



# STAFF REPORT

**TYPE:** Conditional Use Permit  
**PROJECT:** Campground at Rockbridge Creative Institute, 801 Meridian Parkway  
**DATE:** 3/23/2026

## SITE INFORMATION

<b>Address/Tax Map:</b>	801 Meridian Parkway, Tax Map 8-1---1
<b>Zoning:</b>	INST Institutional
<b>Existing land use:</b>	Vacant
<b>Proposed land use:</b>	Campground
<b>Size:</b>	Approx. 15-20 acre portion of Rockbridge Creative Institute property
<b>Staff Recommendation:</b>	Approve

### Overview

Austin Rehl/Rockbridge Creative Institute (RCI) proposes a 20-site campground to be used by students, faculty, and visitors to the RCI and to Meridian Farmstead, the associated event venue.

### Approval Required

In the INST zone, campgrounds require a conditional use permit (CUP). Staff will also review the site plan. In Virginia, any campground with more than two campsites must follow an extensive set of regulations from the Virginia Department of Health, and it must be inspected. The applicant has gone over this project with VDH and, to staff’s best understanding, the design of this campground meets VDH regulations.

### Analysis

#### 1. Layout

- a. The campsites will be arranged on either side of an existing (private) access road that runs between Meridian Parkway (also private) and the water tower and cell phone tower at 3405 Woodbine Ave (City-owned). The water supply for the entire property runs along this access road and connects to the water tower.
- b. Campsites will be rustic and the majority will be elevated wooden platforms for tents. Three spots will be designed for recreational vehicles (RVs) or campers. Sites will be built in phases, and construction of the sites and the platforms will be student/apprentice projects.
- c. A bathroom and shower structure will be located centrally on the west side of the access road. This will be designed to meet VDH standards, which include a maximum distance of 500’ to any campsite. It will be built at the beginning of the project.

#### 2. Vehicular Circulation and Parking

- a. The access road will have a gravel surface. Parking for most sites will be parallel spots at the edge of the road. The road will not connect through to the water tower/cell tower access road down 34<sup>th</sup> Street; the only access to the site will be via Meridian Pkwy. This will be for safety and access control. At the end of the campground access road there

will be a cul de sac turnaround that can accommodate emergency vehicles turning around.

