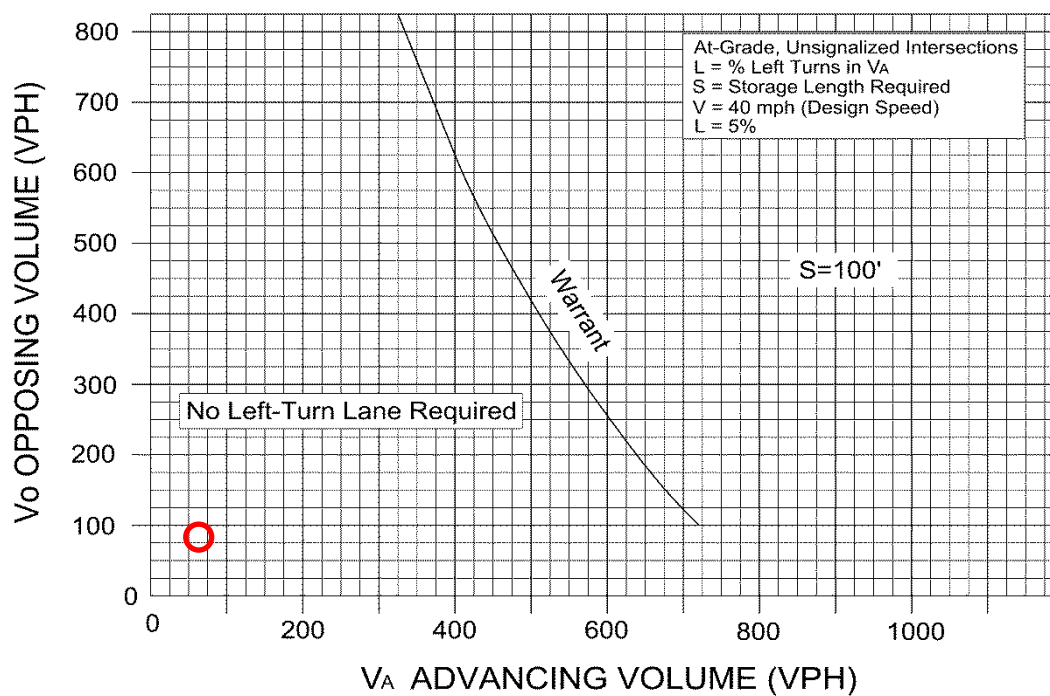
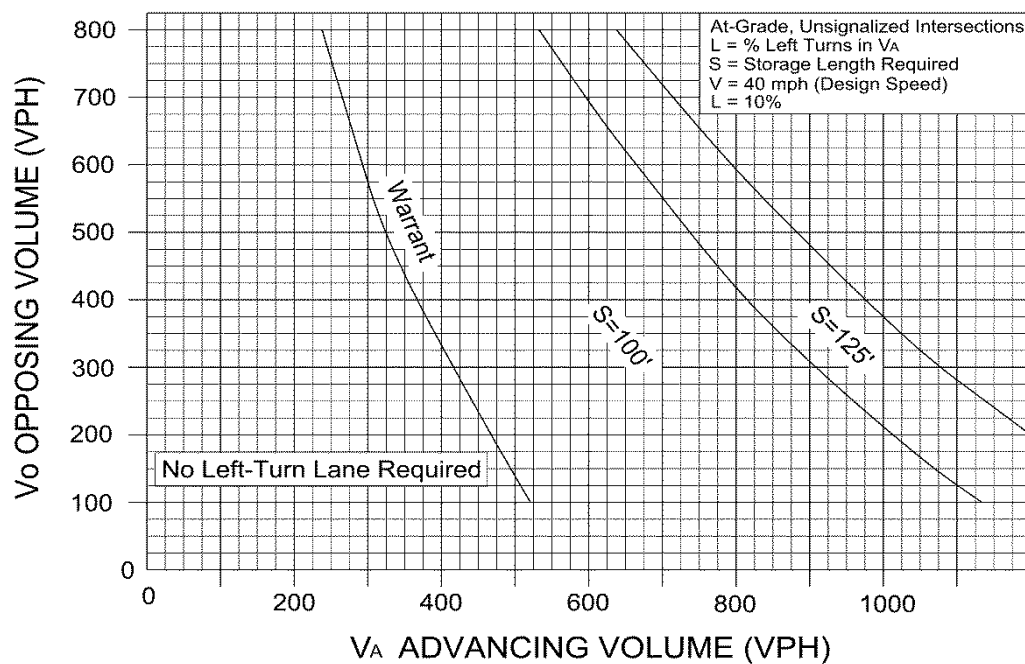
Average Rate	Range of Rates	Standard Deviation
0.21	0.18 - 0.35	0.06

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**

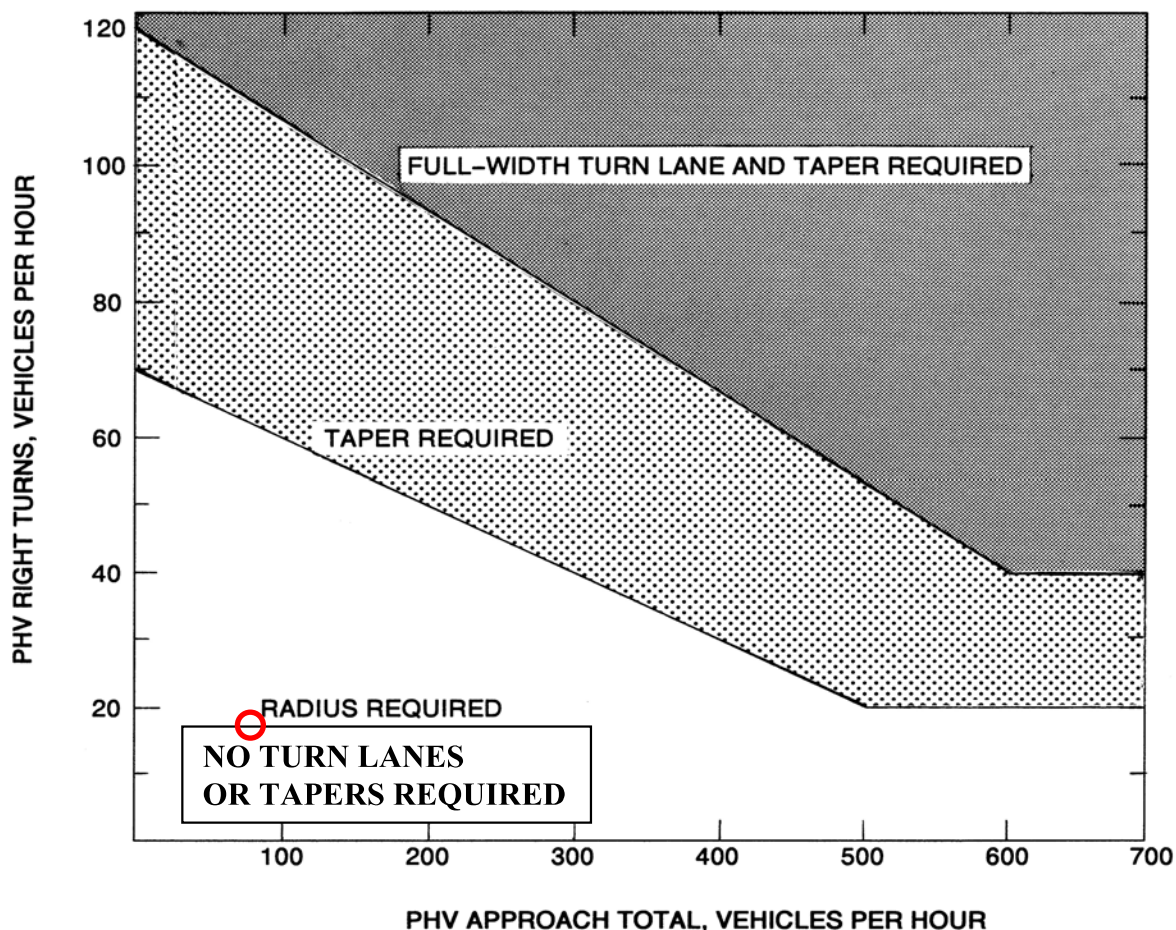


FIGURE 3-26 WARRANTS FOR RIGHT TURN TREATMENT (2-LANE HIGHWAY)

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: $PHV = ADT \times K \times D$

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.*

Attachment D
Routing Study

Routing Study for Reventon

Legend:

Raleigh, Roanoke, Lynchburg, and Danville shared route: Highlighted yellow.

Washington DC and Richmond shared route Highlighted green.

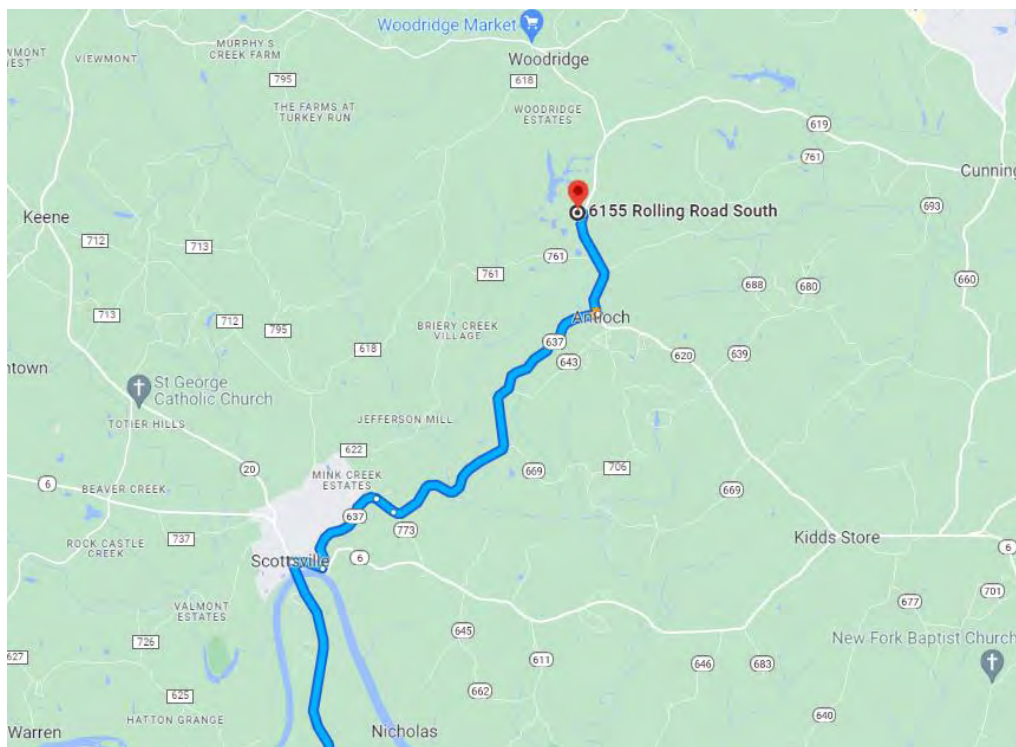
Raleigh to Site:

Google Maps: Beginning at merge onto NC-50. This route is the shortest distance available on Google Maps at the time of this report.

Direction changes:

1. Left turn onto VA-20 N
2. Right turn onto Main St
3. Turn left onto Poplar Spring Rd
4. Continue onto State Rte 637/State Rte 773
5. Left turn onto State Rte 620
6. Left turn into destination

Total # of interchanges: 5



Apple maps: Same route as google maps.

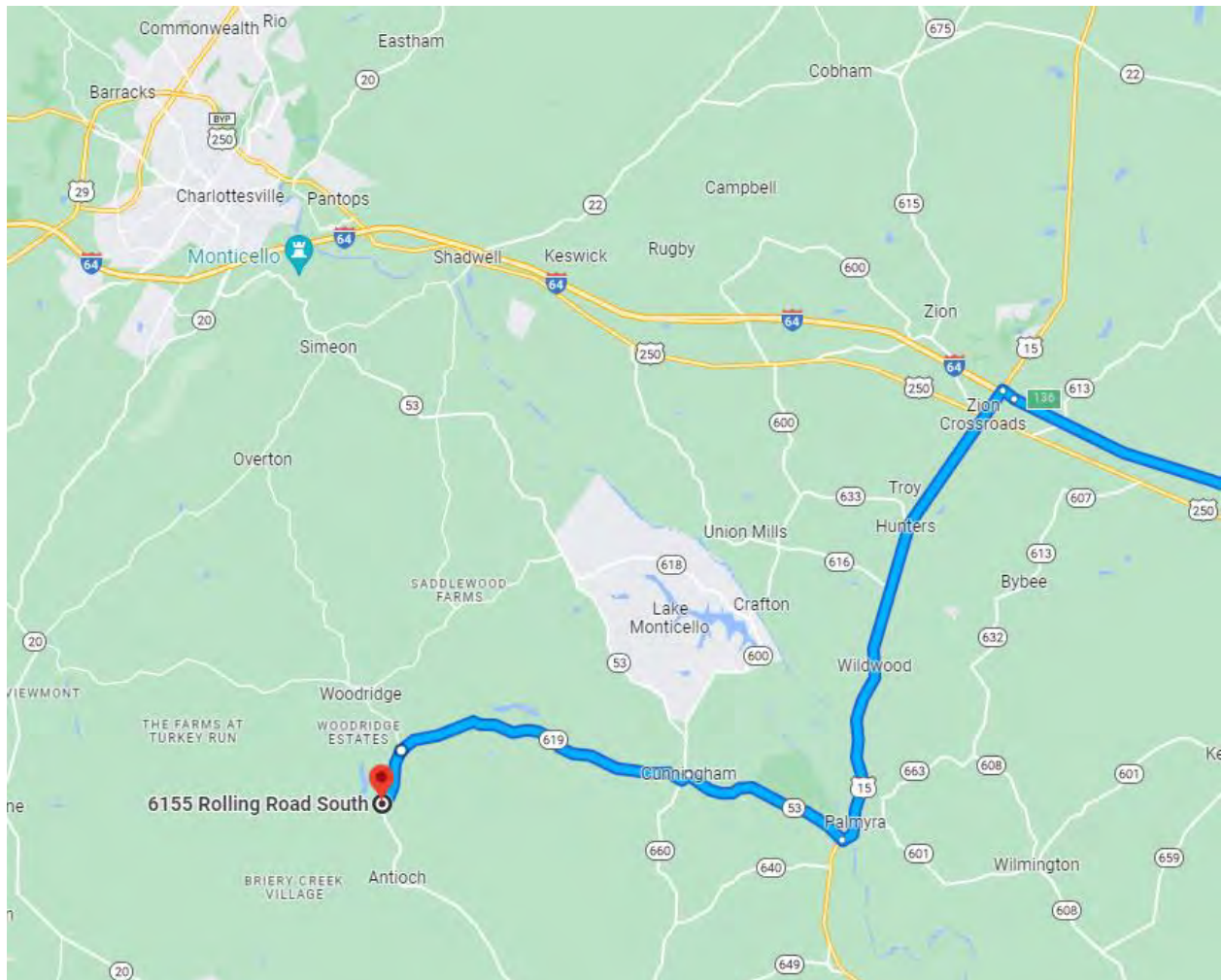
Richmond to Site Primary:

Google Maps:

Direction changes:

1. Take exit 136 to merge onto US-15 S toward Palmyra
2. Left turn onto US-15 S
3. At the traffic circle, take the 1st exit onto VA-53
4. Left turn onto State Rte 619/Ruritan Lake Rd
5. Left turn onto Rolling Rd
6. Right turn into destination

Totals # of interchanges: 6



Apple Maps: Same route as google maps.

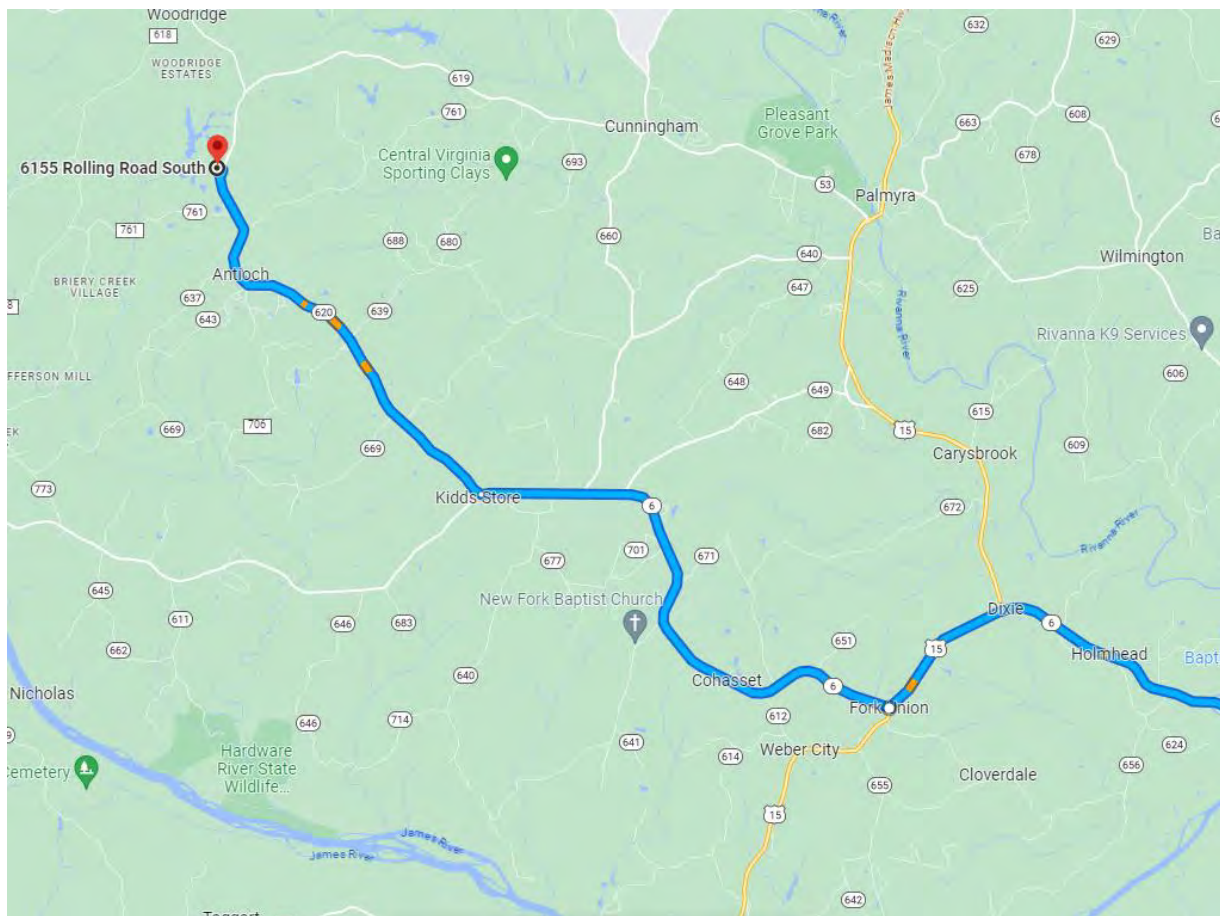
Richmond to Site Secondary:

Google Maps: This route is the shortest distance available on Google Maps at the time of this report.

