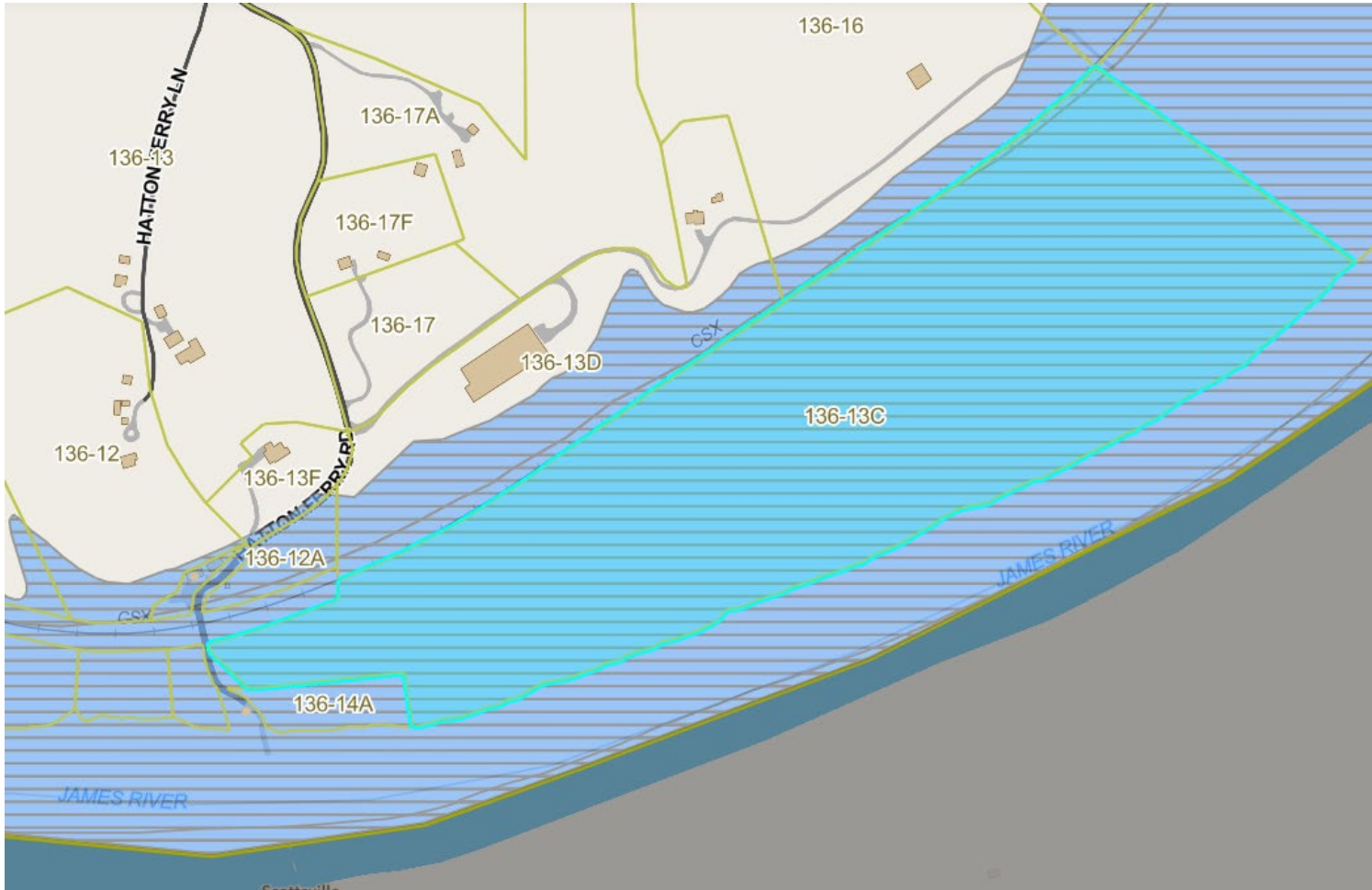


SP-2025-00009 James River Runners Special Use Permit Amendment

Albemarle County
Board of Supervisors
Public Hearing
August 5, 2026





- A portion of the 58.6 acres will be occupied by the proposed campsites.
- Zoning: RA Rural Area; Comprehensive Plan: Rural Areas
- All existing campsites, as well as the six proposed primitive campsites are located within the floodplain. Recreation uses are allowed by-right in floodplain and stream buffer
- First special use permit was approved on January 3, 1978 for boating, canoe, livery, and recreational activity on 14.5 acres.
- On March 14, 2018, the special use permit was amended to allow five additional camp sites.
- Current request is to expand the Special Use Permit area to TMP 136-13C to allow up to 20 total primitive campsites.