3. Trash Collection - tbd

4. Utilities

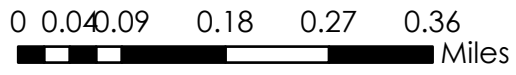
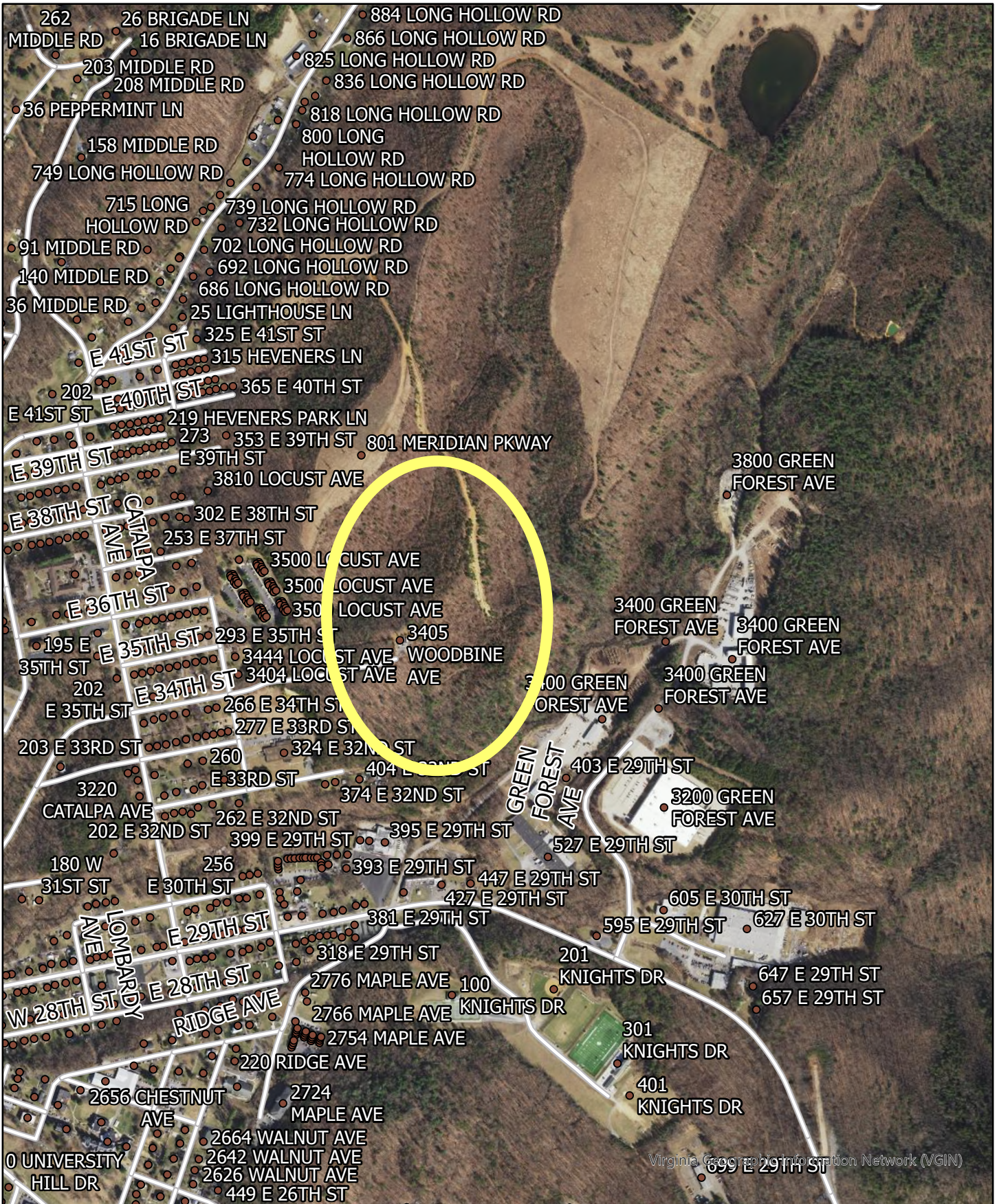
- a. A water spigot will be provided at the bathroom facility, tapping into the existing water line.
  - b. The bathroom facility will include lavatories, toilets, showers, and a slop sink. The toilets will be a pre-packaged composting design, and the remainder will drain to a holding tank that will be pumped as needed, in accordance with VDH regulations of holding tanks. Although there is public sewer to the large house on the property, running sewer to the location of the campground would be prohibitively expensive for the nature of the development, and is not required per VDH. Sewage disposal for RVs and campers will not be provided on site, but guests will be directed to Glen Maury Park if necessary. There is currently a \$10 fee for non-residents to use the dump station at GMP, which would apply to these guests.
  - c. Electric service will be added to select sites but not all. A new private electric line will be trenched along the access road.
5. Storm Water Management – the new land disturbance for this project will be minimal because the access road is existing and the sites will have small footprints.