Direction changes:

1. Turn right onto US-522 N
2. Continue straight onto VA-6 W
3. Right turn onto VA-6 W
4. Right turn onto State Rte 620
5. Left turn into destination

Total # of interchanges: 4



Apple Maps: Same route as google maps. This route is the shortest distance available on Apple Maps at the time of this report.

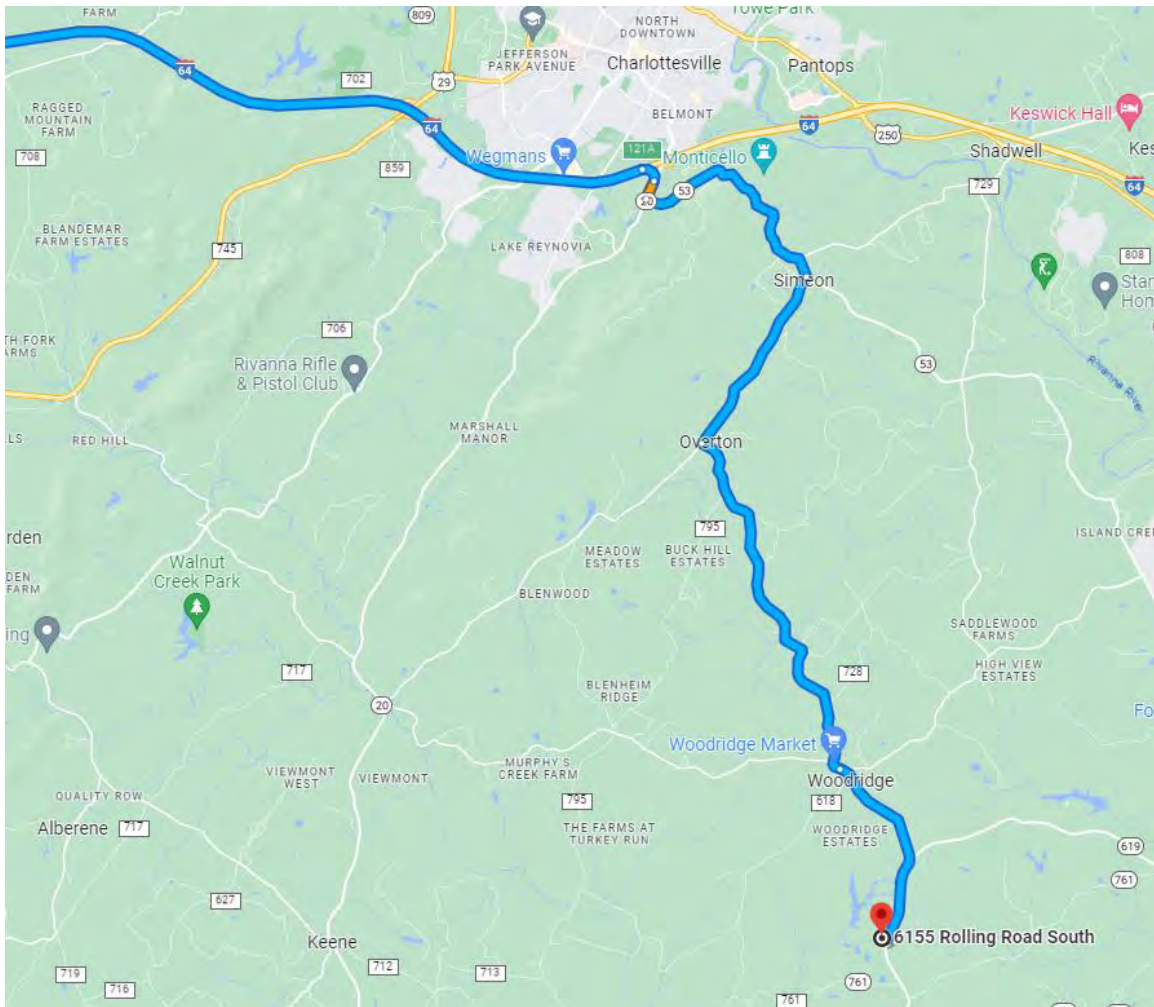
Roanoke to Site Primary:

Google Maps:

Direction changes:

1. Take exit 121A to merge onto VA-20 S/Scottsville Rd toward Scottsville
2. Turn left onto VA-53 E
3. Turn right onto James Monroe Pkwy
4. Turn left onto Rolling Rd
5. Slight right to stay on Rolling Rd
6. Turn right into destination

Total # of interchanges: 6



Apple Maps: Same route as google maps.

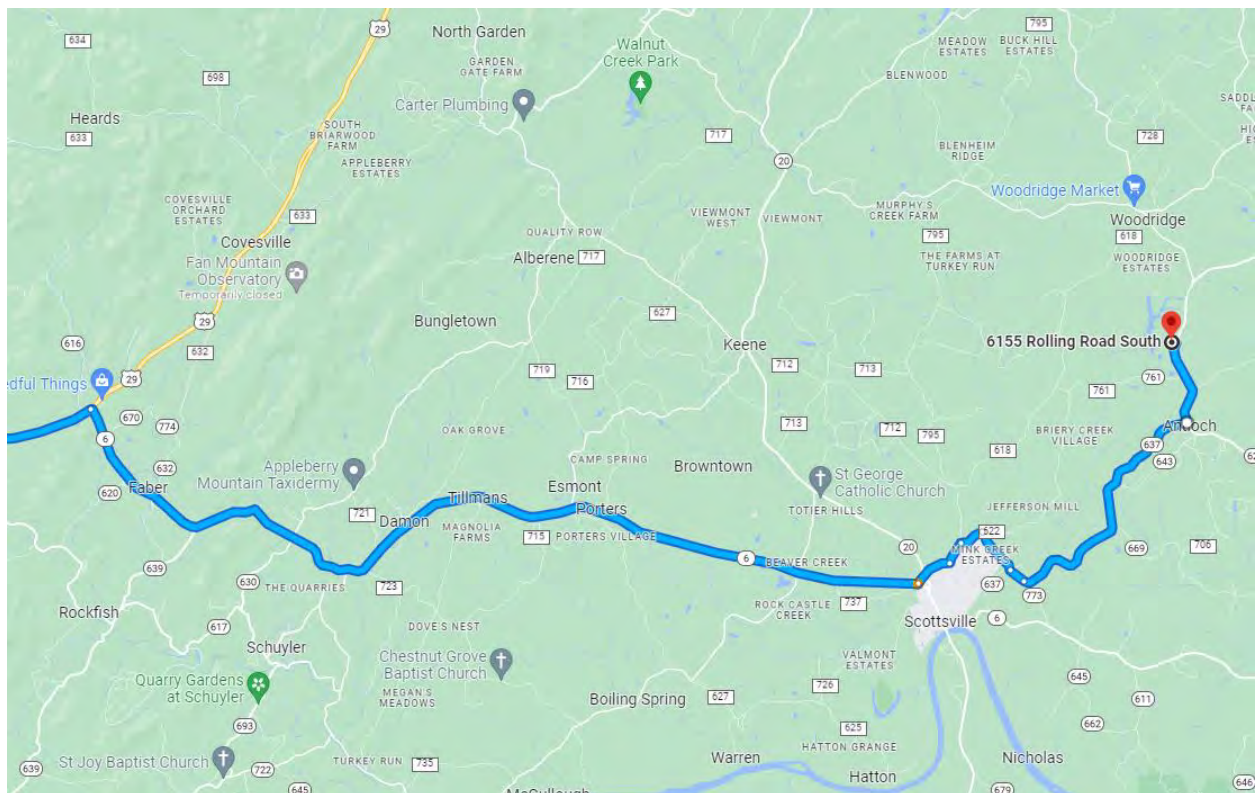
Roanoke to Site Secondary:

Google Maps: This route is the shortest distance available on Google Maps at the time of this report.

Direction changes:

1. Turn right onto VA-6 E/Irish Rd
2. Turn left onto James River Rd
3. Turn left onto Blenheim Rd
4. Turn right onto Albevanna Spring Rd
5. Turn right onto State Rte 773/Pat Dennis Rd
6. Turn left onto State Rte 637/State Rte 773
7. Continue straight onto State Rte 637
8. Turn left onto State Rte 620
9. Turn left into destination

Total # of interchanges: 8



Apple Maps: Same route as google maps. This route is the shortest distance available on Apple Maps at the time of this report.

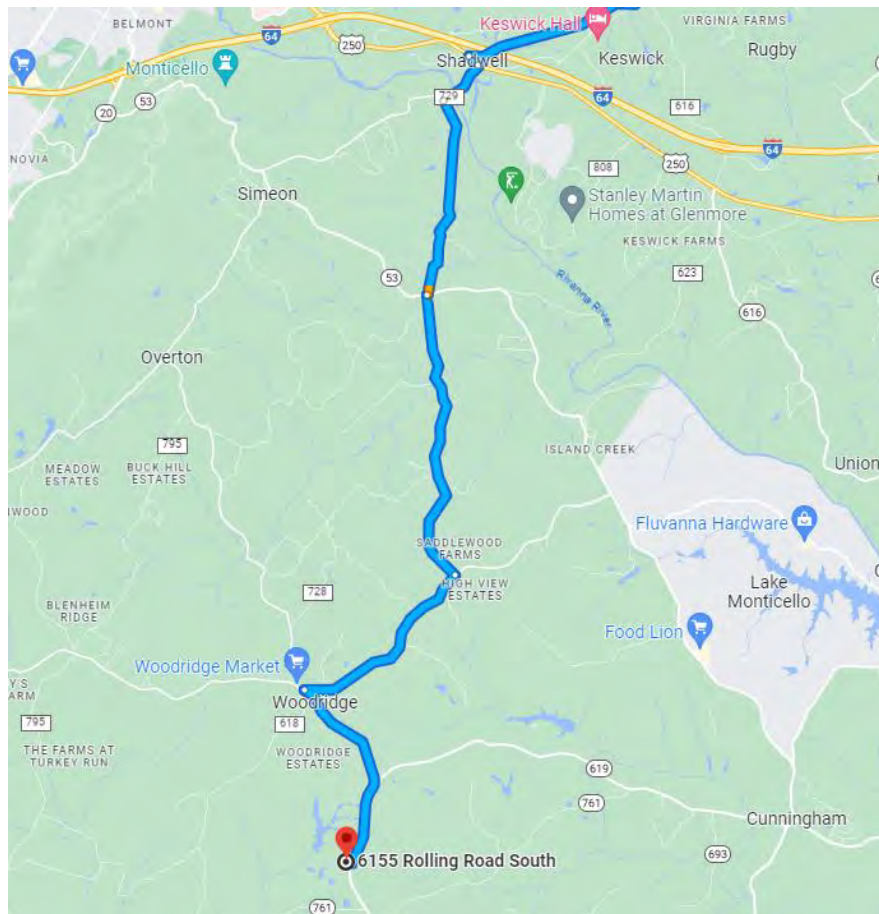
Washington, DC to Site Primary:

Google Maps: This route is the shortest distance available on Google Maps at the time of this report.

Direction changes:

1. Turn right onto N Milton Rd
2. Turn left onto Milton Rd
3. Turn right onto VA-53 W
4. Turn left onto Buck Island Rd
5. Turn right onto Martin Kings Rd
6. Sharp left onto Rolling Rd
7. Turn right into destination

Total # of interchanges: 7

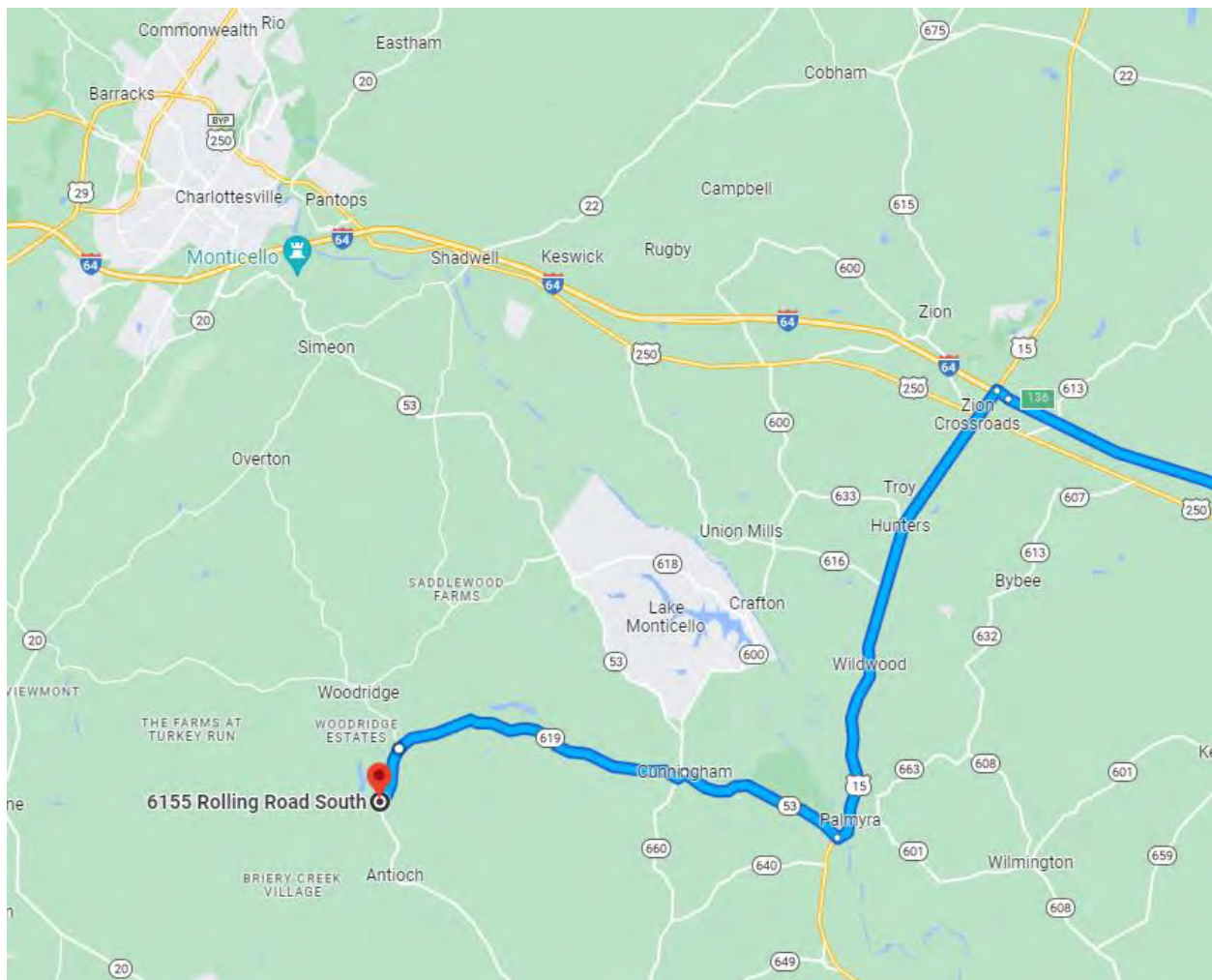


Apple Maps:

Direction changes:

1. Take exit 136 to merge onto US-15 S toward Palmyra
2. Left turn onto US-15 S
3. At the traffic circle, take the 1st exit onto VA-53
4. Left turn onto State Rte 619/Ruritan Lake Rd
5. Left turn onto Rolling Rd
6. Right turn into destination

Totals # of interchanges: 6



DC to Site Secondary:

Refer to the Google Maps primary route as both Google Maps and Apple maps secondary routes are identical to Google Maps primary route.