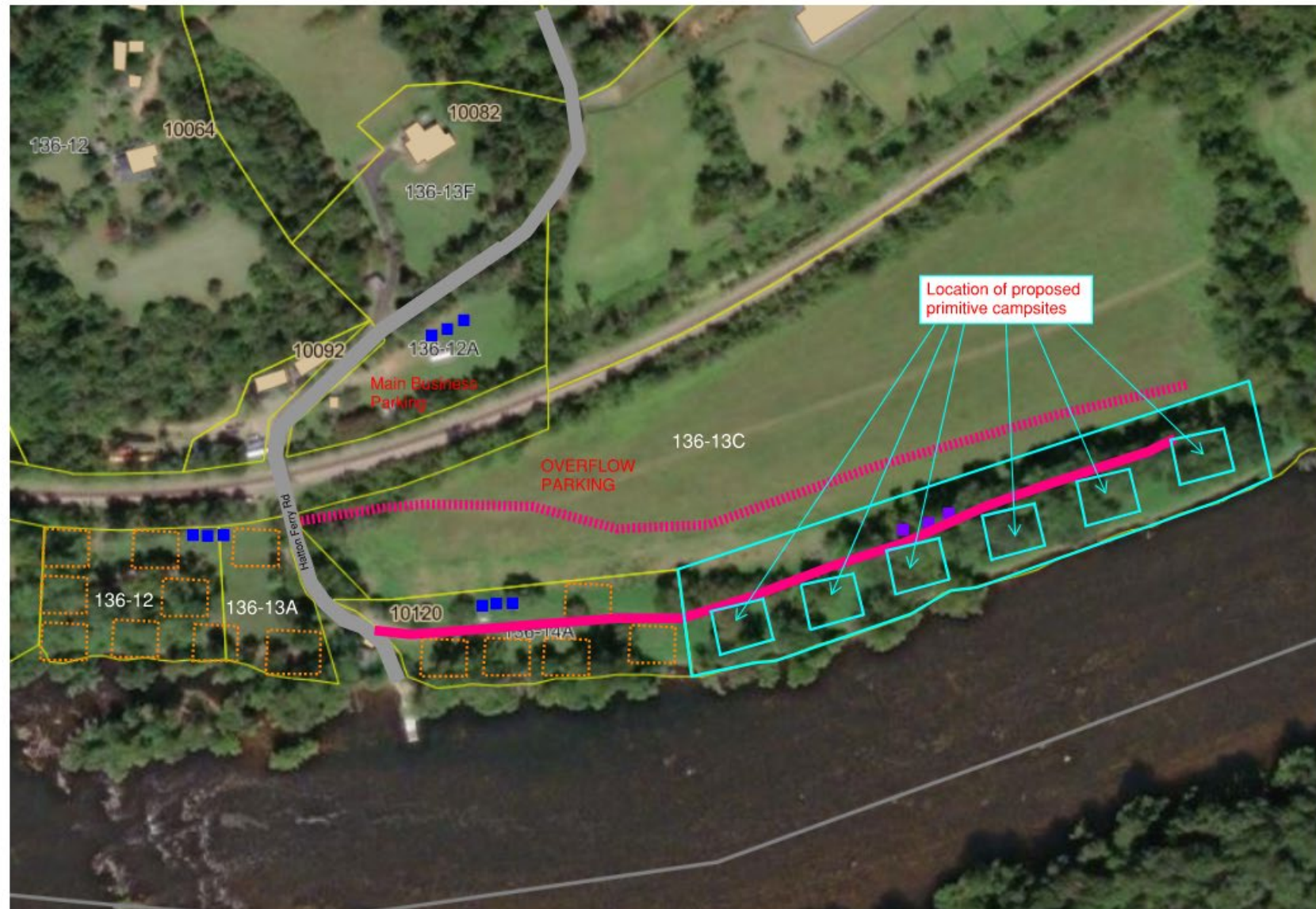


-  Existing Camp Sites
-  Proposed Camp Sites
-  Existing Seasonal Port-a-John
-  Proposed Seasonal Port-a-John
-  Primary Access
-  Secondary Access

PARKING: Camp Sites include on site parking for campers. Overflow parking available in main business parking

0 82.5' 165' 330'

SCALE IF 11X17: 1" = 82.5'



1. No substantial detriment.

Whether the proposed special use will be a substantial detriment to adjacent parcels.

2. Character of the nearby area is unchanged.

Whether the character of the adjacent parcels and the nearby area will be changed by the proposed special use.

3. Harmony.

Whether the proposed special use will be in harmony with the purpose and intent of this chapter, with the uses permitted by right in the district, with the regulations provided in Section 5 as applicable, and with the public health, safety, and general welfare.

4. Consistency with the Comprehensive Plan.

Whether the proposed special use will be consistent with the Comprehensive Plan.

Staff recommends approval based on the findings below and recommended conditions:

Positive Aspects:

1. The proposal is consistent with the review criteria for special use permits contained in the Zoning Ordinance.
2. The proposal provides expanded recreation and camping options for community members who live in the area, as well as potential tourists.
