

Project Narrative For: Clifton Inn + Collina Farm (ZMA 2021-00003 + SP 2021-00004)

Parcel Description: TMP 79-23B, 79-23F, 79-24B, 79-36

Applicant: Clifton Inn LLC

Initial Submittal: *February 15, 2021*

Resubmission: *August 16, 2021*
February 21, 2022

Pre-App Meeting Date: *December 21, 2020*

	ACREAGE	EXISTING ZONING	PROPOSED ZONING	COMP PLAN DESIGNATION
TMP 79-23B	10.78	Rural Areas	Amendment to SP	Rural Areas
TMP 79-23F	28.04	Planned Residential Development	Rural Areas + Expansion of Historic Inn use by SP	Rural Areas
TMP 79-24B	25.75	Rural Areas	Expansion of Historic Inn use by SP	Rural Areas
TMP 79-36	29.49	Rural Areas	Expansion of Historic Inn use by SP	Rural Areas
	Total: 94.066			

Additional Zoning Considerations:

Entrance Corridor, Floodplain, Steep Slopes

Location:

Southeast side of North Milton Road; property extends from the intersection of North Milton with Route 250 to the Rivanna River

Project Proposal:

The Clifton Inn is a historic property located on the southeast side of North Milton Road, several hundred feet south of the intersection of North Milton Road and Route 250. The Clifton Inn has been listed on the Virginia Landmarks Register (VLR) since 1988 and on the National Register of Historic Places (NRHP) since 1989. The Clifton Inn has operated as a historic inn for a number of years and in addition to accommodating overnight guests, Clifton Inn hosts special events and has an affiliated restaurant that is open to the public. The inn, with its associated amenities has experienced concurrent success of the restaurant and special events on the property; it has been difficult for Clifton Inn to meet the demand for its various hospitality services within the constraints of the existing special use permit and so Clifton Inn LLC respectfully requests an amendment to SP200200019 to accommodate an expansion of the historic inn operation.

Clifton Inn LLC is the owner (the “owner”) of the Clifton Inn property, a 10.78 acre parcel, identified as County tax parcel 79-23B (the “Clifton Property”). Surrounding the 10.78 acre Clifton Property are an additional 83.28 acres distributed among three separate parcels owned by Clifton Inn LLC. The owner seeks to expand the historic restaurant and inn use from tax parcel 79-23B to tax parcel 79-23F, a 28.04 acre property; tax parcel 79-24B, a 25.75 acre property (the “Collina Farm Property”); and tax parcel 79-36, a 29.49 acre property (collectively, the “property”). To do this, the owner requests to expand the limits of the existing special use permit on the Clifton Property, permitted by Sec. 10.2.2.27(a) of the Albemarle County Zoning Ordinance, to the entire property. Concurrent with the special use permit request, the owner requests a rezoning of tax parcel 79-23F from Planned Residential Development (PRD) to Rural Areas because the current zoning of that parcel does not permit the historic inn and restaurant use by special use permit.

With this special use permit request, the owner proposes to increase the number of guest rooms on the Clifton Property from 15 to 50. The location of the guest room expansion is shown on the concept plan submitted with this special use permit request. The 15 existing rooms are distributed within the Main House, garden cottages, and the livery stables; a majority of the proposed 35 rooms are slated to be within an addition to one of the garden cottages referred to as the “Carriage House” by the owner and designated as a renovated brick garage on the NRHP Nomination Form. In the future, the owner may also submit an additional special use permit request for a boarding camp which may permit “glamping” sites, any guest accommodations within a glamping site would contribute to the 50 room maximum proposed on the Clifton property.