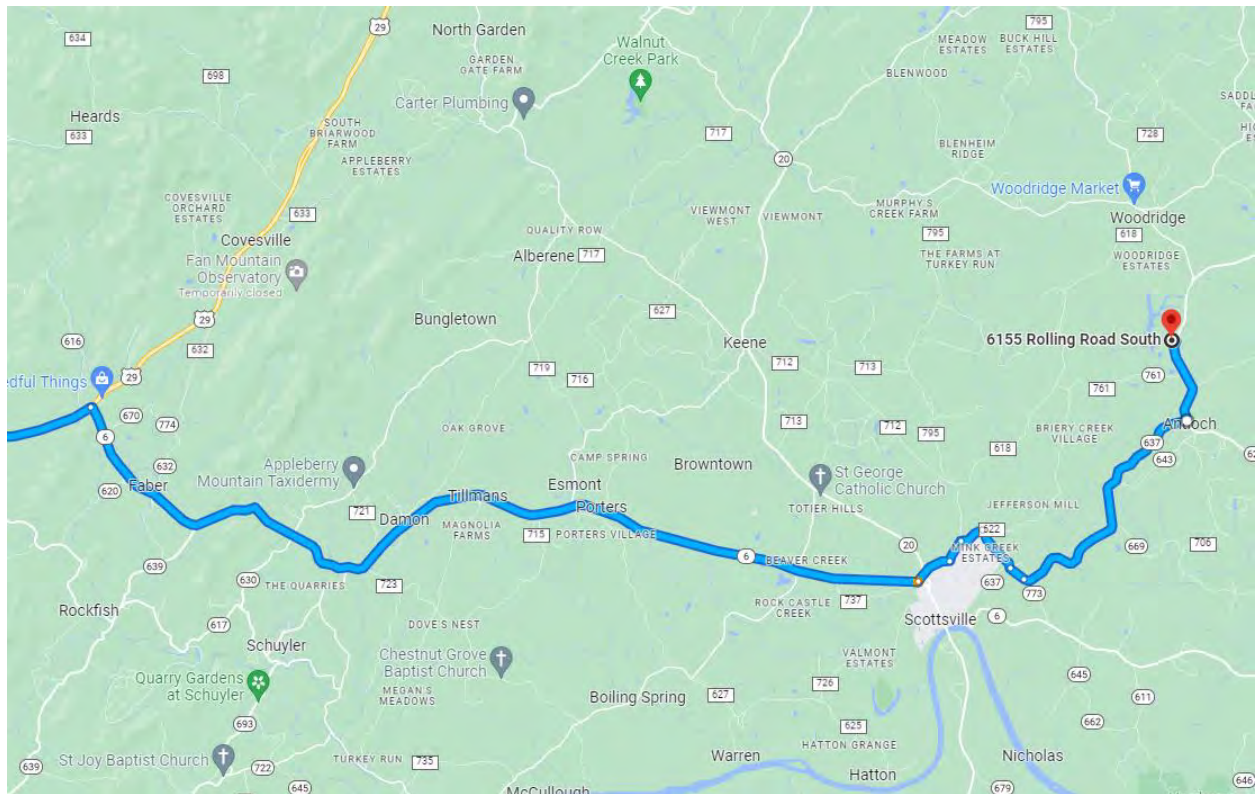
Lynchburg to Site Primary:

Google Maps: This route is the shortest distance available on Google Maps at the time of this report.

Direction changes:

1. Turn right onto VA-6 E/Irish Rd
2. Turn left onto James River Rd
3. Turn left onto Blenheim Rd
4. Turn right onto Albervanna Spring Rd
5. Turn right onto State Rte 773/Pat Dennis Rd
6. Turn left onto State Rte 637/State Rte 773
7. Continue straight onto State Rte 637
8. Turn left onto State Rte 620
9. Turn left into destination

Totals # of interchanges: 8



Apple Maps: Same route as google maps. This route is the shortest distance available on Apple Maps at the time of this report.

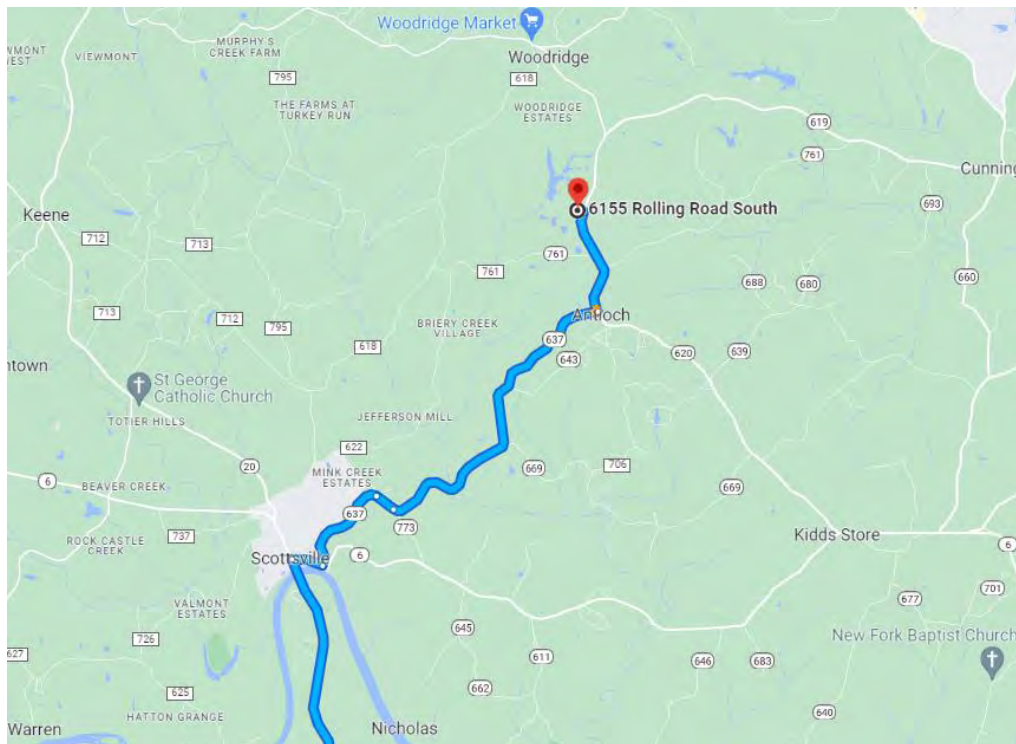
Lynchburg to Site Secondary:

Google maps:

Direction changes:

1. Left turn onto VA-20 N
2. Right turn onto Main St
3. Turn left onto Poplar Spring Rd
4. Continue onto State Rte 637/State Rte 773
5. Left turn onto State Rte 620
6. Left turn into destination

Total # of interchanges: 5



Apple maps: Same route as google maps.

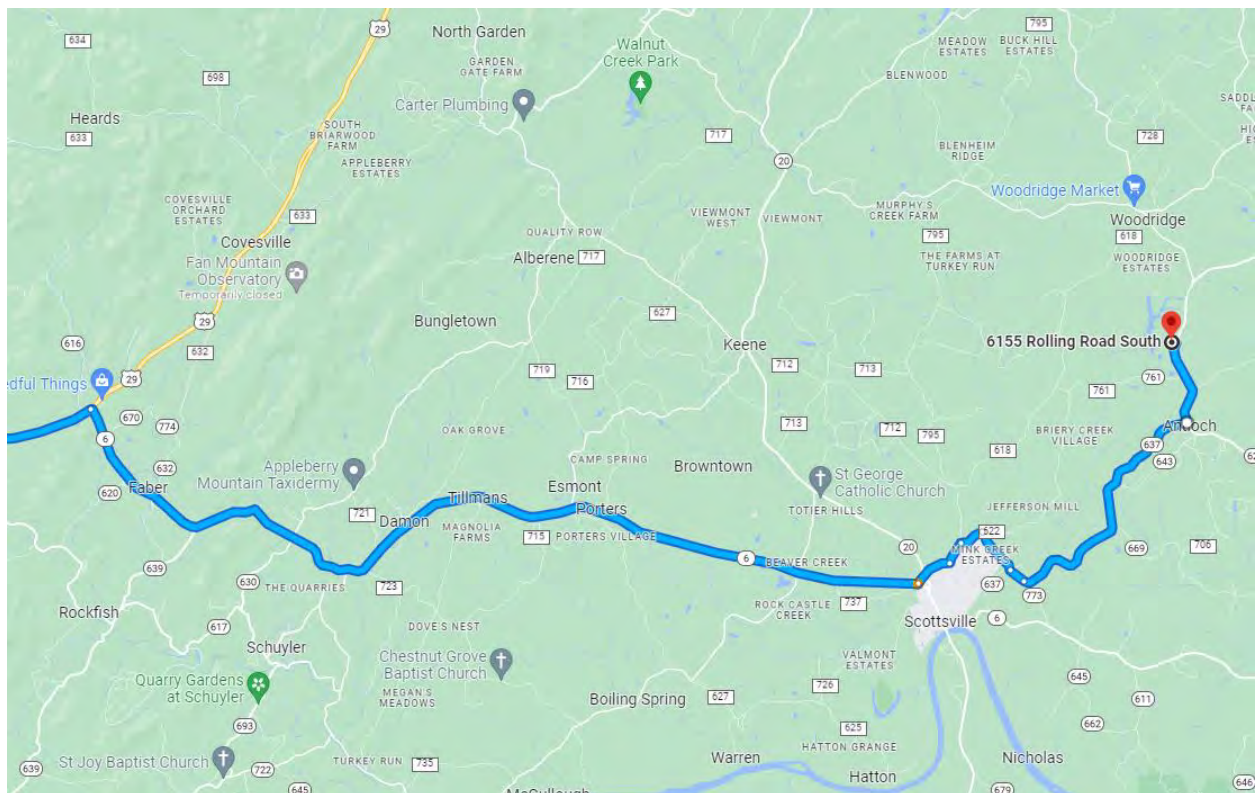
Danville to Site Primary:

Google Maps:

Direction changes:

1. Turn right onto VA-6 E/Irish Rd
2. Turn left onto James River Rd
3. Turn left onto Blenheim Rd
4. Turn right onto Albervanna Spring Rd
5. Turn right onto State Rte 773/Pat Dennis Rd
6. Turn left onto State Rte 637/State Rte 773
7. Continue straight onto State Rte 637
8. Turn left onto State Rte 620
9. Turn left into destination

Totals # of interchanges: 8



Apple Maps: Same route as google maps.

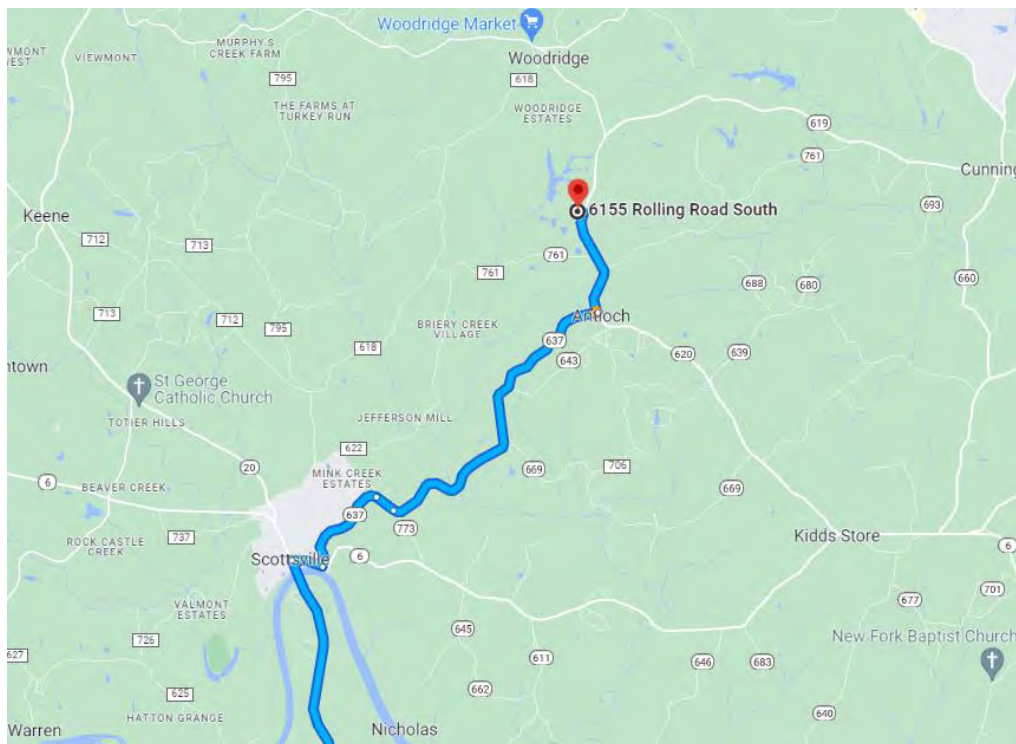
Danville to Site Secondary:

Google maps: Beginning at merge onto US60E. This route is the shortest distance available on Google Maps at the time of this report.

Direction changes:

1. Turn left onto VA-56W
2. Turn right onto State Rte 602
3. Sharp right onto State Rte 655
4. Turn left onto State Rte 704
5. Left turn onto VA-20 N
6. Right turn onto Main St
7. Turn left onto Poplar Spring Rd
8. Continue onto State Rte 637/State Rte 773
9. Left turn onto State Rte 620
10. Left turn into destination

Total # of interchanges: 5



Apple maps: Same route as google maps. This route is the shortest distance available on Apple Maps at the time of this report.

Fluvanna County Preferred Routes

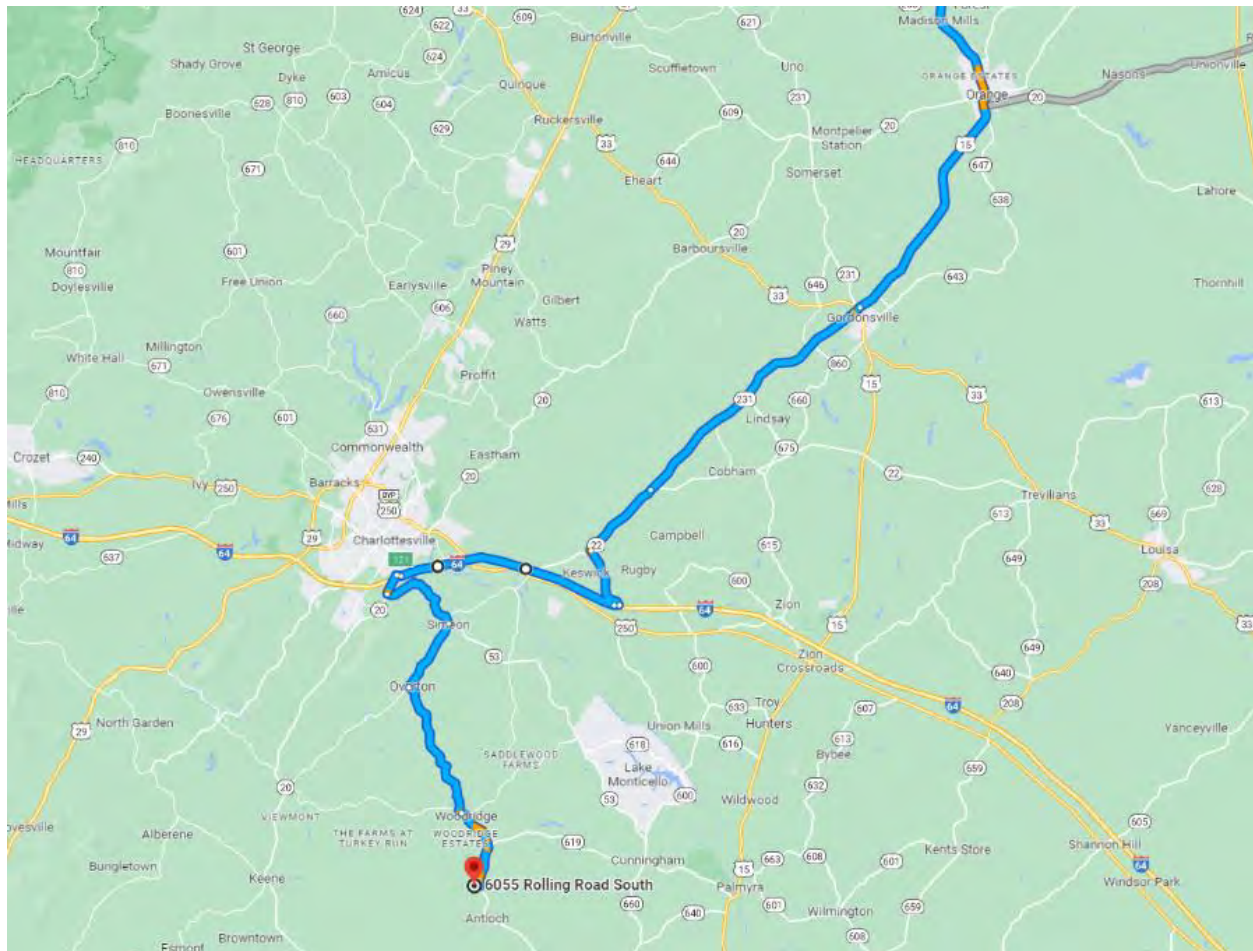
Washington, DC to Site:

Google Maps:

Direction changes:

1. Merge onto I-64 W
2. Take exit 121 toward VA-20 S
3. Turn left onto VA-20 S
4. Turn left onto VA-53 E
5. Turn right onto James Monroe Pkwy
6. Turn left onto Rolling Rd
7. Slight right to stay on Rolling Rd
8. Turn right into destination

