

MEETING #28 – August 5th

At a meeting (#1) of the Madison County Board of Supervisors, in joint session with the Madison County Planning Commission, on August 5, 2020 at 7:00PM at the Madison County High School Auditorium at 68 Mountaineer Lane:

PRESENT: R. Clay Jackson, Chair
Charlotte Hoffman, Vice-Chair
Kevin McGhee, Member
Amber Foster, Member
Carty Yowell, Member
Jack Hobbs, County Administrator
Sean Gregg, County Attorney
Alan Berry, Acting Clerk

Chairman Jackson called the meeting to order and noted that a quorum was present.

Supervisor Yowell moved that the agenda be adopted as amended, seconded by Supervisor Foster seconded. *Aye: Jackson, Hoffman, McGhee, Foster, Yowell. Nay: (0)*

C. Report: status of codification project

D. Report: Projected use of Coronavirus Relief Fund monies

Adjourn (*consider continuation of the meeting to 2:30 PM on August 11 in the Board Auditorium for discussion on the RSA matter*)

E. Closed Session: briefing on status Madison County Rescue Squad negotiation

F. Continue meeting to 2:00 PM on August 11 for a closed session briefing on the Rapidan Service Authority request

Public Comment

Planning Commission Chairman Mike Mosko was asked to resume the portion of the Commission meeting on a proposed revision to the floodplain ordinance. He read the case as follows:

Public Hearings:

- A. **Case No. OA-08-20-15:** Amending the Zoning Ordinance's Floodplain Management Regulations (Article 11), specifically changes to articles I through VII. Madison County is a participant in the National Flood Insurance Program (NFIP) administered by the Virginia Department of Conservation and Recreation (DCR) with oversight from the Federal Emergency Management Agency (FEMA). Through the NFIP, federally backed flood insurance is available to homeowners, renters and business owners as protection against flood loss. A requirement for the County to participate in the program is adoption of appropriate ordinances and regulations related to floodplain management. In addition, FEMA has recently completed a remapping of the floodplain limits in the County. The Flood Insurance Study (FIS) and Flood Insurance Rate Map (FIRM) have been completed, and if/when the proposed ordinance amendments are adopted the FIS and FIRM will become effective upon adoption. Paper copies of the proposed amendments to the zoning ordinance, the FIS and the FIRMs are available for review. These documents may also be viewed digitally.

According to the County Planner, the old maps were produced in 2007 while the updated maps were done in 2020 per the insurance study—the updated map included an expansion to the total flood-plain area. To be in accordance with FEMA, the Board would need to adopt the ordinance.

Mr. Elliot asked how many acres were added to the floodplain.

The County Planner responded that the flood-plain area expanded by around 10-15%. He noted that it is not prohibited to build in a flood-plain, but there are certain measures that must be taken to comply with the law.

Mr. Fisher asked if it was hard to get insurance for buildings in a floodplain.

The County Planner said that it wasn't necessarily harder to get insurance in a floodplain, but that it may be more expensive. He stated that people usually try to avoid building in floodplains.

Mr. Elliot asked if a mortgage company would require people to get flood insurance if their building was inside a floodplain.

The County Planner responded in the affirmative that they would, but he was not aware of anyone who was not in the floodplain who now was included within it.

Mr. Elliot asked if the new map would change the tax base.

The County Planner said that it was possible that the tax base would change, but that it would likely not have a big impact on the budget or tax collections if it did.

After the Commission's hearing during which no one came forward to offer comments, Mr. Fisher made a motion that the Planning Commission recommend Case No. OA-08-20-15 to the Board of Supervisors for approval that was seconded by Mr. Carpenter and approved unanimously by those present.

Chairman Jackson called the Board of Supervisors back to order.

Building Official Jamie Wilks said that the County already has a flood ordinance and what is proposed is mostly a formality. Mr. Wilks said that the program would automatically grant flood insurance through FEMA.

The Chairman opened a public hearing on the floodplain ordinance proposal. There being no one present who wished to speak, the public hearing was closed.

Supervisor Hoffman moved to approve Case No. OA-08-20-15 as recommended by the Planning Commission that was seconded by Supervisor McGhee. *Aye: Jackson, Hoffman, McGhee, Foster, Yowell, Nay: (0)*

Planning Commission Chairman Mike Mosko was asked to resume the portion of the Commission meeting on a proposed special use permit.

Mr. Fisher recused himself from the next case.

Mr. Crigler recused himself from the next case due to a potential conflict of interest as he worked with a general contractor related to the case.

Mr. Mosko read the case as follows:

- B. Case No. SU-07-20-14:** A special use permit request by Crystallis LLC (Barbara Miller) for an event/venue use located on seven (7) parcels totaling 749.3 acres. The subject properties are zoned A1 (agriculture) and in this district event/venue uses are allowable by special use permit. The applicant has submitted a conceptual site plan showing at build-out numerous lodging areas, a welcome center & restaurant, a spa, a pavilion, an event center and several other associated buildings/structures; a project narrative estimates site build-out will contain roughly 60,000 sq. ft. of permanent and temporary structures. In addition, developed areas will include parking, roadways, hiking trails and equestrian trails and facilities. If approved, prior to the development of any area(s) or structures the applicant would be required to submit a site plan to be reviewed by County staff, receive a recommendation by the Planning Commission and approval by the Board of Supervisors. The subject parcels are identified on Madison County Tax Map's as 64-71, 64-73, 64-73A, 68-1, 68-2A, 68-2 and 69-1. An existing single-family dwelling on the on parcel 73A has a postal address of 2427 S. Blue Ridge Turnpike, Rochelle, VA.

