

COUNTY OF ALBEMARLE
TRANSMITTAL TO THE BOARD OF SUPERVISORS
SUMMARY OF PLANNING COMMISSION ACTION

AGENDA TITLE: SP-2025-00009 James River Runners Special Use Permit Amendment	AGENDA DATE: August 5, 2026
SUBJECT/PROPOSAL/REQUEST: Amend existing special use permit (SP20170004) to expand primitive camping onto parcel 13600-00-00-013C0 to allow six additional camp sites.	STAFF CONTACT(S): Wall, Herrick, Tevendale, Barnes, McDermott, Ragsdale
SCHOOL DISTRICT: Scottsville Elementary, Walton Middle, and Monticello High School	PRESENTER (S): Ben Loppacker, Planner

BACKGROUND:

The Planning Commission (PC) voted 5:2 to recommend approval of the special use permit (SP) at their June 23, 2026 meeting. Two members of the public spoke during the public hearing and expressed support for the application. In their motion, the PC recommended changes to one condition, which was to revise Condition 5 to clarify the limitations on outdoor music.

Attachments A, B, and C are the PC staff report, action letter, and meeting minutes.

DISCUSSION:

Since the public hearing, staff has reviewed existing provisions of County Code and have combined conditions 4 and 5 as follows:

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.

Commissioners who did not recommend approval of the special use permit cited concerns related to the Riparian Buffer along the James River. The PC did not recommend additional conditions in their action. Staff believe that the Water Protection Ordinance and Riparian Buffer Protection Standards (effective September 1, 2026) adequately cover proposed primitive camping activities in the riparian buffer.

RECOMMENDATION:

Staff recommends that the Board adopt the attached Resolution (Attachment D) to approve SP-2025-00009 James River Runners Special Use Permit Amendment with the proposed conditions as set forth in Attachment A and as described above.

ATTACHMENTS:

- A. June 23, 2026 PC Staff Report
 - A1: Location Map
 - A2: Applicant Narrative
 - A3: Applicant Conceptual Plan
- B. June 23, 2026 Planning Commission Action Letter
- C. June 23, 2026 Planning Commission Minutes
- D. Resolution to Approve SP-2025-00009