Total # of interchanges: 7



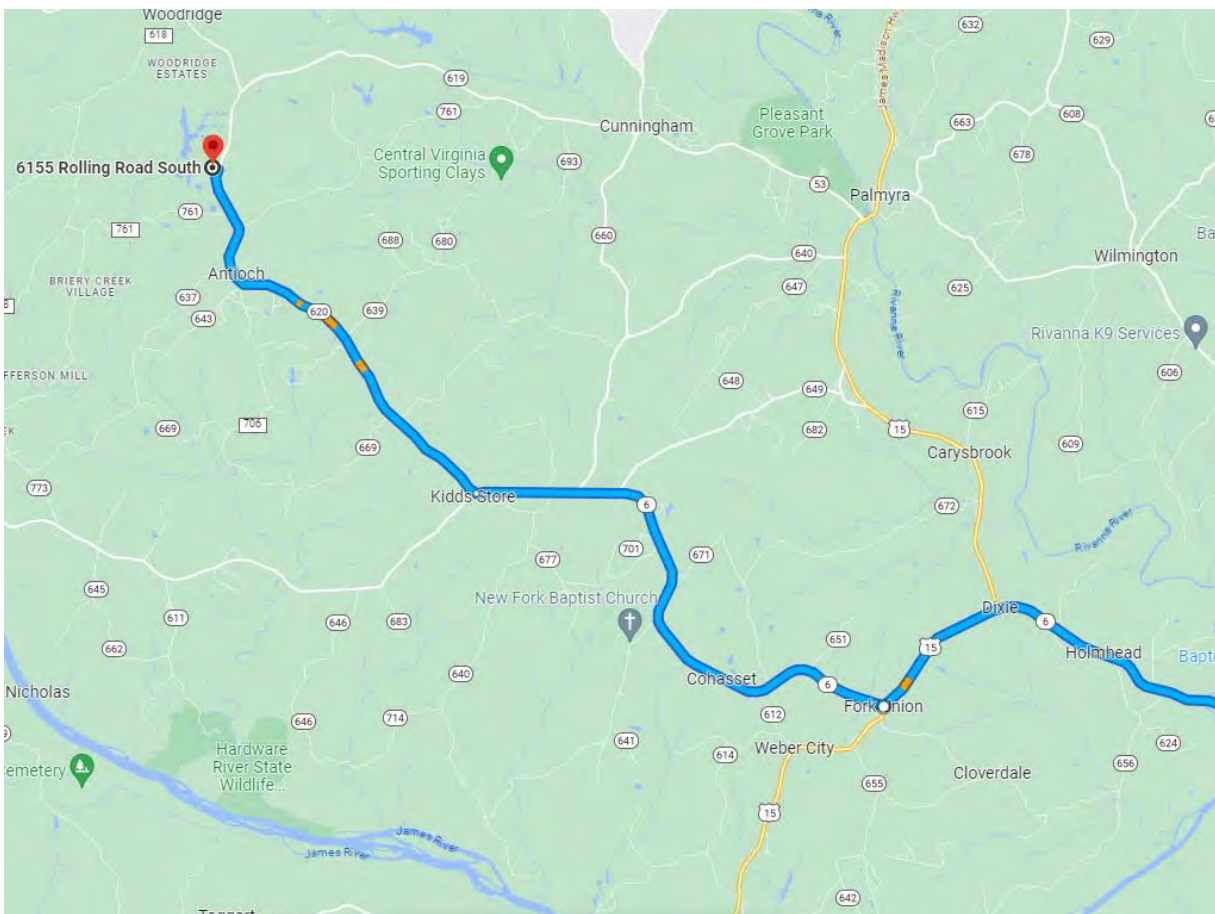
Richmond to Site:

Google Maps:

Direction changes:

1. Turn right onto US-522 N
2. Continue straight onto VA-6 W
3. Right turn onto VA-6 W
4. Right turn onto State Rte 620
5. Left turn into destination

Total # of interchanges: 4



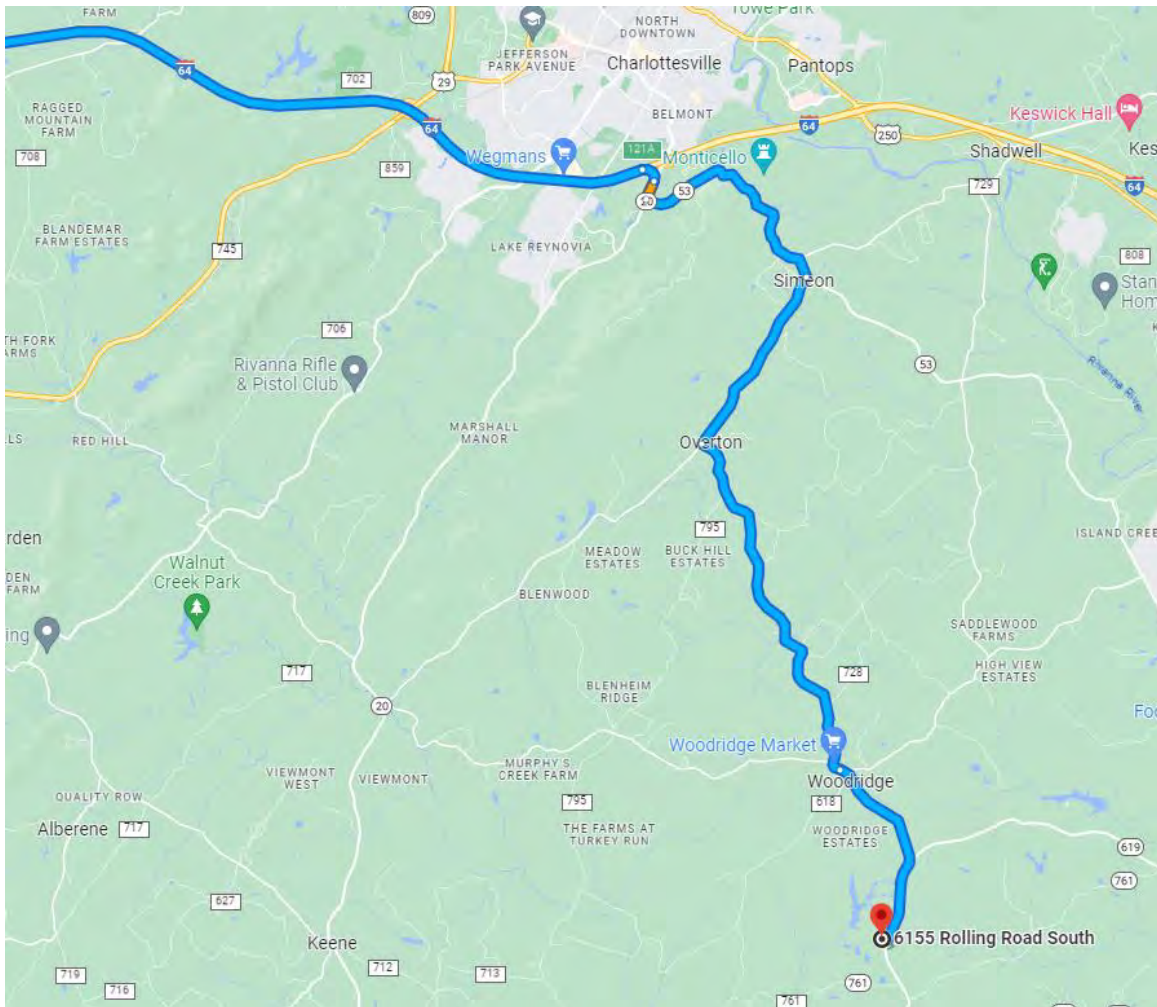
Roanoke to Site:

Google Maps:

Direction changes:

1. Take exit 121A to merge onto VA-20 S/Scottsville Rd toward Scottsville
2. Turn left onto VA-53 E
3. Turn right onto James Monroe Pkwy
4. Turn left onto Rolling Rd
5. Slight right to stay on Rolling Rd
6. Turn right into destination

Total # of interchanges: 6



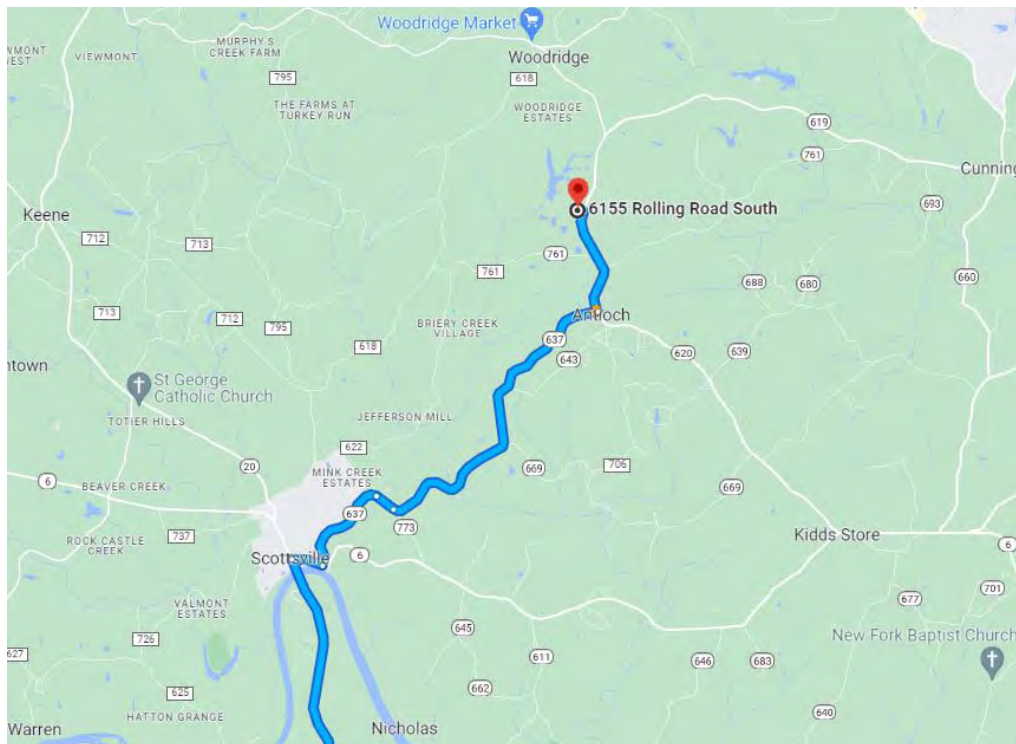
Raleigh to Site:

Google Maps: Beginning at merge onto NC-50.

Direction changes:

1. Left turn onto VA-20 N
2. Right turn onto Main St
3. Turn left onto Poplar Spring Rd
4. Continue onto State Rte 637/State Rte 773
5. Left turn onto State Rte 620
6. Left turn into destination

Total # of interchanges: 5



Attachment E
Crash Data

Intersection of Jefferson Mills Road and Rolling Road:

Table 1 - Jefferson Mills Road and Rolling Road

Document Number	Crash Date	Crash Severity	Notes
200,065,019	1/4/2020, 3:02 PM	Severe Injury	Dry Conditions. Driver Failed to Maintain Proper Control.



Figure 1 - Map of Jefferson Mills Road and Rolling Road

Intersection of Martin Kings Road and Rolling Road:

Table 2 – Martin Kings Road and Rolling Road

Document Number	Crash Date	Crash Severity	Notes
190,985,047	4/7/2019, 3:47 PM	Property Damage Only	Driver Did Not Have Right-of-Way.
220,835,298	3/24/2022, 7:50 AM	Property Damage Only	Wet Conditions. Driver Failed to Maintain Proper Control.



Figure 2 - Martin Kings Road and Rolling Road

Intersection of Ruritan Lake Road and Rolling Road:

Table 3 – Ruritan Lake Road and Rolling Road

Document Number	Crash Date	Crash Severity	Notes
181,415,091	5/18/2018, 11:35 PM	Property Damage Only	Wet Conditions / Dark. Driver Failed to Maintain Proper Control.



Figure 3 - Ruritan Lake Road and Rolling Road

Intersection of Antioch Road and Rolling Road:

Table 4 – Antioch Road and Rolling Road

Document Number	Crash Date	Crash Severity	Notes
193,485,060	12/13/2019, 9:15 AM	Severe Injury	Wet Conditions. Driver Failed to Maintain Proper Control.



Figure 4 - Antioch Road and Rolling Road

Intersection of VA-622 and VA-795:

Table 6 – VA-622 and VA-795

Document Number	Crash Date	Crash Severity	Notes
180,325,157	1/31/2018, 10:10 PM	Visible Injury	Driver noted as Drinking – Ability Impaired.
192,875,081	10/12/2019, 12:23 AM	Nonvisible Injury	Dark. Driver noted as Drinking – Ability Impaired.
192,255,366	8/13/2019, 6:18 PM	Property Damage Only	Driver Did Not Have Right-of-Way.

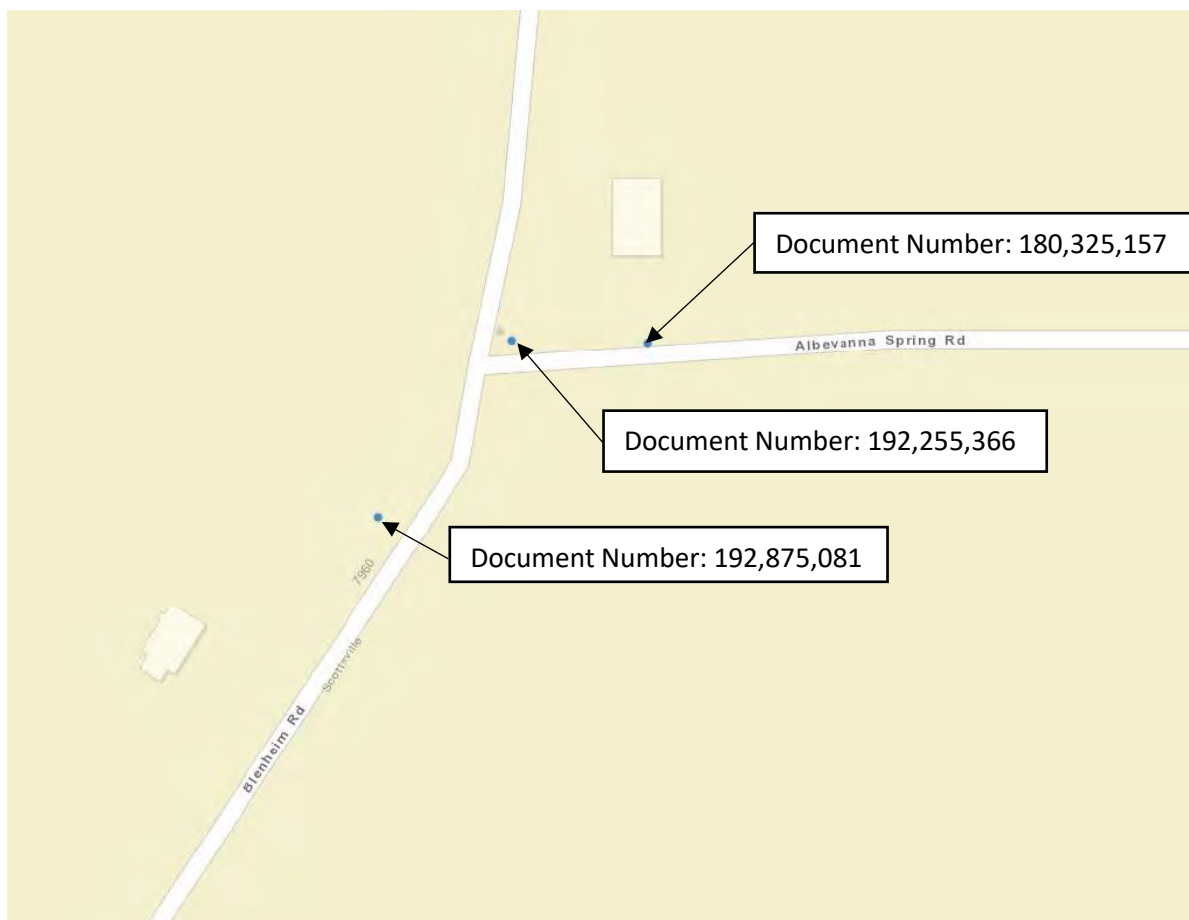


Figure 5 - VA-622 and VA-795

Intersection of Branch Road and Rolling Road:

Table 7 – Branch Road and Rolling Road

Document Number	Crash Date	Crash Severity	Notes
181,535,069	6/1/2018, 9:31 PM	Visible Injury	Driver Exceeded Speed Limit.
193,305,315	11/25/2019, 6:57 AM	Property Damage Only	Driver Did Not Have Right-of-Way.
201,745,171	6/16/2020, 5:35 PM	Property Damage Only	Wet Conditions. Overtaking at Intersection.
222,175,175	8/5/2022, 5:30 AM	Property Damage Only	Hit and Run.

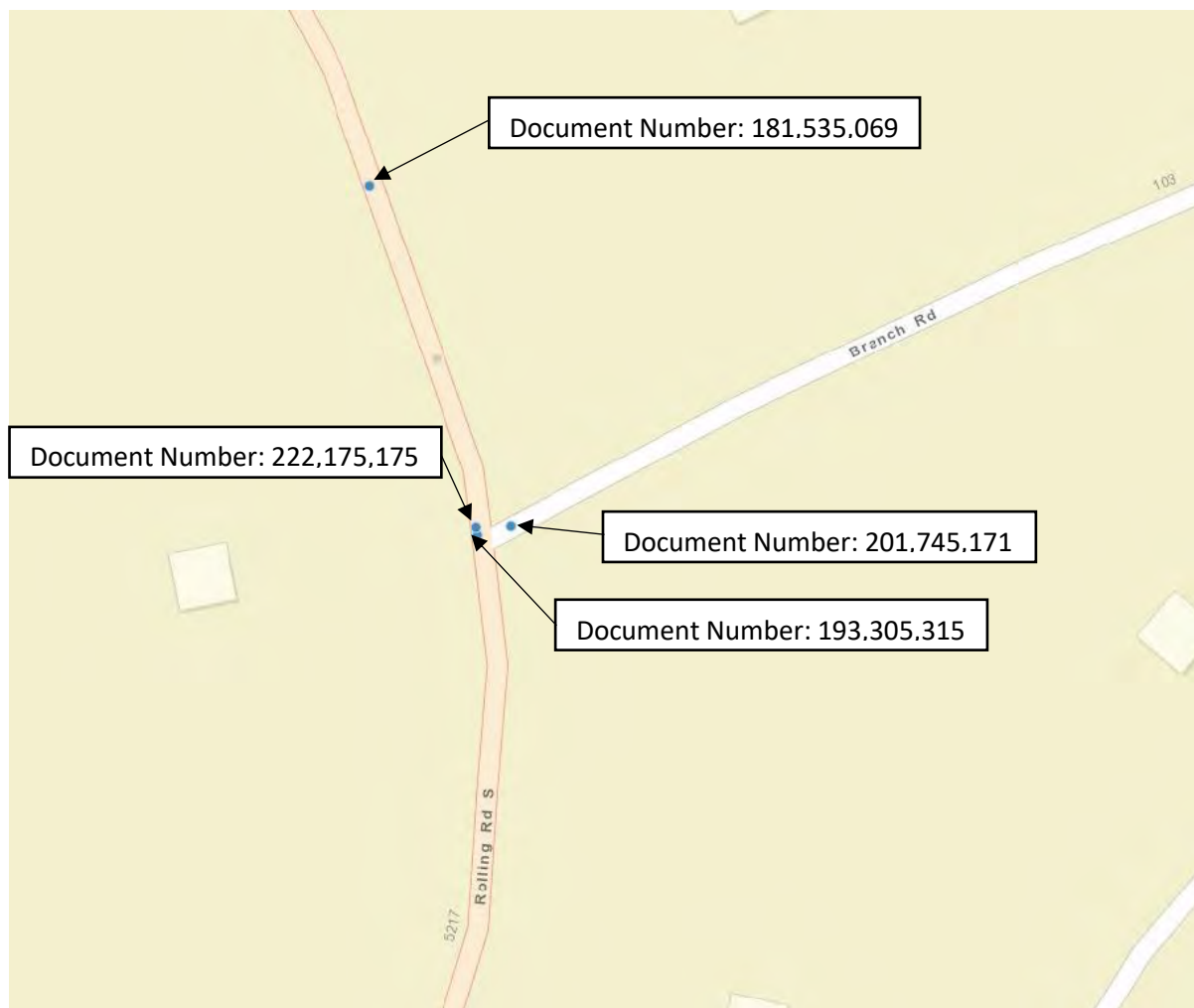


Figure 6 - Branch Road and Rolling Road

Intersection of Briery Creek Road and Rolling Road:

Table 7 – Briery Creek Road and Rolling Road

Document Number	Crash Date	Crash Severity	Notes
221,395,151	5/16/2022, 8:32 PM	Severe Injury	Dawn. No Improper Action.