The County Planner gave a brief overview of the case and detailed how he had spoken with the Board, Planning Commission, and members of the public and how these conversations had helped to improve the special use permit (SUP). He said that the State changes to agritourism laws have taken some power away from localities and designated them as by-right to property owners. The County Planner said that his position was that the SUP was overall favorable. Through his talks with VDOT, the County Planner stated that changes to traffic would be negligible and that the segment of road in question has minimal concerns with traffic surges or traffic accidents. There are restrictions in place to keep the site up to snuff with their environmental impact. The County Planner also stated that transferability of the SUP typically runs with the land and is a publicly available document. The ability to impose conditions has been discussed and the local government will have the power to regulate the property—they will have to follow the site plan.

Changes made by the County Planner to a proposed "conditions letter" issued earlier involve:

- Cottages or glamping sites—must be one or the other
- Private events; attendees can be on-site overnight or no more than 600 off-site (exempt agricultural events)
- Performances exceeding 600 off-site will be considered a major public event; will be required to submit for approval by the Board
- County does not have a sound ordinance, his suggestion is to have specific cut-off times

Sue Miller, representing the applicant, said that the change proposed by Mr. Webb were not economically feasible and asked that the Board approve the previous document without the 1,000 to 600 event attendance limit change. She suggested that the Board put a cap on minor events instead and requested an increase in the number of events to compensate for the imposed cap.

Brian Thompson, the applicant’s contractor and owner of Innovative Audio & Sound, spoke on the economic feasibility of limiting the number of attendees at events. He suggested that the limit would increase ticket prices to the point where people would not be able to afford it. He asked that the Board consider the risk the project has to account for in hosting events and not limit the number of attendees as suggested. With regards to the noise, he said there is technology available to limit the projection of audio to that of neighboring homes.

Mr. Elliot asked that the Planning Commission speak before the public comment. Mr. Mosko said he would change it if the Commission wanted. The Planning Commission decided to proceed with a reading of the written public comments.

The following summarizes individual letters and email received concerning the Crescere Development that were read by the County Attorney and County Administrator:

Name <i>Date Received</i>	Address	Comment	Suggestion or Request
Bill Queitzsch <i>6/26/2020</i>	-	Has concerns about the increased traffic and noise as well as the impacts to water quality and existing recreation opportunities.	Postpone any decision to allow for more public input.
Elizabeth von Hassell <i>6/27/2020</i>	-	Project is moving too fast and without input from the public. Possible problems with noise pollution, traffic, water and sewage, as well as changes to the County’s rural nature. No maximum occupancy, maximum event occupancy, or limits to the number of public/private events.	Reschedule hearing (or make virtual) and allow more public input, otherwise, deny the SUP.
Cynthia Whitman <i>6/28/2020</i>	Orange, VA	Crescere harms the community by breaking zoning regulations, increased noise, light pollution, and increased traffic. Possible staffing problems, thus a possible issue for the County if the venture fails and the farmland is altered.	Conduct an impact study and secure a bond to fix farmland if the business fails. Reject the SUP.
Mark Warren <i>6/28/2020</i>	Somerset, VA	Does not want the land to be used for commercial development. Problems with noise, traffic, and drunk drivers on 231. Does not think the caps on attendance will be followed by the developer or checked by the County.	Reject the SUP.
Jasmine Warren <i>6/28/2020</i>	Somerset, VA	Scale of the project is too large and there are no limits on attendance. Rural nature of the County will be affected. Possible noise and traffic issues alongside trash and sewer problems. Does not want the agricultural zoned land to be used for commercial purposes.	Reject the SUP.
Charlotte Ticken <i>6/29/2020</i>	Waverly Farm Somerset, VA 22972	Does not want the agricultural zoned land to be used for commercial purposes. The land changes are being pushed through too fast and will result	Reject the SUP.

		in poor development. Severe impact on County infrastructure as well as noise problems, light pollution, traffic, and overuse of the Rapidan River.	
Gregory May 6/29/2020	7209 Rapidan Road Rapidan, VA 22733	Does not want the agricultural zoned land to be used for commercial purposes and does not think the County will have the resources to supervise the development adequately. Traffic, noise, light pollution, and road safety problems. No explanation for how the project will be financed and managed. If the project fails, the land will be damaged and repairing it will cost the public.	Reject the SUP.
Rhodes Purdue 6/29/2020	-	Said they received inadequate notice about the development and that large public events with no attendance cap aren't consistent with rural zoning. Problems with noise (music, crowds, generators, traffic).	Better notification from the County. Wants changes so as not to be impacted by the development.
Elizabeth & David Purdue 6/29/2020	Liberty Mills Road Somerset, VA	Project is too large in scope, too many events and attendees, and would attract people from more urban areas rather than Madison and the surrounding counties. Traffic problems on an already dangerous road and use of County resources (Sheriff). The SUP rezoning hurts the neighbors of the development.	Reject the SUP.
David Wright 6/29/2020	-	Project is too large is scope and has been rushed. Would negatively impact the agricultural community and the County's infrastructure. Problems with sewage, water, roadways, noise, and light pollution alongside changing the quality of life for nearby residents. Would set a bad precedent for zoning. Wants to know the principals behind the project and how it is being financed.	Better public information and more public involvement. Slow the process down to permit more hearing with stakeholders.
Ed Harvey 6/29/2020	19978 Jacksontown Road Somerset, VA 22972	Does not want the agricultural zoned land to be used for commercial purposes; wants the area to stay rural and quiet. The development would lower his property's value.	Reject the SUP.
JoAnne Speiden 6/29/2020	Scuffletown Road Somerset, VA	The project is being rushed through without enough time for public input and analysis. The project is too large in scope and will cause problems with noise, light pollution, water, sewage, and traffic. May contaminate the Rapidan. The project is agri-tourism in name only.	Postpone the decision to allow for more public input.