The architectural renderings included with this application show an addition that extends from the south façade of the brick garage and wraps around the existing courtyard to create a u-shape enclosure framed by the historic garage structure to the west and the complementary addition to the south and east. Beyond the addition to the brick garage, there are no proposed exterior changes to the historic Main House or the other contributing historic structures, which includes another garden cottage (referred to in the NRHP nomination form as the brick office) and the livery stables (referred to in the NRHP nomination form as the wood-frame chicken coop) to accommodate the proposed expansion. Additionally, the owner proposes to construct a structure with an approximately 5,000 SF footprint in the location of an existing concrete pad near the pool to accommodate a spa and a small event area for 50-75 person events. This proposed permanent event/spa structure is in the same location as the temporary tent that is erected annually for Clifton events.

A key motivation for requesting this special use permit amendment and rezoning is to move the primary event space from the Clifton Inn Property to the Collina Farm Property so that the day to day operations and resources of the historic inn and restaurant are not compromised during special events and to allow for year-around events to occur in an all-season structure. Currently, all special events take place on the Clifton Inn Property which necessitates closure of the restaurant to meet the spatial needs of the special event and inhibits the sale of overnight accommodations to anyone not affiliated with the special event. The owner would like to move the larger special events to the Collina Farm Property and construct a new permanent event structure to house those events or portions of those events that do not take place outside.

The owner proposes to construct an event structure with a maximum 10,500 SF building footprint on the Collina Farm Property for 300 person events. Additionally, the owner proposes to construct 16 guest rooms on the Collina Farm Property; these rooms are proposed in addition to the five (5) guest rooms that are located within the Collina Farm house, for a total of 21 guest rooms on the Collina Farm Property and 71 rooms on the entire property.

In summary, the owner requests:

- Rezoning of TMP 79-23F from PRD to RA
- An amendment to SP200200019 to expand the historic inn and restaurant use to TMP 79-23B, 79-23F, 79-24B, 79-36
- Removal of SP02-19 Condition #3 which requires “construction of the parking lot (shown on the SP02-19 concept plan) to commence within twenty-four (24) months upon approval or this special use shall expire”; adequate parking is provided as shown in the current concept plans and exhibits presented with this SP and ZMA request
- Revision to approved SP02-19 Condition #4 to allow for more than 200 guests on the property, to allow for up to 71 guest rooms, and to allow for an 100 seat restaurant
- 71 Guest Rooms (50 on Clifton Inn Property; 21 on Collina Farm Property)
- 300 Person Events up to twelve (12) times per year on the Collina Property
- 200 Person Events on the Collina Farm Property besides those twelve (12) permitted for up to 300
- 75 person events at Clifton once the Collina Farm event structure is operational, request to continue 200 person events at Clifton until a time when the Collina event structure is constructed and can be rented out for events

The common and dining areas in the manor house are currently permitted for up to 97 occupants, the existing lobby area in the manor house would be utilized for dining area to increase seating capacity, where the lobby area may be reduced in size or moved into the proposed expansion wing, and an interior renovation in the kitchen may be pursued to allow for a “chef’s table,” a single dining table in the kitchen area for a few guests, which would allow up to 100 dining guests in total. The restaurant expansion is anticipated to take place concurrently with the proposed Clifton guest room expansion so that the restaurant can better serve guests of the inn on peak booking nights.

Conformance with Sec. 5.1.61 of the Zoning Ordinance:

Sec. 5.1.61 and Sec.10.2.2 – 27(a) of the Albemarle County Zoning Ordinance were amended in 2016 to permit expansions to historic restaurants, taverns, and inns; the revisions to the code were spurred by ZTA201500013 which was a zoning text amendment initiated by representatives of former Clifton ownership. The code that formerly regulated the operation of historic restaurants, taverns, and inns in the rural areas, prior to the adoption of ZTA201500013, prohibited changes to the exterior of historic structures and limited the operation of the use to the historic structure itself which prohibited the construction of any new structures. These regulations ultimately severely impacted the economic viability of such sites, and specifically the Clifton Inn, since the Clifton Inn is the only operation in the County currently subject to Sec. 10.2.2 – 27 (a).

In the resolution approving ZTA201500013, the recitals recognized that allowing expansions and modifications to historic structures in which restaurants and inns are operating could enhance the economic viability of the structures and help to improve tourism by preserving and protecting the County’s historic, cultural, and scenic resources.