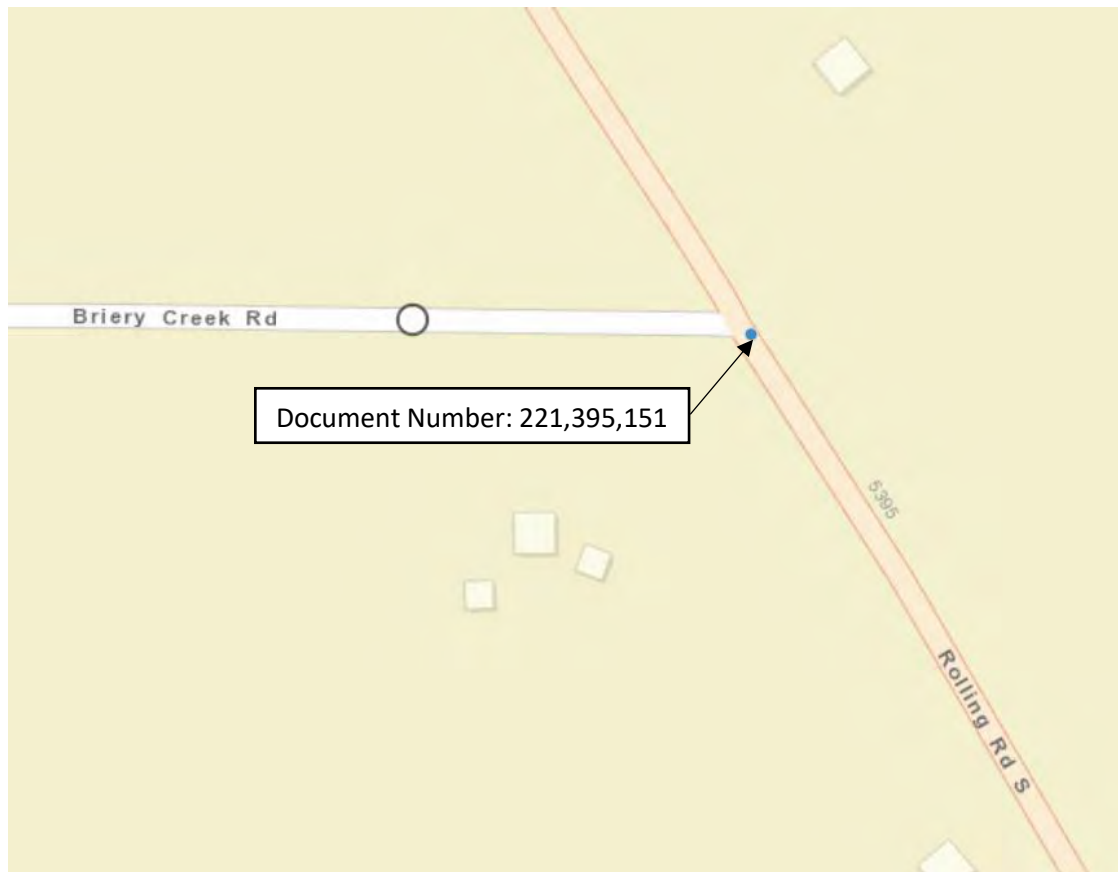


Figure 7 - Map of Briery Creek Road and Rolling Road

Rolling Road Frontage:

Table 8 – Rolling Road Frontage

Document Number	Crash Date	Crash Severity	Notes
180,205,139	1/19/2018, 8:02 PM	Property Damage Only	Dark – Road Not Lighted. No Improper Action.
180,625,166	2/26/2018, 5:34 PM	Severe Injury	No Improper Action.
190,865,014	3/25/2019, 12:34 AM	Visible Injury	Dark – Road Not Lighted. Driver noted as Drinking.
191,255,242	5/3/2019, 6:20 PM	Property Damage Only	Driver Failed to Maintain Proper Control (Eyes Not on Road).
203,065,351	10/31/2020, 11:46 PM	Property Damage Only	Dark – Road Not Lighted. Collision With Deer.
201,325,206	5/7/2020, 9:57 AM	Property Damage Only	Hit and Run.
210,175,150	1/17/2021, 11:30 AM	Visible Injury	Over Correction - Ran Off Road.
212,395,010	8/26/2021, 7:25 PM	Property Damage Only	Dusk. Wrong Side Of Road - Not Overtaking
222,075,306	7/26/2022, 5:30 PM	Property Damage Only	Wet Conditions. Hit and Run.

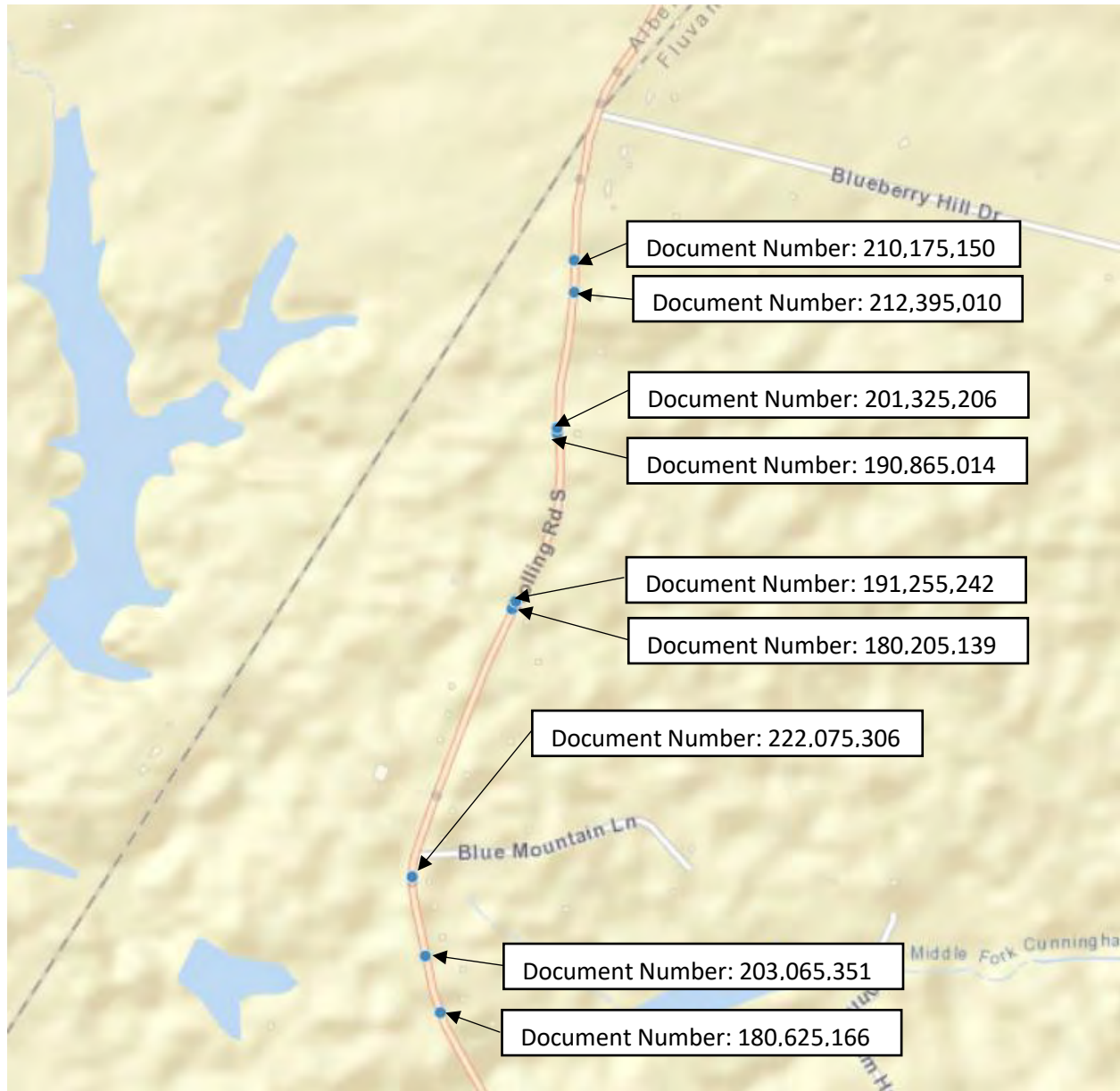


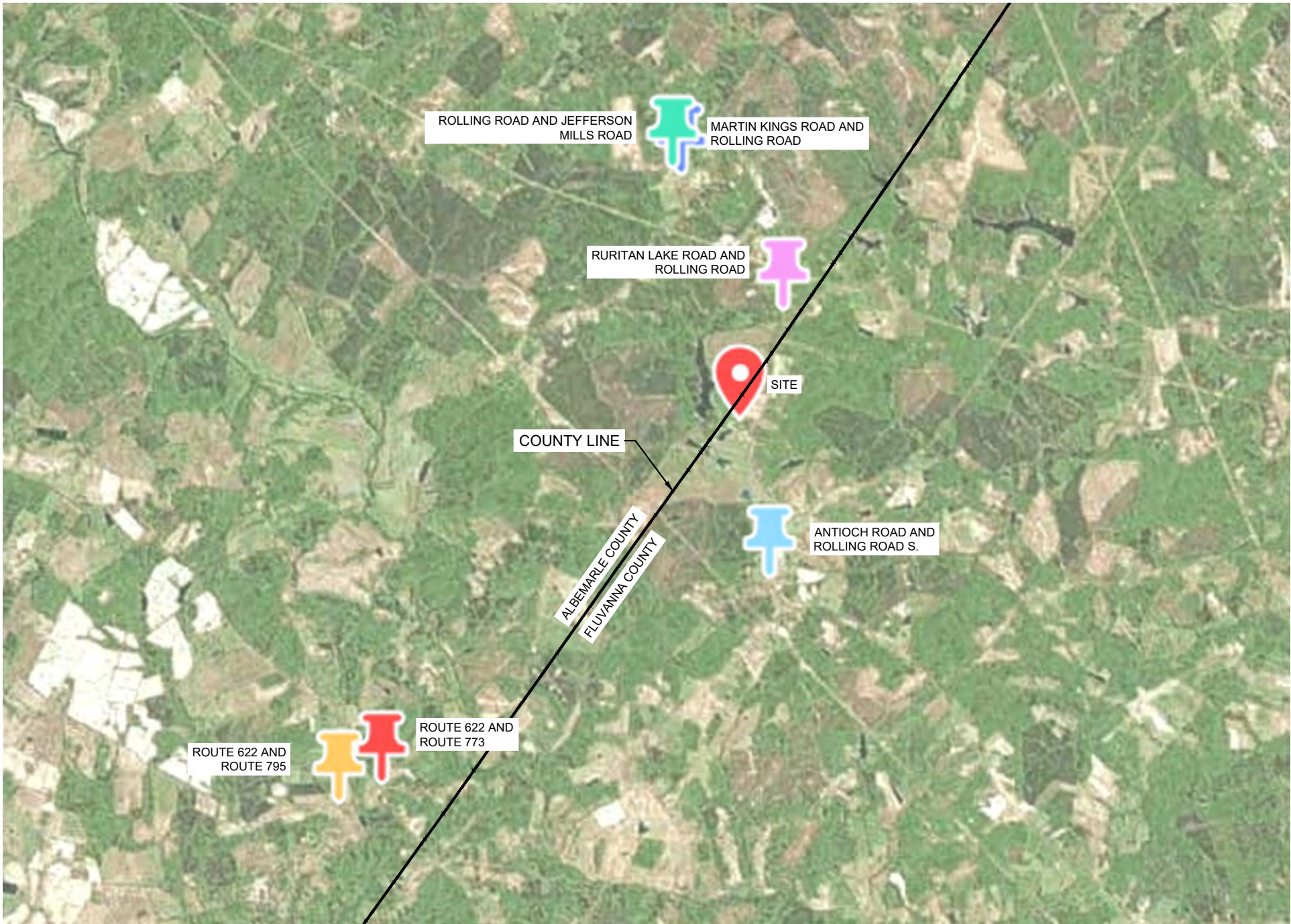
Figure 8 - Map of Rolling Road Frontage

Note: There are no records of crashes between 2018 – 2023 at the intersection of VA-622 and VA-773 or along Briery Creek Road.

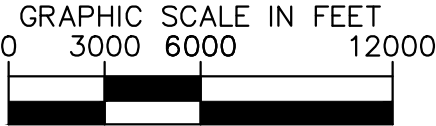
Data Source: "Crash Data." Virginia Department of Transportation.

<https://www.virginiaroads.org/maps/VDOT::crash-data-1/about>. Years 2018-2023.

Attachment F
Wayfinding Signage

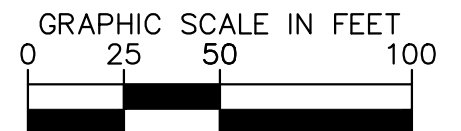


OVERALL MAP



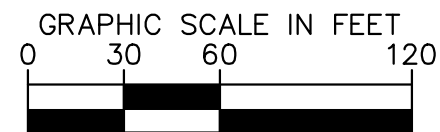
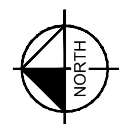


INTERSECTION OF ROUTE 622 AND ROUTE 795
(SCOTTSVILLE FOOD LION ROUTE)





INTERSECTION OF ROLLING ROAD
AND JEFFERSON MILL ROAD





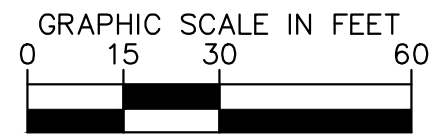
ROLLING ROAD

RURITAN LAKE ROAD

TURN LEFT
BRIERY CREEK FARM

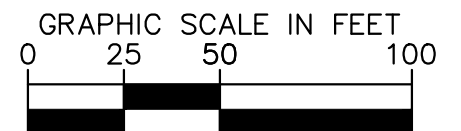
PROPOSED WAYFINDING SIGNAGE

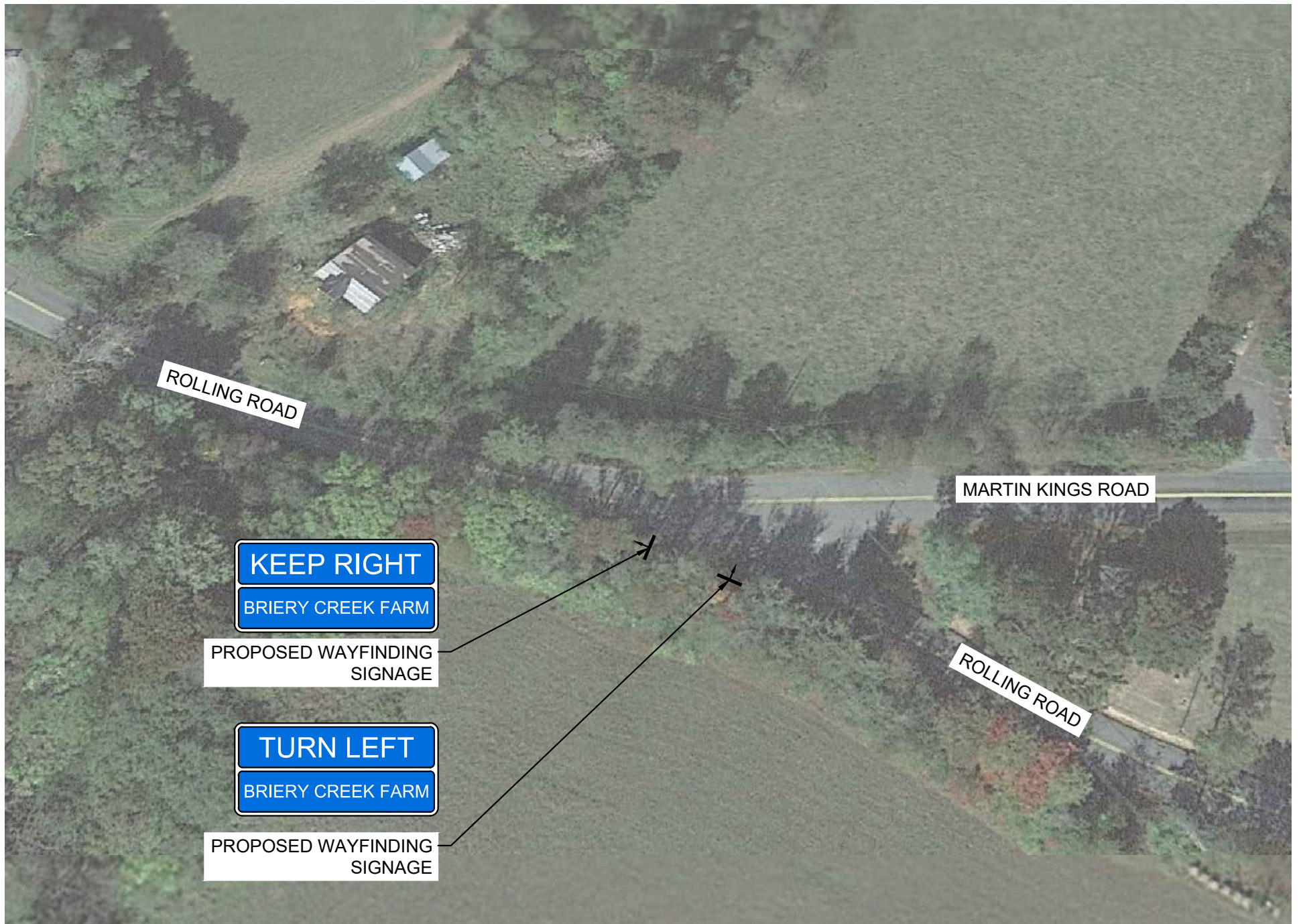
INTERSECTION OF RURITAN LAKE
ROAD AND ROLLING ROAD S.