Virginia Doenlson 6/30/2020	12384 Merriewood Drive Somerset, VA 22972	Her family will be negatively impacted by the development and she is concerned about the precedent being set for future rural development.	Reject the SUP.
Jennie Robinson 6/30/2020	-	The project will negatively impact the neighbors and their livestock, the Rapidan River, and traffic.	Reject the SUP.
David Scibal 6/30/2020	-	Has doubts that the project will have anything but a negative impact on those around it.	Wants additional consideration before granting the SUP.
Gilbert Queitzsch Jr. & Mary Queitzsch 6/30/2020	48 Madison Mills Lane Madison Mills, VA 22960-5002	<p>The project's SUP is vague and does not have specific well and septic requirements listed; this could harm the environment and violate health requirements if the attendance capacity is too high for the land to handle. The roads may not be able to handle the surge of traffic for large events. The SUP does not have any consideration towards how the County's infrastructure (Police, Fire, EMS, etc.) will be affected. The SUP lacks clear restrictions on noise which would adversely affect the rural area. The last-minute changes/expanded scope of the project before the July 1st meeting did not give residents enough time to thoroughly review what had been altered or to comment comprehensively on the updated information. There is no limit in the SUP on large public events. The number of overnight guests has not been consistent and has increased with each revision. The SUP does not provide an estimate for certain facilities to be built on the property. The supporting information from VDOT & the VDH were created before the project's scale expanded. Parking sites may infringe on the privacy of neighbors and be on a flood plain. There is no discussion of impacts and remediation of special uses (equestrian activities, canoeing, etc.) in the proposal. The County needs to follow due diligence and make sure information is available to citizens in a timely manner and not allowing changes during review periods.</p>	<p>Perform study on water and septic use; perform study on surge traffic; perform study on use of County infrastructure; clarify noise rules with developer and interview residents for problems from inadequate due diligence on SUPs; have the developer submit a finalized proposal with all facility size estimates and updates from VDOT & VDH.</p> <p>Reject the SUP and require, before resubmission, that the proposal be finalized with the necessary information requested.</p>
Brad Bennett 6/30/2020	833 Longshot Lane Rochelle, VA	Does not want the County to lose its rural character. The project is at odds with the zoning for the land and would change the nature of Rochelle. Problems with noise, traffic, and an	Reject the SUP.

		overall decline in the quality of life for the surrounding area.	
Julie Fithian 6/30/2020	-	-	Postpone the decision to July 28 th to give residents and interested parties time to adequately review and respond.
Christine & William Rother 6/30/2020	BelleMont Farm	The project would be detrimental to the County's environment, cause uncontrollable traffic, and lead to noise pollution. Does not want to see the agriculturally zoned land used for commercial purposes. The County failed to give proper notice of the SUP before the vote, has not had a legal public hearing on the matter, and has rushed through the process without adequate public consultation. The project will also impact the Rapidan River and negatively impact the quality of life for Madison's residents.	Postpone the decision until proper notice has been given to residents and until they have a chance to speak.
Peter Tuz 6/30/2020	MerryDale Stables, Orange, VA	The project is out of character for the County and may cause pollution and traffic problems.	Reject the SUP.
Doug Hill 6/30/2020	-	The number of overnight guests and public events had increased since the last workshop and require more discussion. Possible problem with noise and questions about how much lighting will be needed for safety purposes.	Postpone the decision so the new changes may be discussed.
David Bluthardt 6/30/2020	-	Problems with light and noise pollution. This project will open the door for more to follow and set a bad precedent on future SUPs.	Reject the SUP.
Bridget Joyce 6/30/2020	South Blue Ridge Turnpike Rochelle, VA 22923	The project is too large in scope for the County and it could have a negative impact on the Rapidan River. Problem with noise pollution. The increased traffic would make the road even more dangerous.	Postpone the decision to allow for more public input and review.
David Crowe 6/30/2020	Hood, VA	Agrees with Peter Rice's letter; worries about the precedent being set with the SUP and the lack of public input.	Postpone the decision to allow for more public input.
James Collins 6/30/2020	Somerset, VA	There are questions about the project which remain unanswered and certain areas remain vague and undefined.	Postpone the decision as the public has not had enough time to review the proffer letter and Planner's report and the