In addition to the Clifton Inn, there are two other establishments in Albemarle County that operate as historic restaurants, taverns, and inns. Keswick Hall is a historic inn that operates with a special use permit issued in accordance with Sec.10.2.2 27(b) of the Albemarle County Zoning Ordinance. Michie Tavern functions as a historic restaurant and tavern but was in operation prior to the adoption of the special use permit regulations governing the operations of historic restaurants, taverns, and inns; if Michie

Tavern were to propose the construction of additions to existing structures or new structures, they, like Clifton, would be subject to Sec. 10.2.2 27 (a).

This proposed expansion request is in conformance with Sec. 5.1.61 of the Albemarle County Zoning Ordinance. Justification of this request's conformity with Sec. 5.1.61 is provided below:

1. The use shall be consistent with the Rural Area goals listed in the Comprehensive Plan.

RA Chapter Objective 2: Protect and preserve natural resources, which include mountains, hills, valleys, rivers, streams, groundwater, and retain continuous and unfragmented land for agriculture, forestry, biodiversity, and natural resources protection.

The property is rich in natural resources, with extensive frontage on Hurtt's pond and the Rivanna River. There are stream buffers, floodplains, critical slopes adjacent to the waterways, and thick vegetation adjacent to waterways, all of which contribute to the natural and wooded character of the property which is a major draw for Clifton visitors and is something to be protected. The concept plan depicts wooded areas to remain, important buffer areas, and environmentally sensitive areas where no development is proposed.

RA Chapter Objective 3: Protect the County's historic, archeological, and cultural resources.

The Clifton Inn is listed on both the National Register of Historic Places and the Virginia Landmarks Register. The historic character of the property defines the entire operation and is a major draw for visitors. Clifton ownership is committed to enhancing visitor experience with this expansion without compromising the historic integrity of the property. The proposed new structures and additions are thoughtfully sited on the property to utilize existing infrastructure, limit grading, and minimize visual impacts especially within the historic core of the property surrounding the manor house.

RA Chapter Objective 4: Promote rural and historic landscapes that enhance visitors' experience and give historic sites as authentic a setting as possible.

This expansion request would allow more visitors to experience Clifton Inn. The Property is designated Rural Areas in the Comprehensive Plan, and that designation coupled with the County's Entrance Corridor design guidelines have contributed to the rural character surrounding Clifton despite the Property's location along Route 250 and in close proximity to Interstate 64. The Clifton Inn is nestled between a few activity hubs, including the Village of Rivanna, Stone Robinson Elementary School, and the Luck Stone Quarry however; the wooded character along the Entrance Corridors maintains an authentic rural setting.

The proposed Clifton expansion primarily focuses new site development on the Collina property and in the area of the Clifton property that is currently the site of a temporary event tent, these areas are outside of the historic core of the Clifton site. This expansion utilizes land under common Clifton ownership to increase the viability of the business, diversify revenue streams for the business by being able to offer an all-weather event venue, and allow the property to serve more guests while preserving the historic character of the site, especially around the manor house.

2. The location and scale of proposed structures and additions shall be complementary and proportionate to the existing structures and/or site, and additions and new structures shall be clearly subordinate to the historic structures on the site. In no event shall the proposed additions, new structures, or exterior modifications to the historic structure adversely impact the historic character or significance of the structure and/or site as determined by the director of planning or his/her designee.
3. The proposed addition to the Clifton cottages and the new construction proposed on both the Clifton and Collina properties are thoughtfully sited to complement, not detract from the historic character of the site. The design for proposed room expansion at Clifton was previously reviewed by the Virginia Department of Historic Resources (DHR) in 2015 and comments provided at that time noted that the proposed expansion did not appear to impact the historic listing on the state and federal registers. The new construction of the small event space/spa on the Clifton site is proposed more than 200' from the historic manor home in the location of the existing temporary event tent. A sense of scale of the proposed building can be observed when the event tent is erected during the year, as the proposed permanent building is of a similar size and scale to the event tent; the maximum allowable height of the proposed event/spa building is 35'. The area between the manor house and the proposed event/spa building is wooded which obscures visibility from the manor house to the proposed event site. Further, the manor home is at the highest elevation on the Clifton Property which gives it visual prominence when compared to other structures, the proposed event/spa structure will have a finished floor elevation several feet lower than the Clifton manor home. In no event shall the proposed additions, new structures, or exterior modifications to the historic structure result in de-listing of the structure and/or site from the National Register of Historic Places and/or Virginia Landmarks Register, as indicated in a determination by the Virginia Department of Historic Resources.