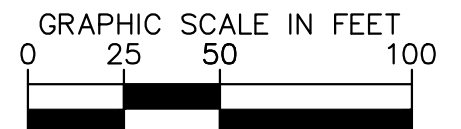


INTERSECTION OF ROUTE 622 AND ROUTE 773
(SCOTTSVILLE FOOD LION ROUTE)



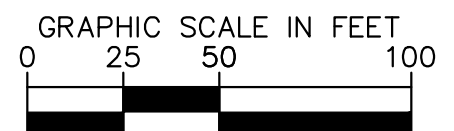
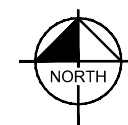


INTERSECTION OF MARTIN
KINGS ROAD AND ROLLING ROAD



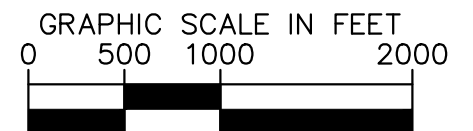


INTERSECTION OF ANTIOCH ROAD AND
ROLLING ROAD S.





ROLLING ROAD S. AND BRIERY
CREEK CORRIDORS



August 1, 2023

Mr. Aaron LeBeau, P.E.
VDOT, Louisa Residency
Assistant Resident Engineer - Land Use

**Re: Briery Creek Farm (Formerly Reventon Farm)
6055 Rolling Road South, Scottsville, Virginia
Field Condition Assessment**

Dear Mr. LeBeau:

On June 20, 2023, Kimley-Horn and members from Woods Rogers, Fluvanna County, and VDOT attended a field condition analysis of the following intersections:

- Antioch Road (VA Rt. 637) and Rolling Road S. (VA Rt. 620)
- Jefferson Mill Road (VA Rt. 618) and Rolling Road S. (VA Rt. 620)
- Martin Kings Road (VA Rt. 618) and Rolling Road S. (VA Rt. 620)
- Ruritan Lake Road (VA Rt. 619) and Rolling Road S. (VA Rt. 620)

The participants drove the road network to and from the intersections mentioned above to the site frontages along Briery Creek Road and Rolling Road S. At each intersection, the participants observed existing traffic movements and existing road conditions in the field. The observations of the existing conditions as reviewed in the field are summarized below:

- Antioch Road (VA Rt. 637) and Rolling Road S. (VA Rt. 620)
 - Recently repaved
 - Double yellow center line not yet repainted
 - Stop bar not yet repainted
 - No T-intersection signage delineating T-intersection into Rolling Rd. S.
 - No advance warning signage southbound on Rolling Road S. prior to intersection
- Jefferson Mill Road (VA Rt. 618) and Rolling Road S. (VA Rt. 620)
 - No advance warning signage for multiple leg intersection
 - No lane edge striping along Rolling Road S.
- Martin Kings Road (VA Rt. 618) and Rolling Road S. (VA Rt. 620)
 - Existing approach to Rolling Road S. is roughly at 45 degrees
 - Cars cross existing double yellow to approach Rolling Road S. at 90 degrees
 - Stop bar not located to promote maximum available intersection sight distance
- Ruritan Lake Road (VA Rt. 619) and Rolling Road S. (VA Rt. 620)
 - Stop sign does not align with existing terminus of double yellow center lane striping
 - No stop bar painted

At the completion of the field condition analysis, Kimley-Horn summarized the existing field observations in the attached Appendix with potential improvements for VDOT's consideration on implementation. The

implementation of the potential improvements would be to improve existing challenging traffic patterns not otherwise exasperated by the amount of additional proposed peak hour site traffic for Briery Creek Farm. The potential improvements are summarized below:

- Antioch Road (VA Rt. 637) and Rolling Road S. (VA Rt. 620) (Fluvanna County)
 - Add improved advance warning signage along the curve on Rolling Road S. (VA Rt. 620) to warn through traffic of entering Antioch Road (VA Rt. 637) traffic.
 - Add additional signage at the T-intersection notifying drivers of intersection type.
 - Add double yellow striping along Antioch Road (VA Rt. 637) to the first entrance at Antioch Baptist Church.
 - Add a stop bar for traffic exiting Antioch Road (VA Rt. 637) in addition to the existing stop sign.
- Jefferson Mill Road (VA Rt. 618) and Rolling Road S. (VA Rt. 620) (Albemarle County)
 - Add lane edge striping to depict Rolling Road S. (VA Rt. 620) as the through street.
 - Add advance warning signage of multiple ingress intersection type.
- Martin Kings Road (VA Rt. 618) and Rolling Road S. (VA Rt. 620) (Albemarle County)
 - Realign stop condition for traffic exiting Martin Kings Road (VA Rt. 618) to approach Rolling Road S. (VA Rt. 620) at 90 degrees improving sight distance.
- Ruritan Lake Road (VA Rt. 619) and Rolling Road S. (VA Rt. 620) (Albemarle County)
 - Provide stop bar and stop sign in a location to maximize sight distance.
 - Modify existing double yellow to proposed stop bar location.
- Rolling Road S. (VA Rt. 620) Frontage (Fluvanna County)
 - Add advance warning signage indicating an entrance ahead prior to the curve just north of the main guest egress.
- Briery Creek Road (VA Rt. 761) Frontage (Albemarle/Fluvanna County)
 - Add "Road Closed No Thru Traffic" at the entrance to Briery Creek Farm to deter non-local traffic from traveling along Briery Creek Road.

It is anticipated that the described improvements may require more immediate action by VDOT or may be programmed by VDOT to enhance the navigation of the existing rural road network in the proximity of the proposed project site.

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

Sincerely,

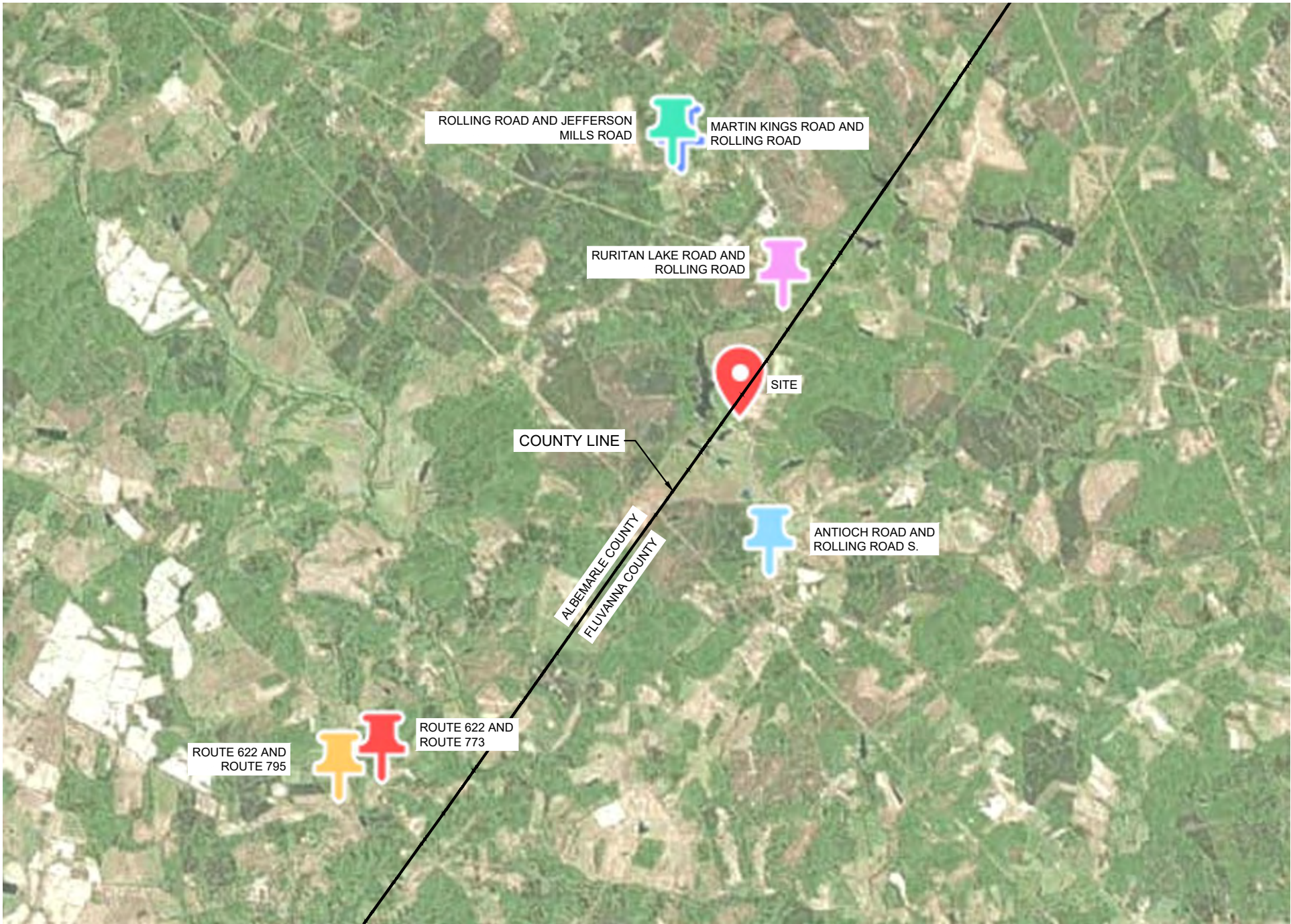
KIMLEY-HORN AND ASSOCIATES, INC.



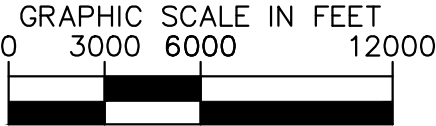
Gregory H. Schmitt, P.E.

Attachments

Attachment A
Field Condition Exhibits

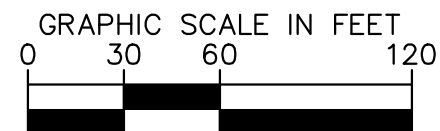
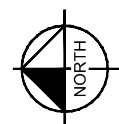


OVERALL MAP



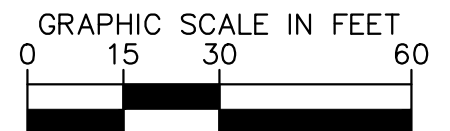


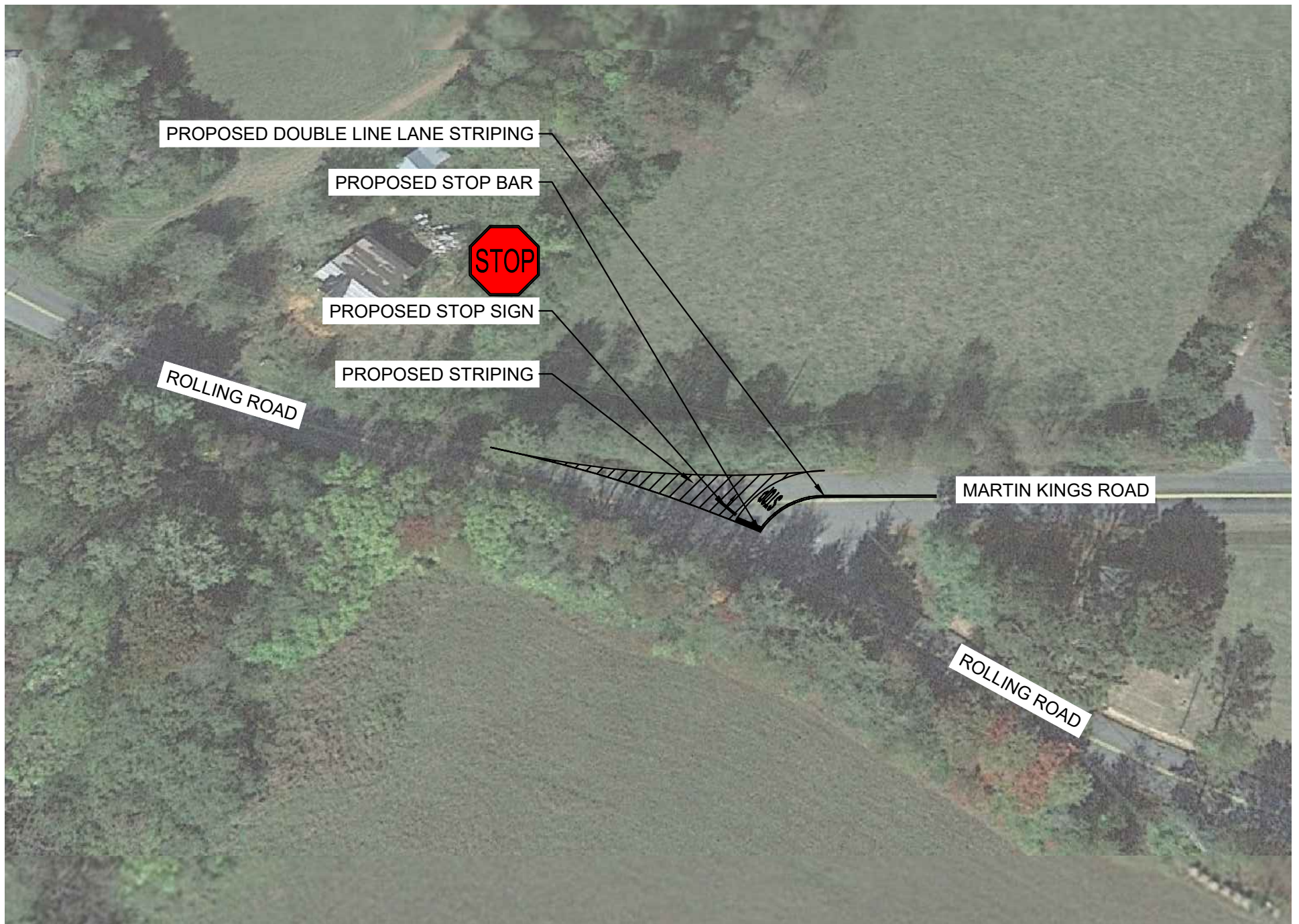
INTERSECTION OF ROLLING ROAD
AND JEFFERSON MILL ROAD



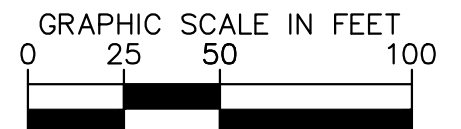


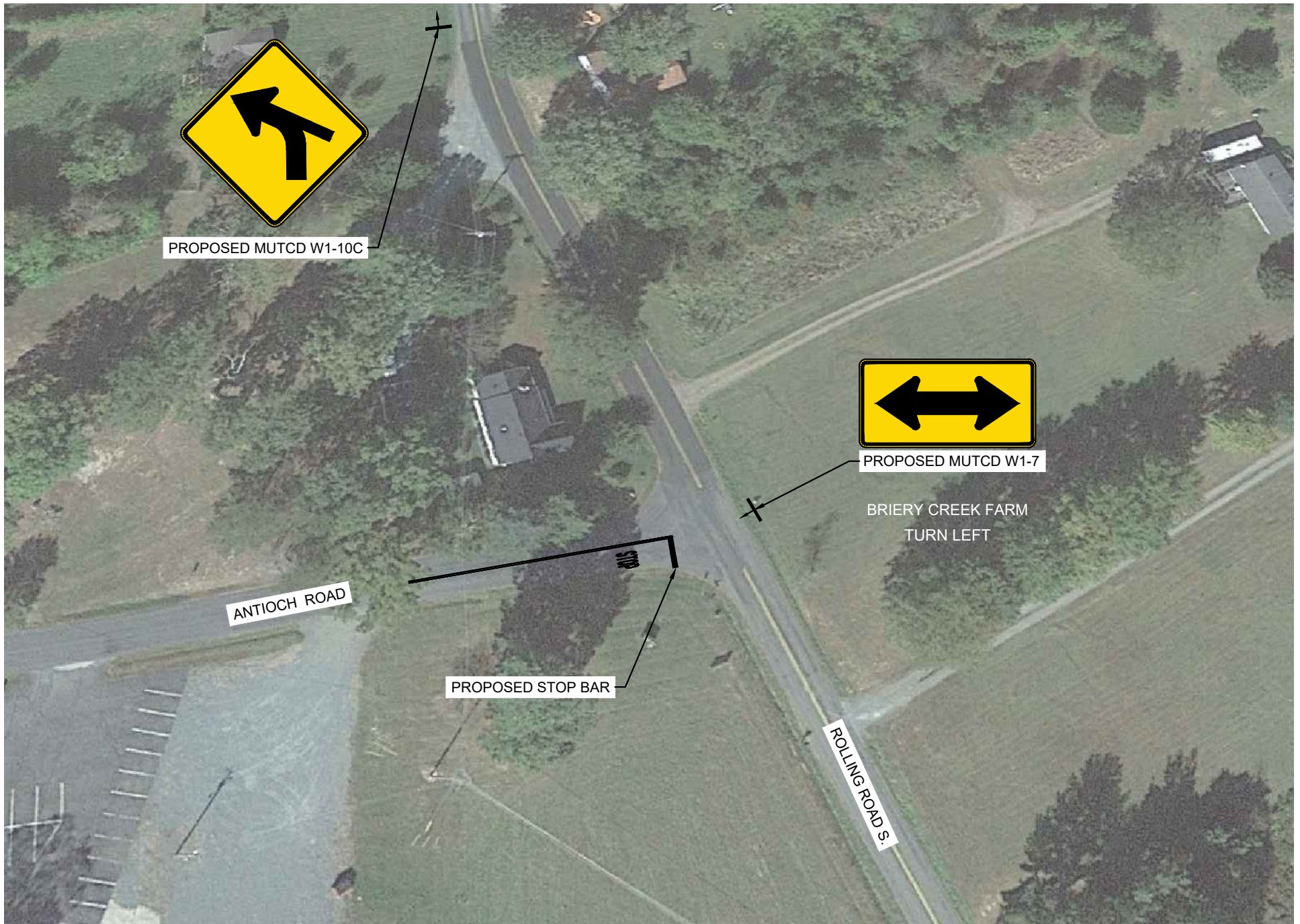
INTERSECTION OF RURITAN LAKE
ROAD AND ROLLING ROAD S.