			Planner's criticisms of inconsistencies have thus far gone unanswered by the project.
Charles Seilheimer Jr. 6/30/2020	Mount Sharon Farm Orange, VA	Problems with scale of the project, the noise and light pollution, and that the development would lower the surrounding property values.	Reject the SUP.
Rachel Nicoll 6/30/2020	-	Concerned about the scale of the project and whether or not there has been enough time for review on its impact to the community. Problems with noise, pollution, traffic, water and sewage, and damage to the Rapidan River. Does not want agriculturally zoned property to be used commercially.	Postpone the decision to allow for more public input, otherwise, reject the SUP.
Flossie Fowlkes 6/30/2020	10226 Inverness Drive Gordonsville, VA	Problems with traffic and noise. The scale of the project is too large for the County. Does not want agriculturally zoned property to be used commercially. Approval would set a bad precedent for future SUPs.	Reject the SUP or postpone the decision to allow for more public review and analysis.
Michelle Collier 6/30/2020	Scuffletown Road Somerset, VA	Project is being pushed through too fast and needs more public input and review. Problems with daily attendance, traffic, noise, trash, impact on County infrastructure (Police), water, and light pollution.	Postpone the decision to allow for more public input, otherwise, reject the SUP.
Jane Hammond 6/30/2020	Rochelle, VA	Does not want agriculturally zoned property to be used commercially. Approval would set a bad precedent for future SUPs. Problems with impact on County infrastructure (Police, Fire and Rescue, etc.), damage to the Rapidan River, project scale, sewage, cabin rules, noise, traffic, and occupancy maximums. Project needs more scrutiny by Planning and the public. The SUP is being rushed through too quickly.	Studies on traffic, County infrastructure use, and lighting effects. Restrict occupancy maximums. Reject the SUP.
Judy Mahanes 6/30/2020	-	Concerned about the process the project is undergoing and the precedent its approval would set. Has mixed feelings about the PEC, but agrees with them that the process should be slowed down to allow for more review.	Postpone the decision; work with PEC to develop consensus.
Lee Clayton 6/30/2020	Rochelle, VA	-	Postpone the decision to allow for more public input or reject the SUP.

No Name 6/30/2020	-	Route 231 is a scenic byway with limited traffic sight and is not capable of supporting the development. The project would be more suitable on Route 29. Was told that the development would be a wedding venue instead of something more suited to Northern Virginia.	Reject the SUP.
Sarah Barnhart 6/30/2020	Greenway Farm	Problems with pollution entering the Rapidan River, sewage, septic tanks, run-off water, floods, and droughts. The use of fireworks by the development could scare cattle or damage agricultural land.	Reject the SUP.
Jarine Jagger 6/30/2020	6133 Fredericksburg Road Barboursville, VA 22923	The public has not been adequately informed or given a chance for an informed response to the project. Problems with noise and the scale of the entertainment venue which may disturb the County's rural nature.	Postpone the decision to allow for more public input or reject the SUP.
Sophie Laporte 6/30/2020	2246 South Blue Ridge Turnpike Rochelle, VA	Problems with noise, the amount of large public events (and their attendance), and the environmental impact on the Rapidan River.	Place concert venue where the noise impact would be minimal and keep camp areas away from flood zones.
Lyndon & Katrina Friend 6/30/2020	51 Repton Mill Road Rochelle, VA 22738	Does not want agriculturally zoned property to be used commercially. Approving the SUP may set a bad precedent for future developments. Problems with crime and traffic.	Reject the SUP.
Michael Filippello 7/1/2020	1552 Twyman's Mill Road Radiant, VA 22727	The project is moving along too rapidly and without enough public input. Possible risk to public safety in the midst of a pandemic.	Postpone the decision to allow for more public input.
Robert & Kimberly Carter 7/1/2020	167 Innovation Lane Madison, VA 22727	-	Postpone the decision to allow for more public input or reject the SUP.
Ada Harvey 7/8/2020	Somerset, VA 22972	Project would have a negative impact on the Rapidan River (septic drain). Problems with noise pollution and the property values of surrounding residences being lowered. Would harm the County's rural appeal.	Reject the SUP.
Jane Hammond 7/8/2020	-	Project is proceeding too fast and without sufficient public input.	Postpone the decision to allow for more public input and allow a member of Madison Matters to participate in negotiations over the

			conditions of the SUP.
Peter Radford 7/8/2020	Somerset, VA	Project is too large and lacks the necessary public input on its proceedings. The project is at odds with the County's rural character.	Hold a "real" public hearing to allow for more public input.
Amy Neale 7/9/2020	-	Project is too large in scale and is not suitable for the zoning on the property. Lack of parameters on music and noise, the size and attendance of public events, public safety, impact on County infrastructure (Police), overnight guests. Problem with water runoff from impermeable paving and light pollution. To prevent future problems, the SUP should be attached to the applicant rather than the land.	Increase setback limit to at least 50', use down-facing lights, and have the SUP run with the applicant rather than the land.
John Snyder 7/11/2020	12574 Chicken Mountain Road Orange, VA 22960	The project would pose a threat to the Rapidan River. Problems with traffic and noise and the impact on water quality.	Reject the SUP.
Richard Houyoux 7/12/2020	1256 Race Ground Road Rochelle, VA 22738	The project will disrupt the lives of the residents and will not add anything positive to the area.	Reject the SUP.
Andre Hintermann 7/12/2020	-	Does not want the development in this scenic area.	Reject the SUP.
Jane Hammond 7/13/2020	Rochelle, VA	Project violates the County's Comprehensive Plan and would cause undue harm to those nearby. The SUP should have an explanation for how it will comply with the Music and Entertainment Ordinance. The SUP must have a "thorough" and "specific" description for buildings to be erected on the property (size, number, and uses). An installation timetable must be submitted. Septic fields may damage the Rapidan. No determination of the project's well and septic requirements. Possible traffic problems with current event sizes. Currently no mention of financing in the SUP.	Have an independent firm conduct an environmental impact study of the site and its proposed development. Any transfer of the SUP should have a public hearing and a vote for renewal. Limit the SUP to two 20-year terms, renewable with a public hearing a vote every 5 years. Reduce the lodging capacity. Music cutoff at 9:00PM and a limit of 1 event with outdoor amplified music per week. Limit private and minor events to 300 attendees with major events limited to 2 per year with 2000 max attendees. Have the developers conduct a well and septic study.