3. No detrimental impacts to adjoining properties are anticipated.

Concerns:

1. No concerns have been identified at this time.

Planning Commission Recommendation

Recommendation for approval at June 23, 2026 public hearing by a vote of 5:2, provided outdoor amplified music condition was updated.

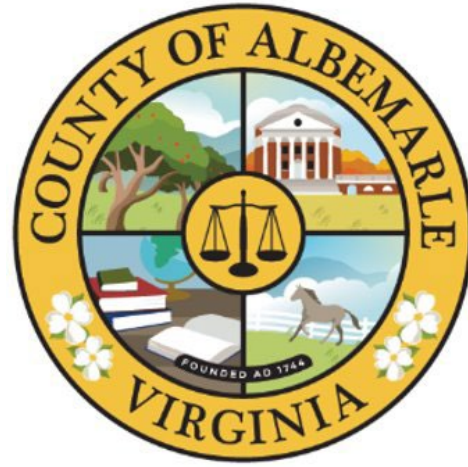
1. Development of the use must be in general accord with the Concept Plan (Attachment 3), To be in general accord with the Conceptual Plan, development must reflect the following major elements essential to the design of the development:
 - a) Location of proposed campsites
 - b) Number of campsites
 - c) Disturbance of wooded and vegetative areas is prohibited
2. Accessory structures within the floodplain shall be constructed and secured in accordance with County Code § 18-30.3.15.
3. The use of fireworks on the property is prohibited.
4. The owner must establish and enforce Campground Quiet Hours, which must be from 10pm to 7am and must include a prohibition on outdoor amplified music during those hours.
5. Permanent outdoor lighting is prohibited.
6. A staff member must be on the premises at all times when individuals are utilizing camp sites on the property.

To **approve** SP-2025-00009:

- I move to adopt the resolution included as Attachment D to approve SP-2025-00009.

To **deny** SP-2025-00009:

- I move to adopt the deny SP-2025-00009, *state the reasons why*.