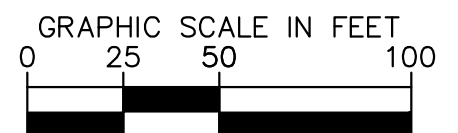


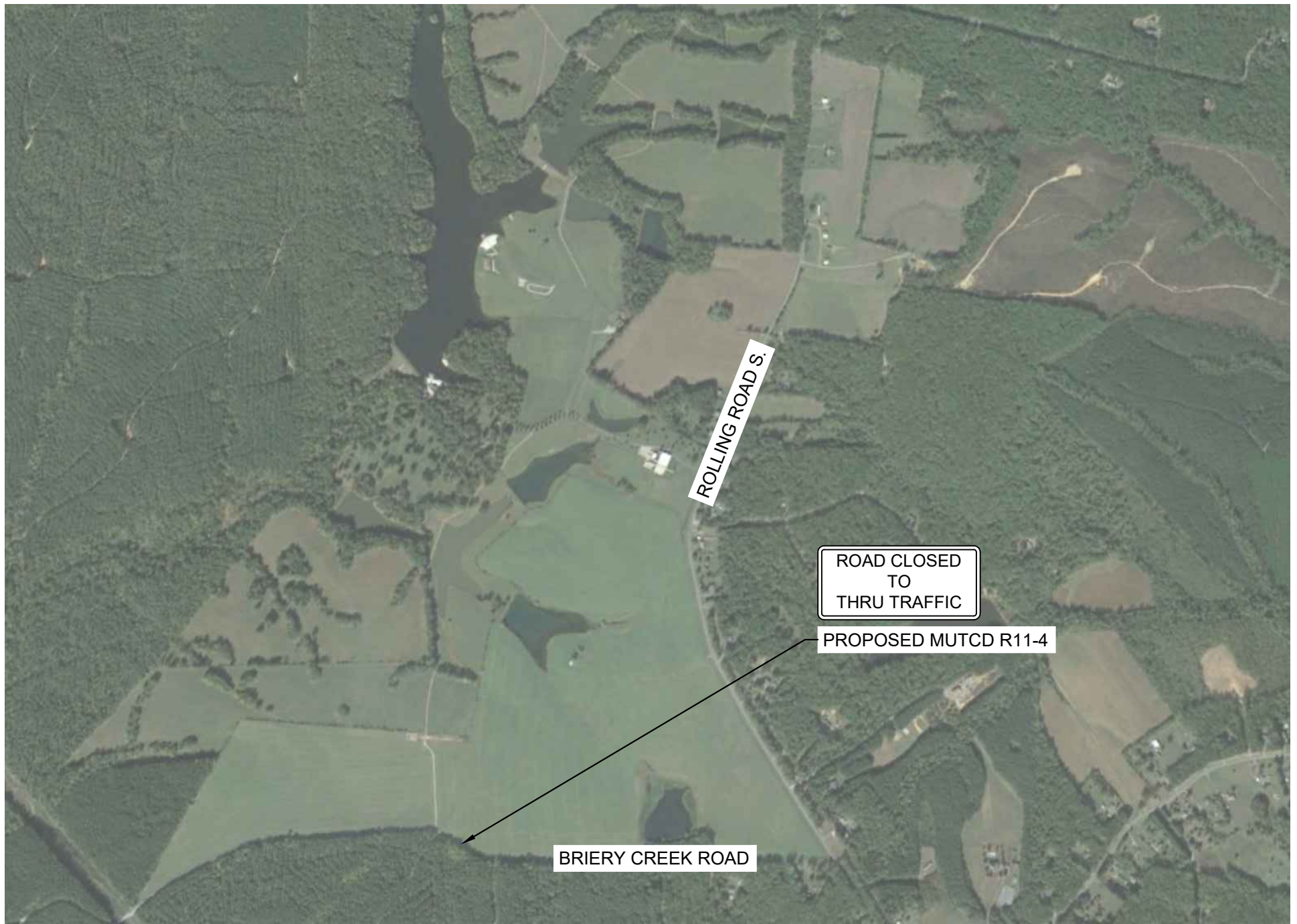
INTERSECTION OF MARTIN
KINGS ROAD AND ROLLING ROAD



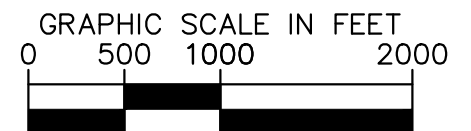


INTERSECTION OF ANTIOCH ROAD AND
ROLLING ROAD S.





ROLLING ROAD S. AND BRIERY
CREEK CORRIDORS





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Palmyra, VA 22963
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Fax (434) 591-1911
www.fluvannacounty.org

PUBLIC HEARING NOTICE

September 29, 2023

RE: Sun Reventon Farm, LLC Camp Use / Central Water / Central Sewer / Event Facility requests

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

Meeting: Planning Commission Regular meeting

Date: Tuesday, October 10, 2023 at 7:00 pm

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

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.

Please be advised that you can attend the meeting in person, join the meeting via Zoom or by a phone call where you will have an opportunity to provide any Public comments. Instructions for participation in the Public Hearings will be available on the County's website along with the Meeting Agenda and Staff Reports. We have included The Master Plan for the proposed Camp.

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 me at 434.591.1910 with questions.

Sincerely,

Douglas Miles

Douglas Miles, AICP, CZA
Community Development Director

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

0.5 mile





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Palmyra, VA 22963
(434) 591-1910
Fax (434) 591-1911
www.fluvannacounty.org

MEMORANDUM

Date: September 29, 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 September 30, 2023 Planning Commission meeting.



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PUBLIC HEARING NOTICE

September 29, 2023

RE: Sun Reventon Farm, LLC Camp Use / Central Water / Central Sewer / Event Facility requests

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Meeting: Planning Commission Regular meeting

Date: **Tuesday, October 10, 2023 at 7:00 pm**

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

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.

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Sincerely,

Douglas Miles

Douglas Miles, AICP, CZA
Community Development Director

ADJACENT PROPERTY OWNERS SUP 23:03

TAX MAP	NAME	ADDRESS	CITY/STATE/ZIP
26-14-C	CATHERINE ELLEN BAKER	855 GOUGH TOWN RD	SCOTTSVILLE, VA 24590
26-14-G	CHARLES B & CAITLIN M GANTT	6692 ROLLING RD S	SCOTTSVILLE, VA 24590
26-14-3	PENELOPE A MARLOWE	6652 ROLLING RD S	SCOTTSVILLE, VA 24590
26-14-3A	RANDOLPH SCOTT BAKER	6422 ROLLING RD S	SCOTTSVILLE, VA 24590
26-A-1, 26-A-1A	HAZEL B & GEORGE EDWARD BAKER	2001 CAMELIA CIRCLE	SCOTTSVILLE, VA 24590
26-A-1C	MONTEL ARMSTRONG & ROBIN CELESIA	6167 ROLLING RD	SCOTTSVILLE, VA 24590
26-A-1B	BENJAMIN T & STEPHANIE A FICK	6133 ROLLING RD S	SCOTTSVILLE, VA 24590
26-A-4	RALPH L & ROBIN T LAW	6089 ROLLING RD S	SCOTTSVILLE, VA 24590
26-A-33	TERRY R MASON	6990 ROLLING RD S	SCOTTSVILLE, VA 24590
26-15-1	NEAL H & KATHLEEN J ALDERSON	6066 ROLLING RD S	SCOTTSVILLE, VA 24590
26-15-2	G. KEITH & DONNA G MAWYER	6018 ROLLING RD S	SCOTTSVILLE, VA 24590
26-15-3	FREEDOM MORTGAGE CORPORATION	10500 KINCAID DR STE 300	FISHERS, IN 46037
26-15-4	MARY GLASS NAY	5922 ROLLING RD	SCOTTSVILLE, VA 24590
26-15-5	TIMOTHY & SARA J COLE	5890 ROLLING RD S	SCOTTSVILLE, VA 24590
26-15-6	GARY W & JUDY B CHRISTIAN	5842 ROLLING RD S	SCOTTSVILLE, VA 24590
26-15-7	MICHAEL S PASCHALL	139 TIMBER RIDGE LN	GORDONSVILLE, VA 22942
26-15-8	CLAIRE S CRAIN LIVING TRUST	5750 ROLLING RD S	SCOTTSVILLE, VA 24590
26-16-10	THOMAS A PARMENTER JR	5668 ROLLING RD S	SCOTTSVILLE, VA 24590
26-15-9	KATHY WILLIAMS BREEDEN	5696 ROLLING RD S	SCOTTSVILLE, VA 24590
26-16-11A	LISA B & MICHAEL A ROGERS	5572 ROLLING RD	SCOTTSVILLE, VA 24590
26-24-4	JAMES RIVER REAL EST IN	P O BOX 389	SCOTTSVILLE, VA 24590
26-A-30	ALESSI LIVING TRUST	5438 ROLLING RD S	SCOTTSVILLE, VA 24590
26-A-A5	VAUGHAN GROUP, LLC	104 RUNNING CEDAR LANE	RICHMOND, VA 23229
26-2-2	US DELTA TIMBERLANDS LLC	P O BOX 3349	ALBANY, GA 31706
26-21-1	WILLIAM H JR & E. SHIFFLETT SPROUSE	509 BRIERY CREEK RD	SCOTTSVILLE, VA 24590
26-10-1,2, 26-21-5,4,3,26-10-3	CALVIN R & CYNTHIA D HICKMAN	139 BRIERY CREEK RD	SCOTTSVILLE, VA 24590

[illegible]



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

PLANNING COMMISSION STAFF REPORT

To: Fluvanna County Planning Commission
Case Number: ZTA 23:01 R-4 Zoning District

From: Douglas Miles, AICP, CZA
District: Countywide Amendment

General Information: This ZTA request is scheduled for a Public Hearing on Tuesday, October 10, 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 public 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 recommend (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.



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

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www.fluvannacounty.org

PLANNING COMMISSION STAFF REPORT

To: Fluvanna County Planning Commission
Case Number: SUP 23:07 Marina Point

From: Douglas Miles, AICP, CZA
District: Rivanna Election District

General Information: This SUP request is scheduled for a Public Hearing on Tuesday, October 10, 2023 at 7:00 pm at 8880 James Madison Highway in the Carysbrook Performing Arts Center.

Requested Action: Amend the Fluvanna County Zoning Ordinance

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.

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 public 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 recommend (approval/denial/deferral) – SUP 23:07 Marina Point at Lake Monticello, Inc. a Special Use Permit request 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 on Tax Map 18A Section 1 Parcels 296A, 296B, 296BA and 296C.



M. Ann Neil Cosby
ancosby@wiregill.com
804-447-0171

RECEIVED

August 31, 2023

VIA OVERNIGHT MAIL

Douglas Miles, AICP, CZA
Fluvanna County Director of Community Development
132 Main Street
Palmyra, VA 22963

SEP 1 2023

Fluvanna County
Planning Dept

**RE: Zoning Text Amendment and Special Use Permit Application (Tax Parcels
TMP 18A-1-296A, TMP 18A-1-296BA, TMP 18A-1-296C and TMP 18A-1-
296B (the "Property"))**

Dear Mr. Miles:

On behalf of Marina Point at Lake Monticello, Inc. ("Applicant"), please find enclosed 1.) a completed Application for Zoning Text Amendment and 2.) a completed Application for Special Use Permit ("SUP"). The Applicant is requesting an amendment to the R-4 Zoning District to amend Section 22-8-3 of the Zoning Ordinance to allow residential density for permitted uses between 2.9 and 5.0 units per acre by special use permit only (the "ZTA"). If the ZTA is approved by the Board of Supervisors, the SUP application requests an SUP for the Property so that the Applicant may construct an additional ten (10) units at the Marina Point of Lake Monticello Condominium Community. The Property is currently zoned Residential (R-4) and contains a total of 5.138 acres. (The Applicant request that the ZTA application and the SUP application be processed as companion cases before the Planning Commission and the Board of Supervisors, with the SUP application being heard and acted upon immediately following the ZTA application.) As required by the Fluvanna County Zoning Ordinance, the following items are included for submission:

A. ZTA Application

1. A completed Zoning Text Application Form
2. Fee in the amount of \$550 (to be hand delivered separately to the Office of Community development on 9/1/23)

B. SUP Application

1. A completed SUP Application Form
2. A Narrative Statement providing support for SUP Application
3. Proposed Conditions
4. A sketch plan entitled "Marina Point of Lake Monticello, Sketch Plan", prepared by Roudabush, Gale & Associates, Inc., dated August 25, 2023 and checklist (10 copies to be hand delivered on 9/1/23)



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SEP 1 2023

COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Application for
Zoning Text Amendment

Fluvanna County
Planning Dept

Owner of Record: Marina Point at Lake Monticello, Inc. Applicant of Record: Marina Point at Lake Monticello, Inc.

E911 Address: 610 Rio Road, W., Charlottesville, VA 22901 E911 Address: 610 Rio Road, W., Charlottesville, VA 22901

Phone: 804.539.6734 Fax: 540.832.0095 Phone: 804.539.6734 Fax: 540.832.0095

Email: dgirouard@springcreekliving.com Email: dgirouard@springcreekliving.com

Representative: M. Ann Neil Cosby, Esq.

E911 Address: Wire Gill, LLP, 9200 Forest Hill Ave., Suite C-1, Richmond, VA 23235

Phone: 804.447.0171 Fax:

Email: anc Cosby@wiregill.com

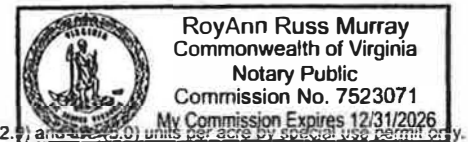
Note: If applicant is anyone other than the owner of record, written authorization by the owner designating the applicant as the authorized agent for all matters concerning the request shall be filed with this application.

Proposed amendment to the Zoning Ordinance: (attach additional sheets as necessary)
If the amendment proposes to replace existing text, please provide a full copy of the existing text for the affected section.

Location of Parcel: R-4 Zoning District

Section: 22-8-3 Area and residential density regulations

Proposed Text:



(C) add: The permitted residential density for such permitted uses shall be between two and nine-tenths (2.7) and five (5.0) units per acre by special use permit only.

By signing this application, the undersigned owner/applicant authorizes entry onto the property by County Employees, the Planning Commission, the Board of Supervisors, and the Board of Zoning Appeals during the normal discharge of their duties in regard to this request.

Date: 8/31/23 Signature of Owner/Applicant: [Signature]

Subscribed and sworn to before me this 31st day of August, 2023 Register # 7523071

My commission expires: 12/31/2026 Notary Public: [Signature]

OFFICE USE ONLY		
Date Received: 09/01/2023	Pre-Application Meeting:	Application #: ZTA 23:01
\$550 fee paid: check 721 & 724		
Public Hearings		
Planning Commission	Board of Supervisors	
Advertisement Dates:	Advertisement Dates:	
APO Notification:	APO Notification:	
Date of Hearing:	Date of Hearing:	
Decision:	Decision:	

Fluvanna County Department of Planning & Community Development * Box 540 * Palmyra, VA 22963 * (434)591-1910 * Fax (434)591-1911

This form is available on the Fluvanna County website: www.fluvannacounty.org

Form Updated June 21, 2017



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA

Application for Special Use Permit (SUP)

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SEP 1 2023

Fluvanna County
Planning Dept

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

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: anc Cosby@wiregill.com

Tax Map and Parcel(s) See "Parcel Information List", attached

Acreage See "Parcel Information List", attached **Zoning** R 4

Location of Parcel: Lake Monticello

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

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:

Deed Book and Page: See "Parcel Information List", attached

If any Deed Restrictions, please attach a copy

Request for an SUP for the purpose of: obtaining increased density up to 5.5 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: [Signature]

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



Commonwealth of Virginia

County of Fluvanna

Public Hearing Sign Deposit

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SEP 1 2023

Fluvanna County
Planning Dept

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 this deposit.