			Have the condition that the project conform to the Night Skies Best Practices in the SUP. Have a cost estimate including capitalization and operating. No ATV riding should be put in the SUP.
Merrill Strange 7/13/2020	Gordonsville, VA 22942	Route 231 is a scenic byway and has restrictions on development alongside it. Problems with traffic along a bike route, damage to the farmland, damage to the Rapidan River, and noise.	Reject the SUP.
Heidi Sage 7/13/2020	1057 Jacks Shop Road Rochelle, VA	Concerns with traffic, noise, and light pollution.	Reduce major events to 6 per year with lowered attendance caps. 10:00PM cutoff for outdoor amplified music.
James & Nancy Allegretto 7/13/2020	1328 Beautiful Run Road Aroda, VA	The project would damage the County's rural character. Problems with traffic, noise, and environmental impacts during and after construction.	Reject the SUP.
Tim & Karen Ressler 7/13/2020	894 Race Ground Road Rochelle, VA	Potential to draw in "lower class, party-oriented people". Problems with trash and crime. The County already has Graves Mountain Lodge.	Reject the SUP.
Roger & Kem Courtenay 7/13/2020	462 Royal Lane Madison Mills, VA 22960	Approving the project will set a bad precedent for future SUPs. The project must comply with the Event Venue Ordinance. Problems with noise, light pollution, the size and number of events, impact on County infrastructure (and cost of such), and damage to the Rapidan River through groundwater and pollution.	Lower the max attendance for events and the number of them allowed (one per week suggested for minor and private events). Reject the SUP.
Gary Cassity 7/30/2020	-	Proffer letter is open-ended on lodging and overnight guests. Problems with traffic (especially for major events) and noise.	Reject the SUP.
Michael & Anna Downen 7/13/2020	-	Concerned with the water table of the area including sewage and septic. Development may damage the Rapidan River. The midnight curfew is too lenient. Problems with noise and light pollution.	The SUP needs further discussion.
Sherry Cassity 7/13/2020	Race Ground Road Rochelle, VA	Problems with traffic (especially during events), the use of Race Ground Road as a service road, noise	Reject the SUP.

		(the cutoff time as well), and the open-ended nature of the SUP on lodging and venues.	
Dale & Carol DeBuhr 7/13/2020	Rochelle, VA	Problems with traffic, unlimited guest numbers, amplified noise, wildlife endangerment and habitat destruction, road maintenance, impact on County Infrastructure (Police, Fire, etc.), and lowered property values.	Bring issues before the public in a referendum vote.
No Name 7/13/2020	-	The project would damage the peace and quiet of the County and increased traffic on 231 would make the road more dangerous than it already is.	Reject the SUP.
John Sponski 7/13/2020	1674 North James Madison Highway Locust Dale, VA 22948	The project would damage the County's rural character and set a bad precedent for future SUPs and developments in and outside of the County. Transferability of the SUP could damage the County in the future. The project has not provided sufficient information about the development and its viability and impact on the area. Needs: a complete site development plan, information on who the operator will be, financing information, whether the development will provide a bond for reclamation of the land, information on security fencing for the pond, and information on CCTV coverage and access. Problems with traffic, noise, lighting, and whether the site is appropriate for development.	Require a helipad for emergencies, require fire extinguishers in every structure alongside more robust equipment for fires, require 24-hour trained security staff. Hire a consulting firm to assist the Planning Commission with deliberations and decisions to be paid for by the applicant. Reject the SUP.
Ursula Foster 7/14/2020	3188 Orange Road Aroda, VA 22709	Problems with environmental impact, traffic, and impact on County infrastructure (Rescue, Fire, Police, etc.). Information on who will manage the development after construction, the resort staff, how large the development will be, its impact on schools (student numbers), and the business' wages and insurance benefits.	-
John & Shelley Chebuske 7/14/2020	-	The project would negatively impact the community and the environment.	Reject the SUP.
Sherry B. 7/14/2020	-	The mailer from Madison Matters is incorrect and is an attempt to use scare tactics.	Support the SUP.
William & Christina Rother 7/14/2020	BelleMont Farm Race Ground Road Rochelle, VA	The project's plans do not show a secondary entrance for employees and deliveries; wants to know the plan for this. Does not want the project to use Race Ground Road as a back-door	Reject the SUP.