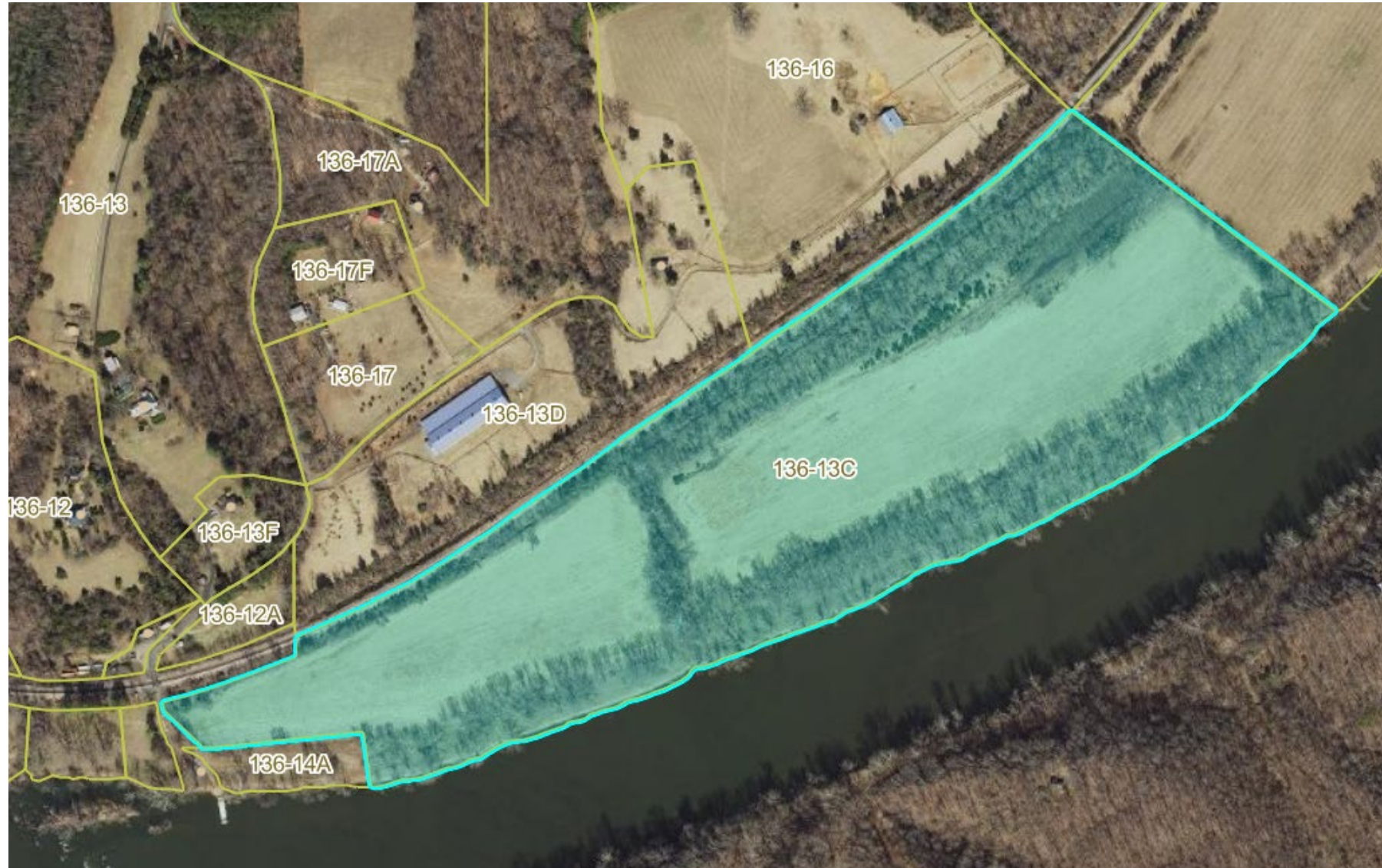


Questions?

Reference Slides

Existing Conditions

Slide 10



Existing Conditions

Slide 11