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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Describe briefly the **improvements** proposed. State whether new buildings are to be constructed, ^{SEP 1 2022} existing buildings are to be used, or additions made to existing buildings.

Fluvanna County
Planning Dept

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: <ul style="list-style-type: none"> • Plot plan or survey plat at an appropriate scale • Location and dimension of existing conditions and proposed development • <i>Commercial and Industrial Development:</i> 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:	
<ul style="list-style-type: none"> • 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:	
<ul style="list-style-type: none"> • Applicant • All adjacent property owners • Local Newspaper advertisement 	
Staff Report to include, but not be limited to:	
<ul style="list-style-type: none"> • 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. 	

Page 5 of 5
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

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.



M. Ann Neil Cosby
ancosby@wiregill.com
804-447-0171

September 18, 2023

Dear Neighbor:

On behalf of Marina Point at Lake Monticello, Inc. (the "Owner"), I am writing to invite you and other residents to an informational community meeting to learn about the limited residential development that the Owner has proposed at the Marina Point at Lake Monticello Condominium Community. The Owner is requesting a special use permit from the Board of Supervisors of Fluvanna County (the "Board") so that the Owner may construct an additional ten (10) condominium units on the property. The property is zoned Residential (R-4). The Board's approval of the special use permit is contingent upon the Board's also approving an amendment to the R-4 Zoning District to allow up to 5.0 dwelling units per acre with the approval of a special use permit. If the R-4 Zoning District is amended, the Owner would be limited to the ten (10) additional units and no additional development would be permitted.

The Marina Point at Lake Monticello Condominium Community was originally developed in the mid-1980s and already includes fifteen (15) units although it was originally planned for 45 units. The new units (the first to be added in almost 40 years) will be integrated into the existing hillside and screened from view with significant landscaping. Improvements to the existing seawall will also be made during the development process.

We hope you can join us:

Wednesday, September 27, 2023

Doors open at 6:00 p.m., presentation to begin at 6:30 p.m.

Lake Monticello Volunteer Fire Department Building (Maple Room)

10 Slice Rd, Palmyra, Virginia 22963

Should you have any questions or like any additional information regarding this zoning case please contact me at (804) 447-0171, or ancosby@wiregill.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "M. Ann Neil Cosby", is written over a light blue horizontal line.

M. Ann Neil Cosby



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

PUBLIC HEARING NOTICE

September 29, 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, October 10, 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, join the meeting via Zoom or by a phone call where you will have an opportunity to provide any Public comments. Instructions for participation in the Public Hearings will be available on the County's website along with the Meeting Agenda and Staff Reports. We have included the Marina Point Sketch Plan site layout.

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 me at 434.591.1910 with questions.

Sincerely,

Douglas Miles

Douglas Miles, AICP, CZA
Community Development Director



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MEMORANDUM

Date: September 29, 2023
From: Valencia Porter
To: Douglas Miles
Subject: APO Memo Complete

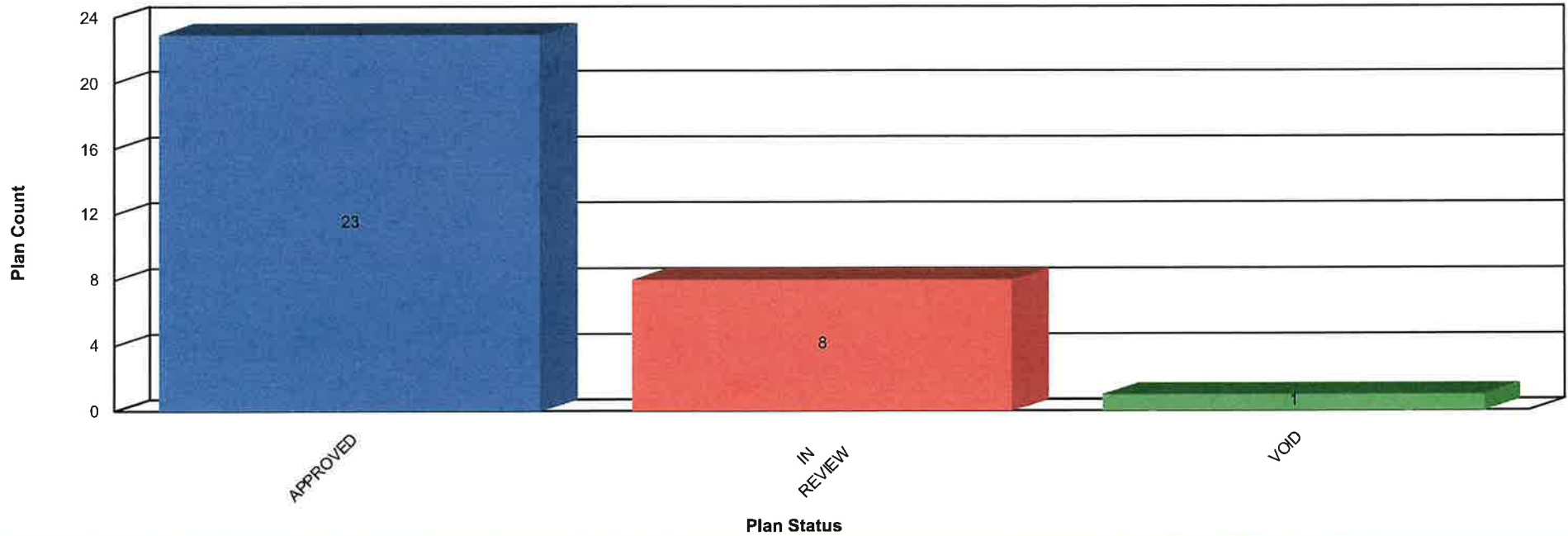
Please be advised the attached letter went out to the attached list of Adjacent Property Owners for the September 29, 2023 Planning Commission meeting.

ADJACENT PROPERTY OWNERS SUP 23:07

[illegible]



PLANS APPLIED BY STATUS (09/01/2023 TO 09/30/2023) FOR FLUVANNA COUNTY BUILDING AND PLANNING DEPARTMENT



Plan Case #	Type <i>Application Date</i> <i>Zone</i>	Workclass <i>Expiration Date</i> <i>Sq Ft</i>	Status <i>Complete Date</i> <i>Valuation</i>	Main Address <i>Approval</i> <i>Expire Date</i> <i>Fee Total</i>	<i>Applicant</i> <i>Assigned To</i>	Project	District	Parcel
APPROVED								
MSC23:0195	Miscellaneous <i>09/05/2023</i>	Miscellaneous - Other <i>0</i>	Approved <i>09/05/2023</i> <i>\$0.00</i>	<i>09/05/2023</i> <i>\$50.00</i>	<i>Jason Overstreet</i>	Not Assigned	Palmyra	20 15 5
<i>Description: Detached garage with electricity</i>								
MSC23:0196	Miscellaneous <i>09/05/2023</i>	Miscellaneous - Other <i>0</i>	Approved <i>09/05/2023</i> <i>\$0.00</i>	18510 James Madison Hwy, Troy, VA 22974 <i>09/05/2023</i> <i>\$100.00</i>	<i>Jason Overstreet</i>	Not Assigned	Columbia	11 A 29
<i>Description: Home Addition</i>								
MSC23:0197	Miscellaneous <i>09/06/2023</i>	Miscellaneous - Other	Approved <i>09/06/2023</i>	26 Forest Dr, Palmyra, VA 22963 <i>09/06/2023</i>		Not Assigned	Rivanna	18A 3 223

PLANS APPLIED BY STATUS (09/01/2023 TO 09/30/2023)

Plan Case #	Type	Workclass	Status	Main Address	Project	District	Parcel
	<i>Application Date</i>	<i>Expiration Date</i>	<i>Complete Date</i>	<i>Approval Expire Date</i>	<i>Applicant</i>		
	<i>Zone</i>	<i>Sq Ft</i>	<i>Valuation</i>	<i>Fee Total</i>	<i>Assigned To</i>		
		0	\$0.00	\$100.00	Jason Overstreet		
	<i>Description: Expanding existing deck 16 X 16</i>						
MSC23:0200	Miscellaneous	Miscellaneous - Other	Approved		Not Assigned	Fork Union	50 A 113A1
	09/12/2023		09/13/2023				
		0	\$0.00	\$100.00	Jason Overstreet		
	<i>Description: New doublewide</i>						
MSC23:0199	Miscellaneous	Miscellaneous - Other	Approved		Not Assigned	Fork Union	41 A 44C2
	09/12/2023		09/13/2023				
		0	\$0.00	\$100.00	Jason Overstreet		
	<i>Description: Single family Dwelling</i>						
MSC23:0201	Miscellaneous	Miscellaneous - Other	Approved		Not Assigned	Fork Union	50 A 113A2
	09/13/2023		09/13/2023				
		0	\$0.00	\$100.00	Jason Overstreet		
	<i>Description: New doublewide</i>						
MSC23:0202	Miscellaneous	Miscellaneous - Other	Approved		Not Assigned	Fork Union	50 A 113A3
	09/13/2023		09/13/2023				
		0	\$0.00	\$100.00	Jason Overstreet		
	<i>Description: New Doublewide</i>						
MSC23:0203	Miscellaneous	Miscellaneous - Other	Approved		Not Assigned	Fork Union	50 A 113A4
	09/13/2023		09/13/2023				
		0	\$0.00	\$100.00	Jason Overstreet		
	<i>Description: New Doublewide</i>						
SUB23:0036	Subdlvision	Boundary Adjustment	Approved	2597 Shannon Hill Rd, Columbia, VA 23038	Not Assigned	Columbia	44 2 6
	09/15/2023	10/30/2023	09/15/2023	03/13/2024	Jeffrey Lukhard		
		0	\$0.00	\$100.00	Jason Overstreet		
MSC23:0204	Miscellaneous	Miscellaneous - Other	Approved	65 Broken Island Rd, Palmyra, VA 22963	Not Assigned	Fork Union	18 16 1
	09/18/2023		09/18/2023				
		0	\$0.00	\$50.00	Jason Overstreet		
	<i>Description: 14 X 20 Shed</i>						
MSC23:0205	Miscellaneous	Miscellaneous - Other	Approved	17865 James Madison Hwy, Palmyra, VA 22963	Not Assigned	Columbia	10 A 36A
	09/18/2023		09/22/2023				

PLANS APPLIED BY STATUS (09/01/2023 TO 09/30/2023)

Plan Case #	Type	Workclass	Status	Main Address	Project	District	Parcel
	<i>Application Date</i>	<i>Expiration Date</i>	<i>Complete Date</i>	<i>Approval Expire Date</i>	<i>Applicant</i>		
	<i>Zone</i>	<i>Sq Ft</i>	<i>Valuation</i>	<i>Fee Total</i>	<i>Assigned To</i>		
		0	\$0.00	\$50.00	Jason Overstreet		
	<i>Description: 12 X 24 Storage Shed</i>						
MSC23:0206	Miscellaneous	Miscellaneous - Other	Approved	2514 Thomas Jefferson Pkwy, Palmyra, VA 22963	Not Assigned	Fork Union	29 4 9
	09/18/2023		09/20/2023				
		0	\$0.00	\$100.00	Jason Overstreet		
	<i>Description: Deck</i>						
MSC23:0209	Miscellaneous	Miscellaneous - Other	Approved	2378 Haden Martin Rd, Palmyra, VA 22963	Not Assigned	Fork Union	40 19 A
	09/18/2023		09/20/2023				
		0	\$0.00	\$50.00	Jason Overstreet		
	<i>Description: 20 X 32 Workshop</i>						
MSC23:0210	Miscellaneous	Miscellaneous - Other	Approved	19 Glen Burnie Rd, Palmyra, VA 22963	Not Assigned	Palmyra	18A 2 28
	09/18/2023		09/21/2023				
		0	\$0.00	\$100.00	Jason Overstreet		
	<i>Description: Addition and minor renovation of existing space</i>						
MSC23:0211	Miscellaneous	Miscellaneous - Other	Approved	130 Belle Terre Ln, Kents Store, VA 23084	Not Assigned	Columbia	13 A 10
	09/19/2023		09/21/2023				
		0	\$0.00	\$100.00	Jason Overstreet		
	<i>Description: New Single Family Dwelling</i>						
MSC23:0212	Miscellaneous	Miscellaneous - Other	Approved		Not Assigned	Rivanna	18A 3 513
	09/19/2023		09/21/2023				
		0	\$0.00	\$100.00	Jason Overstreet		
	<i>Description: Single Family Dwelling</i>						
MSC23:0213	Miscellaneous	Miscellaneous - Other	Approved		Not Assigned	Columbia	31 19 1
	09/22/2023		09/25/2023				
		0	\$0.00	\$100.00	Jason Overstreet		
	<i>Description: New single family dwelling</i>						
MSC23:0214	Miscellaneous	Miscellaneous - Other	Approved		Not Assigned	Cunningham	18A 11 82
	09/22/2023		09/25/2023				
		0	\$0.00	\$100.00	Jason Overstreet		
	<i>Description: New single family dwelling</i>						
MSC23:0216	Miscellaneous	Miscellaneous - Other	Approved		Not Assigned	Palmyra	18A 6 197

PLANS APPLIED BY STATUS (09/01/2023 TO 09/30/2023)

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		
	09/22/2023	0	\$0.00	09/25/2023 \$100.00	Jason Overstreet		
	Description: New single family dwelling						
MSC23:0217	Miscellaneous	Miscellaneous - Other	Approved	1776 Paynes Mill Rd, Troy, VA 22974	Not Assigned	Palmyra	4 A 41A
	09/26/2023	0	09/27/2023 \$0.00	\$50.00	Jason Overstreet		
	Description: Metal Garage						
MSC23:0218	Miscellaneous	Miscellaneous - Other	Approved		Not Assigned	Cunningham	8 A 18A
	09/26/2023	0	09/27/2023 \$0.00	\$50.00	Jason Overstreet		
	Description: Barn Building						
MSC23:0219	Miscellaneous	Miscellaneous - Other	Approved		Not Assigned	Cunningham	17 29 3
	09/26/2023	0	09/26/2023 \$0.00	\$100.00	Jason Overstreet		
	Description: New single family dwelling						
MSC23:0220	Miscellaneous	Miscellaneous - Other	Approved		Not Assigned	Fork Union	38 16 4
	09/27/2023	0	10/03/2023 \$0.00	\$150.00	Jason Overstreet		
	Description: New single family dwellings						
PLANS APPLIED FOR APPROVED:							23
IN REVIEW							
SUP23:0007	Special Use Permits	Special Use Permits	In Review	2 Marina Pt, Palmyra, VA 22963	Not Assigned	Rivanna	18A 1 296B
	09/05/2023	11/04/2023			Marina Point of Lake Monticello Douglas Miles		
		0	\$0.00	\$890.00			
ZTA23:0001	Zoning Text Amendment	Zoning Text Amendment	In Review	4 Marina Pt, Palmyra, VA 22963	Not Assigned	Rivanna	18A 1 296A
	09/05/2023	11/04/2023			Marina Point of Lake Monticello Douglas Miles		
		0	\$0.00	\$550.00			
MSC23:0198	Miscellaneous	Miscellaneous - Other	In Review	4969 Hells Bend Rd, Palmyra, VA 22963	Not Assigned	Columbia	43 A 21
	09/06/2023	0	\$0.00	\$50.00	Not Assigned		

PLANS APPLIED BY STATUS (09/01/2023 TO 09/30/2023)

Plan Case #	Type	Workclass	Status	Main Address	Project	District	Parcel
	Application Date Zone	Expiration Date Sq Ft	Complete Date Valuation	Approval Expire Date Fee Total	Applicant Assigned To		
<i>Description: Farm Exemption for farm building for horses</i>							
AFD23:0001	Agricultural / Forestral District 09/06/2023	Establishment of AFD 11/05/2023 0	In Review \$0.00	2126 Nahor Manor Rd, Palmyra, VA 22963 \$500.00	 Jason Overstreet	Not Assigned	Cunningham 16 A 42
MSC23:0208	Miscellaneous 09/18/2023	Miscellaneous - Other 0	In Review \$0.00	 \$50.00	 Jason Overstreet	Not Assigned	Fork Union 30 A 66
<i>Description: 30 X 70 building</i>							
MSC23:0193	Miscellaneous 09/18/2023	Sign Permit 0	In Review \$0.00	103 Zion Station Rd, Troy, VA 22974 \$155.00	 Ed Brown Douglas Miles	Not Assigned	Palmyra 5 24 7
<i>Description: Lafayette School</i>							
SUB23:0037	Subdivision 09/18/2023	Subdivision - Minor 11/02/2023 0	In Review \$0.00	 \$700.00	 Tim Miller Jason Overstreet	Not Assigned	Columbia 20 A 23A
MSC23:0215	Miscellaneous 09/22/2023	Miscellaneous - Other 0	In Review \$0.00	 \$100.00	 Jason Overstreet	Not Assigned	Rivanna 18A 12 370
<i>Description: New single family dwellings</i>							
PLANS APPLIED FOR IN REVIEW:							8
VOID							
MSC23:0207	Miscellaneous 09/18/2023	Miscellaneous - Other 0	Void \$0.00	 \$100.00	 Jason Overstreet	Not Assigned	Fork Union 41 A 44C2
<i>Description: New Single Family Dwelling</i>							
PLANS APPLIED FOR VOID:							1
GRAND TOTAL OF PLANS:							32

BUILDING INSPECTIONS MONTHLY REPORT

County of Fluvanna

Building Official:	Period:
Andrew Wills	September, 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				69
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	0	0	0	351
* 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	0	0	0	46
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	0	0	0	14
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	0	0	0	481
* 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	\$0	\$0	\$0	\$ 34,344,934

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	0	0	0	85
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	0	0	0	2,692
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	\$0	\$0	\$0	\$ 119,261
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	\$0	\$0	\$0	\$ 20,558
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	\$0	\$0	\$0	\$ 143,119