		entrance as it is a residential, gravel road.	
Hilda Schriver 7/14/2020	4109 Shelby Road Rochelle, VA	Problems with traffic and traffic safety (drunk driving), lowered property values, and impacts on County infrastructure (Medical, Security, Fire, etc.)	The venue property should be changed to business, should not be allowed to play music until midnight, and should have to hire their own medical personnel, security, and firemen. The SUP should not run permanently with the land for future landowners.
Allison Rittenhouse 7/14/2020	-	Problems with noise, traffic, lowered property values, and adverse effect on the rural community.	Reject the SUP.
C. Scott 7/14/2020	-	The project will burden County infrastructure such as Fire, EMS, and the Rescue Squad. Will also increase traffic and congestion on Route 29, Shelby Road, and Jacks Shop Road which would make them more dangerous.	Reject the SUP.
Robert Dailey 7/14/2020	1830 Beautiful Run Road Aroda, VA 22709	The County has not had significant economic growth in years and the project could increase revenue to put towards upgrading infrastructure such as high-speed internet, cell service, and high-speed cable. Would increase tourism with minimal environmental impact.	Support the SUP.
Holly Kilby 7/14/2020	Rochelle, VA	The project is too large and would disrupt the County's beauty and quiet nature.	Reject the SUP.
Shannon Carter 7/15/2020	Graves Mill, VA	Hopes for careful consideration towards the area's residences, wildlife, and environmental awareness.	-
Robert & Nancy Young 7/15/2020	Greene, VA	More time is needed to make sure the counties are protected and respected.	Make more time for review and public input.
Anne Ochs 7/15/2020	315 North Main Street Madison, VA	Supports the changes to the SUP proposed by Madison Matters in their June 30 th proffer letter.	Make changes to the SUP in-line with the June 30 th proffer letter.
Ronnie Lambrich 7/15/2020	140 Fairground Road Madison, VA 22727	Would like the new tax dollars from the project coming into the County.	Support the SUP.

Mark Genarelli 7/15/2020	-	Problems with traffic, the usage of Jacks Shop Road as a shortcut, public safety (Fire response, EMS, Sheriff). Concerned about who will pay for updated infrastructure (water, sewage, internet cables, electricity, etc.), decreased property values, and noise. Does not want agriculturally zoned land to be used for commercial purposes. Concerned about the developer's respect for the culture of the County.	Reject the SUP.
Fiona Tustian 7/15/2020	Rochelle, VA	Does not want agriculturally zoned land to be used for commercial purposes. Problems with traffic, the impact on County infrastructure (EMS, Fire, Police, etc.), decreased property values, noise, light pollution, and damage to the water. There was not enough public notification about the project.	Conduct a study and have the public vote on changes to Zoning. Reject the SUP.
Nancy King 7/15/2020	Jacks Shop Road Rochelle, VA	Agrees with the concerns in the flier from Madison Matters and the letter that was sent to the Planning Commission. Says that information seems to be just coming out now about the project.	-
George & Malinda Kleiner 7/15/2020	180 Good Hope Church Road Aroda, VA 22709	Agrees with the flier from Madison Matters and does not want recreation (biking, fishing, kayaking) along the Rapidan to be changed.	-
Mary DeLuca 7/15/2020	4547 Ridge Road Barboursville, VA	A commercial resort does not belong in the County.	Reject the SUP.
Mother Andrea, Superior 7/15/2020	Rochelle, VA	Wants the County to stick to its long-term vision as a quiet refuge and does not want the landscape or rural nature of Rochelle to be damaged.	Reject the SUP.
Teresa Lambrich 7/16/2020	Madison, VA	Supports the project for the extra tax monies, the tourism, and the employment opportunities.	Support the SUP.
Judy Elias 7/17/2020	2765 Seville Road Madison, VA 22727	Does not want the County to become less rural and thinks that the project will be a business very similar to Graves Mountain Lodge. Is concerned that 231 may not be able to handle the influx of traffic for large events.	Does not oppose the SUP; wants the project to be restricted appropriately and for the Planning Commission to use Graves Mountain Lodge as an example for what problems may arise.