Former Clifton ownership pursued an expansion request in 2015; prior to being told an expansion could not take place without a zoning text amendment, which resulted in ZTA2015-00013. The expansion request pursued in 2015 proposed additional guest rooms in the same u-shaped footprint and building scale as the current proposed room expansion on the Clifton property. In 2015, DHR reviewed the application and provided comments that the proposed addition does not appear to impact the historic listing on federal and state registers. DHR provided one recommendation that some archaeological testing be completed in the area where the guest room addition is planned, this is a recommendation that the owner is agreeable to prior to start of construction of the room expansion on the Clifton Property. The owner has contacted DHR about the additional expansion plans for the event/spa center in the location of the existing temporary tent on the Clifton Property as well as the expansion plans on the Collina Property, which is not a listed property on any local or national registers, and will continue to work with DHR to ensure the expansion plans do not result in a de-listing.

4. The proposed additions, new structures, and exterior modifications to the historic structure shall protect archaeological resources and preserve them in place. If such resources must be disturbed, mitigation measures as determined by the director of planning or his/her designee shall be undertaken.

As previously stated, the owner is agreeable to conducting archaeological testing prior to the construction of the Clifton guest room expansion.

Consistency with Comprehensive Plan:

Rural Areas Objective 3: *Protect the County's historic, archeological, and cultural resources*

The property has a “Rural Areas” land use designation in the adopted 2015 Comprehensive Plan. One of the objectives of the Rural Areas chapters is to “protect the County’s historic, archaeological, and cultural resources.” As aforementioned, the Clifton Inn is an individually listed property on both the Virginia Landmarks Register and the National Register of Historic Places and this expansion request will not compromise those designations but rather seeks to expand the opportunities for visitors and Albemarle County residents to access and enjoy this historic property along with the surrounding 94 acres under the same ownership. It is an expensive maintenance operation to upkeep a manor home with a central core that is nearly 200 years old; allowing for an expansion of the historic inn operation on the property will create additional revenue streams to support the protection and continued maintenance of this historic property.

Economic Development Strategy 1c: *Promote tourism that helps preserve scenic, historic and natural resources*

Complementary goals to the protection of the County’s historic archaeological and cultural resources are stated in the Economic Development and Historic, Cultural, and Scenic Resources chapters of the Comprehensive Plan. Strategy 1c of the Economic Development Chapter seeks to “promote tourism that helps preserve scenic, historic and natural resources.” The concept plan and expansion proposal presented with this special use permit request demonstrates consistency with that goal; the National Register and Virginia Landmarks Register are assets to the Clifton’s operations and this expansion request does not seek to compromise that status, maintaining that designation is critical to the property’s character and is consistent with the preservation of historic resources. The property has frontage along the Rivanna River and Hurtt’s pond and thus contains stream buffers, floodplain, and critical slopes; this application contributes to the preservation of natural resources as it largely promotes the protection of those environmentally sensitive features and only requests disturbance of approximately 1,050 SF of critical slopes as shown on Albemarle County GIS. In reviewing historic aerial imagery on the property, it looks as if the areas requested for critical slopes disturbance were man made to accommodate an access road that connects to the rear of the garden cottage. These slopes are some of the most inland slopes on the property and are not integrated into a larger slopes network which is more typical of natural slopes adjacent to a water body.