### **Analysis and Recommendation**

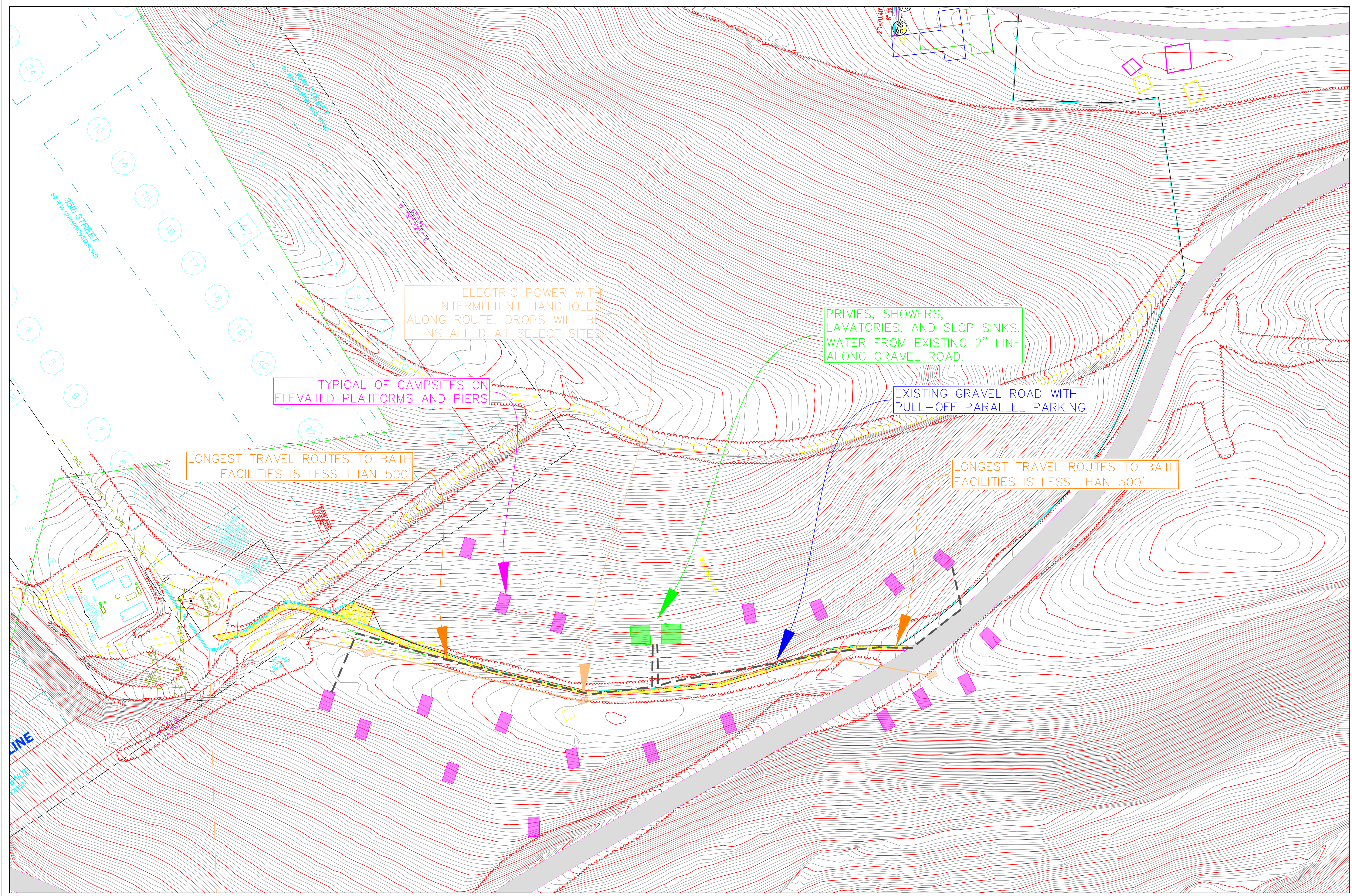
The campground is intended to provide short-term on-site accommodations for students and faculty at RCI workshops or events. Additionally, the campground will provide short-term accommodations for guests renting out the house as an event venue, which provides revenue to support the school and continued development. Construction of the platforms and bathroom building is expected to be done fully or in part by students as part of their training. The campground is not intended to be marketed generally to the public or to compete with Glen Maury Park.

The site will be private and well screen. It is about 700 feet from the nearest residence, Treemont Apartments, and that distance is spanned by a hill and thick woods. Impact on surrounding properties will be very minimal.

Staff believe that this use will not be disruptive to other properties, will not create safety or environmental hazards, and will facilitate the use and growth of the RCI.

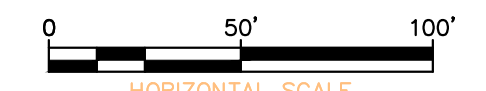


## Campground - Project Location



1228 RCI TOWERHILL CAMPSITES

THIS SHEET IS FOR CONCEPTUAL CAMPSITES ONLY



**Civil Consulting Group, P.C.**  
 ENGINEERING DESIGN & ANALYSIS  
 3688 Country Club Road 24175  
 Troutville, VA 24175  
 Voice 540-992-2242  
 Fax 540-992-3463

Issued	FEBRUARY 2026
Designed	HAY
Drawn	HAY

Date	Revisions

ROCKBRIDGE CREATIVE INSTITUTE  
 TOWER HILL CAMPSITES  
 TOWER HILL CAMPSITES  
 CONCEPT  
 BUENA VISTA, VIRGINIA

Horizontal Scale	AS SHOWN
Vertical Scale	AS SHOWN
Commission Number	1228A
Sheet Number	TH-1



**Meridian Pkwy at left, new campground access road at right, looking south**



**Campsite area, looking north**



**Access road, looking north**