Morgan Shifflett 7/16/2020	2925 Jacks Shop Road Rochelle, VA 22738	Wants to know how to have signs rejecting the project at the end of their driveway.	Reject the SUP.
Dale Neal 7/18/2020	1460 Repton Mill Road Aroda, VA	Supports the project so long as everything is done properly and in an environmentally sound manner.	Supports the SUP as long as it is done properly to protect the environment and rural character of the County.
Carolyn Suter 7/19/2020	-	Wants to know what can be done to stop the project.	Reject the SUP.
Ame Hellman 7/20/2020	18230 Lovers Lane Gordonsville, VA 22942	The project is being pushed through too quickly without enough public input. Problems with noise, light pollution, traffic, environmental damage, water, and sewage, alongside the impact to the quality of life to Madison residents and possible contamination of the Rapidan River. Does not want agriculturally zoned land to be used for commercial purposes. There is no mention of maximum occupancy, event occupancy, and the number of public and private events allowed.	Reschedule the hearing and open it to the public, otherwise reject the SUP. Create a noise ordinance.
Morgan Shifflett 7/20/2020	2925 Jacks Shop Road Rochelle, VA 22738	Problems with the project using Jacks Shop Road as a shortcut, drunk driving, and impact on County infrastructure (EMS).	Reject the SUP.
Fiona Tustin 7/20/2020	Rochelle, VA	Would like for a request to be made to the developer to put in a public access for kayaks. Wants music to be cut off at 10:00PM so traffic will be out by 11:00PM. 52 minor events a year instead of an unlimited amount that are limited to 300 attendees with public events being capped at 1000.	Suggests that changes be made to 231 to make it safer such as lowering the speed limit and putting up signs for cyclist awareness.
Peter Radford 7/21/2020	Somerset, VA	The project has gotten bigger over time and the Board has amended ordinances to push it through. Did not like the way the Board responded to the public comment section.	Postpone the meeting to allow for more input by the public. Send the proposal back to try and get a consensus between developer and the residents.
Ann Stevens 7/22/2020	-	Problems with decreased property values, traffic, noise, trash, impact on County infrastructure (Fire, Rescue, Police), drunk driving, drugs, and nudity. The elderly should be expected to be affect emotionally and physically by the approval of the SUP.	Reject the SUP.

Gilbert Queitzsch Jr. & Mary Queitzsch 7/29/2020	Greenway Farm 48 Madison Mills Lane Madison Mills, VA 22960-5002	The July 24 th revision of the SUP is incomplete and contains vague and contradictory language and does not protect the County, residents, or applicant enough. Problems with specific “materials submitted” that have not been clearly defined, ambiguity in definitions on the proposed conditions, narrow scope of septic water (no condition for financial assurance and liability insurance either), comparable notice not being provided to adjoining property owners, open-ended nature of employee lodging, a misuse of the term “developed land”, grandfathering of the project under the existing flood-plain map, event overlapping, the impact of unlimited attendees, the lack of a limit on minor events, the lack of a defined cap on major events, the lack of clear definitions and limitations on noise, the lack of a clear definition of “deemed significant” for changes/alterations, and the lack of an expiration clause in the SUP.	Send the draft back to the Planning Commission to correct it, finalize it, and then open it up for a public review.
Handwritten Note 7/6/2020	-	Approval of the SUP will set a bad precedent for future developments in the County. Problems with traffic and noise.	Reject the SUP.
Mike Regan 7/29/2020	2050 Jacks Shop Road Rochelle, VA	The project would need to have restrictions placed on noise, traffic management, lighting, trash, and sewage management. Drunk driving needs to be considered in reference to the increased traffic. Activities should be limited in a way as to not promote criminal elements from coming in. Should be some restrictions on transferability.	Slow the project down. Change the speed limit on Jacks Shop Road and have the project pay to widen the road and have turn lanes installed.
David Bluthardt 7/30/2020	Somerset, VA	Route 231 is bad enough right now and does not need more traffic making the problem worse. The project will damage the lives of the farmers surrounding it.	Develop Route 29 instead. Reject the SUP.
Megan & Eugene Hack 7/30/2020	10285 Achnacarry Drive Gordonsville, VA 22942	The project does not belong in the countryside and goes against the County’s rural character. The project will make traffic more dangerous on Route 231.	Scale back the SUP.
Anne Mates 7/31/2020	7311 South Seminole Trail Rochelle, VA 22378	Property taxes will go up and there will be more traffic in the area.	Reject the SUP.
Peter Rice 7/31/2020	2784 Shelby Road Madison, VA 22727	The County needs specific numbers on attendees so it can be monitored and	The number of attendees should be

		enforced. An “at one time” provision could be added for event attendance to be more specific.	limited to the ultimate building occupancy (including off-site guests). Reduce major events to 2 per year with additional ones being handled on a case-by-case basis. Limit events to two nights of the week, Friday and Saturday. Change noise times to 9:45 Sunday to Thursday and 11:00 Friday and Saturday.
Donald Wright <i>7/31/2020</i>	-	Concerned about the traffic, noise, and environmental impact on the community.	-
John & Christina Markey <i>8/1/2020</i>	13326 Chicken Mountain Road Orange, VA 22690	The scope of the project is too large and would negatively impact Rochelle’s noise and traffic levels. A decision without an Environmental Impact Study is inappropriate.	Decision should be delayed until an Environmental Impact Study, Traffic Study, and Sound Level Study are conducted with mitigation costs passed to the developer.
Janis Richter <i>8/1/2020</i>	334 Bairs Trail Lane Rochelle, VA	Concerns about the applicant’s environmentalism, the speed at which the proposal has progressed, the lack of information for the public, VDOT’s peak traffic seeming unrealistic, traffic surges, the transferability for the SUP between owners, and whether or not the County will be responsible for restoring the land if the project fails. Lastly, the development would draw in people in the midst of a pandemic which is a health risk to the public.	Postpone the SUP unless the questions in the letter are answered sufficiently.
Justin Mays <i>8/1/2020</i>	-	Barbara is very concerned for the environment and preserving land sustainably—the picture painted by her opponents is not true. The project will provide jobs and tax revenue to the County and the natural beauty of the land will be protected.	Support the SUP.
Merrill Strange <i>8/2/2020</i>	19195 Annandale Farm Drive Gordonsville, VA	Wants the Board to consider what the project will do to traffic, noise, trash, accidents, the town of Rochelle, and the village of Somerset. May cause stress on County infrastructure including fire and rescue.	Without severe restrictions, the SUP should be rejected.