Historic, Cultural, and Scenic Resources Objective 4: *Promote regional cooperation in preservation and conservation efforts, including the promotion of heritage tourism*

Objective 4 in the Historic, Cultural, and Scenic Resources chapter seeks to “promote regional cooperation in preservation and conservation efforts, including the promotion of heritage tourism.” An expansion on the property would contribute to this effort by allowing for additional accommodations in the Rural Areas in close proximity to historic resources like Michie Tavern, Monticello, and the University of Virginia. Not only would an expansion allow for people to stay and gather in a place that is in close proximity to nearby historic sites, but an expansion would also allow for more people to partake in the experience of staying and gathering within a historic site.

Rural Areas Objective 4: *Promote rural and historic landscapes that enhance visitors’ experience and give historic sites as authentic a setting as possible*

Objective 4 of the Rural Areas section of the Comprehensive Plan sets the expectation for “rural and historic landscapes that enhances the visitor’s experience,” special events are already permitted on the Clifton Property, which showcases six historic structures and sites; allowing for the expansion of the limits of the special use permit to the Collina Farm property and adjacent properties under the same ownership would further promote historic appreciation, preservation, and stewardship by allowing for the inn and restaurant operation to serve guests not affiliated with a special event occurring on the property simultaneously.

A component of this special use permit request is to allow for events with up to 300 people up to twelve (12) times per year on the Collina Property and to allow for events with up to 200 people at a more regular frequency with the greatest frequency of events occurring mainly on weekends during the months of May – June and August - October, events of this size are not inconsistent with other historic restaurants, taverns, and inns in the Rural Areas of Albemarle County. Keswick Hall, a historic inn, has 80 guest rooms, a restaurant with seating for up to 220 guests, and can accommodate events for up to 500 guests. Michie Tavern is a historic restaurant and tavern that advertises seating for up to 300.

Different from a farm winery or brewery that is able to diversify their income stream by hosting events in supplement to the production of for-sale agricultural products, the business model of historic inns, taverns, and restaurants is exclusively dependent upon guests’ experience. These types of businesses must be able to provide experiences through accommodations, dining, and events at a scale and frequency that makes economic sense for the business to function and that serves the demands of heritage tourism in Albemarle County.

The Comprehensive Plan is careful to note that “...new hotels, motels, inns, and retreat centers are not considered appropriate in the Rural Area due to their water requirements, wastewater needs, and traffic impacts” (7.30); the Clifton Inn is an established business and this request will allow for continued vitality of this business. Existing structures on the Clifton Inn property are served by public water and private on-site sanitary and any new structures would be served by new on-site well and private on-site sanitary. The expansion of such operations would remain in line with rural areas goals supported by on-site infrastructure. Rezoning TMP 79-23F and expanding the special use permit to encompass the four parcels would additionally contribute to “find[ing] ways for preservation of historic structures and sites to be financially viable for property owners (...). A greater variety of allowable uses for historic buildings and sites could encourage historic property owners to spend the money required to maintain, rehabilitate and restore these buildings” (5.8). The Clifton seeks to expand these uses to maintain the functionality of day-to-day operations in addition to special events. As a successful historic business, expanding special use permit uses fosters transient lodging and tourism for rural and historic sites in Albemarle County, without compromising Rural Area goals of the Comprehensive Plan.

Parks and Recreation, Greenways, Blueways, and Green Systems Strategy 3b: Continue to develop the County’s greenway system as shown in the Development Area Master Plans and on the Greenway Plan

A portion of tax parcel 79-36 is designated in the County’s Green Systems plan as a key connection to working towards the completion of the Old Mills Trails. If this special use permit request is approved, the owner is committed to working with ACPR to establish a variable width easement within a portion of tax parcel 79-36 along the Rivanna River’s frontage to allow for the County to construct a portion of the Old Mills trail and affiliated parking through the property. Establishing this easement will directly contribute to the County’s goal of continuing to develop the greenway system.

