

**PLANNING COMMISSION  
MEETING AGENDA  
SEPTEMBER 12, 2023  
6:00 P.M.  
LANE AUDITORIUM, COUNTY OFFICE BUILDING  
401 MCINTIRE ROAD**

The opportunities for the public to access and participate in the hybrid meeting are posted on the Albemarle County website on the Planning Commission home page and on the Albemarle County calendar. Participation will include the opportunity to comment on those matters for which comments from the public will be received.

1. Call to order and establish quorum.
2. Appointment of a Temporary Chair.
3. Other Matters Not Listed on the Agenda from the Public.
4. Consent Agenda (on next sheet).
5. Public Hearing.
  - a. [ZTA202300003 Residential Density Bonus Factors](#)  
Receive comments on proposed amendments to the following Albemarle County Code Section 18-2.4.1 – to clarify that if no density range or maximum density is shown in the comprehensive plan, no bonus density factor may be applied. (Bill Fritz)
  - b. [SP202300004 Briery Creek Farm \(Reventon Farm\) – Water Related Uses](#)  
[SP202300005 Reventon Farm - Boarding Camp](#)  
MAGISTERIAL DISTRICT: Scottsville TAX MAP/PARCEL(S): 12400-00-00-01200, 12400-00-00-0040, 12400-00-00-004A0 and 124-00-00-004B0 LOCATION: These properties are located on the west side of Rolling Road at the Albemarle/Fluvanna County line. PROPOSAL: SP202300004 Briery Creek Farm (Reventon Farm) – Water Related Uses is a special use permit request to allow boat docks, boat liveries and water related activities within the floodplain. (The floodplain is solely in Albemarle County.) SP202300005 Briery Creek Farm (Reventon Farm) – Camp is a special use permit request to allow up to 250 cabins in total (approximately 200 are located in Albemarle) with outdoor amenities including but not limited to educational spaces for arts and crafts and cooking, fitness and wellness facilities, playgrounds, horseback riding, ropes course, hiking, cycling and water based recreational facilities. Facilities for dining and provisions are proposed. (This project straddles the Albemarle/Fluvanna County line with improvements in both localities. The applicant is pursuing approvals in Fluvanna County concurrently.) PETITION: Day camp, boarding camp under Section 10.2.2.20 of the zoning ordinance on a 445 -acre parcel. Recreational uses including, but not limited to, parks, swimming areas, golf courses and driving ranges, picnic areas, wildlife and nature preserves, game farms, fish hatcheries, hunting, fishing and hiking areas, athletic fields, and horse show grounds; provided that no primary or accessory structures are permitted under this classification, Structures accessory to a permitted recreational use; provided that no accessory structures for human habitation are permitted, Water related uses such as boat docks and boat liveries under Section 30.3.11 of the zoning ordinance. ZONING: RA Rural Area - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots) OVERLAY DISTRICT(S): Flood Hazard Overlay District COMPREHENSIVE PLAN: Rural Area – preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources; residential (0.5 unit/ acre in development lots) (Bill Fritz)
6. Review of Board of Supervisors Meeting: September 6, 2023
7. Committee Reports.
8. AC44 Update.
9. Old Business/New Business
10. Items for follow-up.

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PLANNING COMMISSION  
MEETING AGENDA  
September 12, 2023

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Adjournment

***THE NEXT PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, SEPTEMBER 26, 2023.***

**CONSENT AGENDA**

3. FOR APPROVAL (by recorded vote):
  - a. Approval of Draft Minutes: [August 8, 2023](#) and [August 22, 2023](#) Meeting