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SENT VIA EMAIL

Dylan Palmer
Stafford County – Planning and Zoning Department
dpalmer@staffordcountyva.gov

**RE: BELLE PLAINS CAMPGROUND MAJOR SITE PLAN
Tax Map Parcel 48-18 (“Property”)
Stafford County, Virginia**

Dylan,

I hope this letter finds you well. As you may be aware, we represent several adjacent property owners of the Property and concerned citizens who have recently contacted the County about the above referenced matter. In this regard, it is our understanding that Mark McLeod (“Applicant”) is seeking approval of a major site plan related to his proposed campground on the Property, namely “Belle Plains Campground”, sometimes referred to as “Crow’s Nest Outdoor Adventure”. As you are aware, the Property is currently zoned Agricultural (“A-1”), which permits the development of a campground by-right. And while we acknowledge that a campground is a by-right use within the A-1 zoning district, it is our concern that material portions of this proposed project are outside of the scope of the County’s definition of a campground; specifically, by its inclusion of sixty-two (62) proposed gravel campsites, which appear to support the use of multiple RV and travel trailers.

As discussed further below, these gravel campsites are not well described throughout the current application; however, each campsite has the dimensions of a typical recreational vehicle parking site with water/sanitary/electrical hookups and a cleanout. While a campground is a by-right use under the A-1 zoning district, a campground does not include a facility for the parking or keeping of recreational vehicles. Such use, in my opinion, would require a conditional use permit.

In this regard, we believe the proposed application is attempting to circumnavigate the County’s conditional use permit process, and thus the purpose of this letter is to highlight my clients’ concerns and to request that the County suspend or reject the proposed major site plan, and require the Applicant to seek a conditional use permit for the project’s proposed recreational vehicle parking sites and related uses. We also ask that the County confirm with the Virginia Department of Health and Dominion Power about any related requests for approved septic systems and power load requirements, which may also shed some light on the intensity of the subject application.