Impacts on Environmental Features:

While the historic and cultural resources of the Clifton Inn and Collina Farm property are major assets to the business, the presence of the private lake, which directly feeds into the Rivanna River, additionally contributes to the overall character of the site. Land disturbing activity affiliated with the expansion will comply with Albemarle County's Water Protection Ordinance regulations which will ensure erosion and sediment control measures are installed and maintained throughout the duration of construction activities and that stormwater management regulations are adhered to. The locations of proposed buildings and parking areas are sited to minimize land disturbance by siting proposed building and parking locations in areas that are relatively flat compared to the rest of the site or in areas that have been previously disturbed.

Impacts on Cultural (Historic/Archaeological) Resources:

The Clifton Inn has functioned as a successful business for many years, providing hospitality services to inn, restaurant, and special event guests. The Clifton Inn is renowned as a local historic site, with its establishment at the end of the 18th century and ties to the Jefferson family. Maintaining the cultural and historic character of the site would be in the best interest of the business as its history and amenities are primary attractions of the business. According to the 1989 NRHP nomination form, there are four contributing structures and two contributing sites. The main house is the primary contributing structure, as a Virginia "plantation house." In addition to the main house, the register describes three contributing outbuildings and two sites. A one-story brick office with a gabled roof is located southwest from the house, connected to a renovated brick garage by a brick garden wall. Today, these contributing structures function as guest accommodations and are referred to as "Garden Cottages." A gabled wood-frame chicken coop is located adjacent to the parking lot, this structure also provides guest accommodations that today, are referred to as the "Livery Stables." The contributing sites include a slate rubble springhouse that is directly north of the main house and is in ruinous conditions, without the original gable roof. The ice well with a wood frame enclosure, gable roof, and lattice sides is described to be located closer to the house. The four contributing structures and the two contributing sites are to remain in their existing conditions, with a building addition proposed off of one of the contributing structures, the brick garage.

Factors to be considered for Special Use Permits:

Traffic

The property is located at the intersection of Route 250 and Route 729. A new commercial entrance is proposed to serve the Collina Farm property to establish required entrance spacing from an intersection along a 45 mph roadway.

Currently, The Clifton offers 15 rooms for lodging and a 52-seat restaurant in daily operations. This special use permit application requests an additional 35 rooms, for 50 rooms total on the Clifton property, an additional 16 rooms for 21 rooms total on the Collina property, special events with up to 300 guests on the Collina property, special events with up to 75 guests at The Clifton, and expanded seating for up to 100 guests in the restaurant. The nature of trips related to the expansion of the guest rooms would have minimal impact on the transportation infrastructure as many of the overnight guests would be staying at the inn for leisure purposes and would arrive at the property during off-peak hours. A week night event hosted on either the Clifton Inn or Collina Farm property beginning during the PM peak hour would create additional trips on the road during the PM peak hour; these PM peak trips would have the greatest impact on traffic affiliated with this expansion proposal. To limit impacts on existing transportation infrastructure, the owner is willing to condition that guests attending week night events with more than 60 guests and having a start time between 4:00 p.m. – 6:00 p.m. must park at Stone Robinson Elementary School. Guests parking at Stone Robinson Elementary School would be shuttled across Rt. 729 from the

elementary school to the property to attend the event and then would be shuttled back upon the conclusion of the event. Having special event guests park at the elementary school for week night events beginning during the peak hour will utilize the existing right turn lane at the school's entrance allowing for event-affiliated traffic to safely maneuver off of Route 729 without delaying background traffic by trying to make a left turn into either the Clifton Inn entrance or the Collina Farm entrance. A warrant analysis has been provided to reflect the special event condition with 60 guests.

Special events will most often occur on the weekends and will not conflict with the peak hour traffic on Rt. 729 occurring during week day peak hours.

For trip generation purposes, a scenario that would likely generate the most trips to and from the property is evaluated in this impacts analysis. The most intense traffic impact would occur during a 300-person event at Collina with regular restaurant operations at Clifton; it is likely that guests of the special events would occupy many of the 71 hotel rooms on-site and would not produce any considerable number of additional trips during the peak hour.

Trip generation estimates for the hotel use were derived from the Institute of Transportation Engineers (ITE) Trip Generation Manual 10th Edition; these estimates are provided below in Table A. There are no direct trip generation comparisons for a special events use available in the Institute of Transportation Engineers (ITE) Trip Generation Manual 10th Edition and so anticipated trip generation numbers were informed by the Albemarle County minimum parking requirements for special events. Per Sec.18-4.12.6 of the Albemarle County Zoning Ordinance, special event venues must provide one parking space per 2.5 participants, plus one space per employee (includes staff, caterers, musicians and vendors). Using this standard to inform trip generation, it is estimated an event with 300 participants at Collina Farm and 20 event staff will generate approximately 280 daily trips $[(300/2.5) + 20] \times 2 = 280$. Due to the nature of the proposed events which will start and end on the same calendar day, it is anticipated that most, if not all, trips will arrive and leave in the same day contributing to two trips per vehicle per day.

Using this same standard to inform trip generation for a 75 person event at Clifton, it is estimated an event with 75 participants and 6 event staff will generate approximately 72 daily trips $[(75/2.5) + 6] \times 2 = 72$.

Given these calculations, trip generation estimates for a peak event, which include a 300 person event at Collina, and a fully booked restaurant, are included below in Table A.

Table A.

Use Description	ITE	Quantity	PM		
			In	Out	Total
Special Events (Collina)	*	300 guests + 20 employees	140	140	280
Hotel	310	71 Rooms	Trips captured by special event traffic		
Quality Restaurant	931	100 Seats	17	12	29

Lighting

Site lighting is not proposed at this time. Proposed lighting will likely be restricted to building-mounted lighting and path lighting and will not impact adjacent properties. Lighting that is proposed at the site plan phase will comply with Section 4.17 of the Albemarle County Zoning Ordinance.

Water/Sewer

Existing structures on the Clifton Property are currently served by public water, any new structures or additions to existing structures on the Clifton Property will be served by a new private well as there is no proposed expansion to the ACSA jurisdictional boundaries with this request. A new well would be drilled and permitted at the site plan stage, there are several areas on the Clifton site that could accommodate a new well, being sited away from buildings, septic systems, and dispersal areas however, a particular site has not yet been identified at this preliminary design phase.

The owner contracted with Inboden Environmental Services, Inc. for the completion of an onsite wastewater management expansion feasibility evaluation for both Clifton Inn and Collina Farm, the report is incorporated into this special use permit request as an attachment to this project narrative. This report describes anticipated peak and daily flows for a max build-out at Clifton which was modeled as an 100 seat restaurant, 75 person event center, an additional 35 guest rooms for a total of 50 guest rooms on the Clifton property. In summary, the existing alternative on-site septic system (AOSS) which serves the restaurant and the guest rooms in the manor house can be updated and modified to treat the wastewater from the proposed expansion. A key component of this system redesign is designing for enhanced pre-treatment and the installation of a flow equalization tank. The enhanced pre-treatment will increase the productivity of the existing subsurface drip disposal system; the study also identified additional suitable areas for new drainfields if additional dispersal area is needed. Due to the nature of the Clifton's business, there will be periods of peak flows during dinner services, events, and weekends when the inn is booked, and there will be periods of minimal flow during most other times; the flow equalization tank will provide needed capacity to reduce peak flows.

The eight (8) guest rooms located within the outbuildings on the Clifton Property are served by conventional wastewater treatment systems, there are no changes proposed to those systems at this time.

The Collina Farm property is currently served by private well and septic. According to VDH permit records, the Collina farm property has an on-site wastewater system with a design capacity of 750 gpd. A new event structure and guest units on this property would require the installation of an additional on-site wastewater system. Inboden's study recommends an AOSS with a new septic tank, equalization tank, recirculation tank, two OSI AdvanTEX AX100 units, effluent pump tank, and a drip dispersal system.

During a well inspection of the Collina Well completed by Certified Environmental Drilling Inc on July 31, 2020, the well produced 10 GPM which is sufficient to support the proposed expansion at Collina Farm. Although this particular well may not serve the proposed expansion at Collina and a new well may be drilled, the gpm of the existing well demonstrates that there is sufficient groundwater on the property to support such a use

The approximate locations of the existing and proposed drainfields are depicted on the concept plan. The final design and capacity of any new onsite wastewater systems will be determined during the site plan stage when final room counts are finalized.

Noise

The owner contracted with Acentech, an acoustical consulting firm, to evaluate the anticipated noise impacts from 300 person events on the Collina Property, since the scale of events on the Clifton Property is anticipated to be reduced once the Collina property has an operational event space, the impacts from the events at Clifton were not evaluated since they will be reduced in scale from what is currently taking

place on the property where up to 200 event attendees are permitted. Acentech's report is presented as an attachment to this project narrative.

The owner proposes to construct an event structure that has generously sized doors on various walls that will function as moveable walls. The sound study evaluated the anticipated noise impacts on surrounding properties from this type of structure, where the analysis studied a most intense scenario where the doors to the structure would be open on three sides. In summary, Acentech has projected that a 300 person event with amplified music held within this structure with three "walls" of the structure open, will comply with the County's daytime noise ordinance.

Compliance with the County's nighttime ordinance will require limiting the sound levels to 85 dBA at 50 feet from the loudspeaker. The owner has been actively working with Acentech to explore solutions for how to be certain these sound levels are adhered to during events; as is noted in Acentech's report, one option is to install a sound level limiter, which measures the sound level in real-time and lowers the volume as necessary when a present sound level limit is exceeded.

Additional recommendations for ensuring compliance with the nighttime ordinance are included in the report from Acentech. The owner understands limiting impacts from amplified music on nearby properties is a critical component of this review and will work with Staff to draft conditions to limit impacts from noise on nearby properties.

It should be noted that when the doors to the structure are closed, the noise impacts to neighboring properties will be minimal.

Character of Nearby Area is Unchanged

The Clifton Inn and Collina Farm property are uniquely situated as a business in a rural setting that is conveniently located off of a major regional transportation corridor, Route 250, and is adjacent to Stone-Robinson Elementary School and Luck Stone Corporation, a public school and an industrial use. Subdivision developments of Shadwell Estates, Milton Heights, and Glenmore are located across Hurtt's Pond and Camp Branch, with the Glenmore subdivision as part of the Village of Rivanna development area. Permitting the expansion of special events uses and additional lodging would not compromise the existing rural character of this area of Albemarle County. While such uses are requested to expand, the owner intends to maintain the historic nature of the property and much of the existing treeline along N Milton Road. Any building or parking improvements to occur on the property would not be highly visible from adjacent roads or properties, with a robust treeline and existing waterways buffering the parcels from view.

Public Need/Benefit:

As a local business, The Clifton provides employment opportunities to the community and an expansion would create new jobs in the local economy and allow for the continuation and growth of a viable business on a historic site in the Rural Areas of Albemarle County. The Comprehensive Plan of Albemarle County advocates for supporting rural and historic landscapes, as well as supporting heritage tourism. Allowing Clifton Inn to expand would be directly consistent with various stated goals in the Comprehensive Plan, as previously analyzed in this project narrative, and would allow for a long-established business to pursue growth opportunities in Albemarle County.

Attachments:

Clifton Inn and Collina Farm Onsite Wastewater Management – Expansion Feasibility Evaluation (July 30, 2021)

Revision to Expansion Evaluation Onsite Wastewater Management for Clifton Inn Project (November 18, 2021)

Sound Propagation from Proposed Event Site (August 11, 2021)