<p>Steve & Cheryl Holmes 8/2/2020</p>	<p>11221 Montford Road Orange, VA</p>	<p>There would be problems with sound (especially when the wind is blowing) and traffic.</p>	<p>Reject the SUP.</p>
<p>Adrienne Threatt 8/2/2020</p>	<p>Syria, VA</p>	<p>The project will generate jobs, tax revenue, and more customers for existing businesses in the County. Unlike most other developments, most of the land would be kept agricultural. Concerns with the number of private events and their unlimited attendance, the unlimited amount of minor events with up to 750 off-site guests, and the number of major events and their attendance numbers. Roads, parking lots, decks, and patios are excluded from the definition of development, so they also appear to be unlimited. The County should have a means of recourse if the project strays from its vision or is sold off. The project is also moving too fast for study and public input.</p>	<p>Impose more limits within the SUP. Have input from Greene and Orange Counties. Consult with other localities for similar experiences. Consider requiring the developer to provide specific community benefits.</p> <p>Revise and thoroughly vet the SUP before approval.</p>
<p>Angus Macdonald 8/3/2020</p>		<p>The project respects conservation of the natural environment beyond what is required by code and ordinances; overnight cottages are significantly further away than setback require; the vast majority of land would remain agricultural; and the building footprint is a fraction of a percent (where 50% is the maximum). The Not in My Back-Yard responders should respect the applicant's property rights.</p>	<p>Support the SUP.</p>
<p>Adrienne Threatt 8/3/2020</p>	<p>Syria, VA</p>	<p>Decks, patios, parking lots, and roadways were changed to "developed areas" where they belong and some of the internal inconsistencies were fixed since the last revision. Possible redefining of minor and major events through advertising scale. Needs clarification on music event scale and why the numbers are so high for "minor" events (could change to a lower cap). Crescere could submit to a community benefits agreement through the SUP or a separate contract to demonstrate goodwill.</p>	<p>SUP should specify which documents are controlling. Should define "on-site" where it first appears and that private events should only consist of overnight guests (or clarify, if this definition is not suitable). Revising the SUP to say that Crescere will obtain a permit for all major public events.</p> <p>Postpone the August 5th meeting to allow for more public analysis and input.</p>
<p>Michelle Collier 8/3/2020</p>		<p>Concerns with the safety of the meeting, namely; how sanitation will be handled, how contract tracing will</p>	<p>Delay the public hearing until the state</p>

		be handled, who is the point of contact for contact tracing, how will people be screened before entering, and whether there will be sufficient air changes to accommodate the numbers expected to attend.	has moved to Phase 3 or above.
John Keltonic 8/3/2020	Orange, VA	Problems with traffic, lowered property values, and noise (which could be a legal nuisance and open the County up to lawsuits).	Conduct a noise study. Reject any permit for events with amplified noise until a study is complete and public input has been received on it.
Rachel Nicoll 8/3/2020	Locust Dale, VA	Problems with noise pollution (the project lacks specifics) and how large events will affect the rural community. If the County does make a noise ordinance, will the project be grandfathered out? Would like to know if the project is receiving preferential treatment regarding property taxes and specifically how they will be taxed.	No outdoor amplified music from 10:00PM Thursday through Saturday and 9:00PM for Sunday through Wednesday (and none before noon). Create a noise ordinance that is retroactive for the project. Reject the SUP.
Dale Hilton 8/3/2020	-	The project is too large to be rushed through and the public needs time to express their concerns and what the development could do to the area.	Postpone the decision to allow for more public input.
Carolyn Smith 8/3/2020	195 Aylor Road	Concerned about the environmental impact; specifically, the noise, light and air pollution, and increased traffic. Does not want people entering the County during the pandemic.	Postpone the decision to allow for more public input.
Steve & Betty Dudley 8/3/2020	2667 Jacks Shop Road Rochelle, VA 22738	Route 621 cannot handle the volume of traffic that exists now and cannot handle an increase. Other issues such as noise, water pollution, and downstream quality could be solved ordinances and proper monitoring.	Reject the SUP request based on the condition of Route 621.
Dianna Dodge 8/4/2020	Montpelier Station, VA 22957	Problems with traffic and possible pandemic exposure. The location is rural and should stay that way.	Postpone the decision until all questions by the public have been answered.
Mark Warren 8/4/2020	Somerset, VA	The SUP has become more favorable to the developer and public suggestions are being ignored.	Limit daily crowds, including private events, to 400 people max. Limit minor public events to 750 people max and six per year. Limit major public events to 1000 max and 2 per year. Limit overnight

			<p>guests to 60 max and glamping and cottages to 10 total with a max of six occupants each. Limit employee housing units to 4 with a cap of 5 people each (20 employee max on property). Shut off amplified noise by 9:00PM each night and disallow used before 3:00PM. Require a public hearing and approval each time the property switches hands.</p>
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<p>William Queitzsch 8/4/2020</p>	<p>Madison Mills, VA</p>	<p>The scope of the project is too large and too generous to the applicant with too little protections for the County and its residents.</p>	<p>Specifically list what “materials submitted” serve as controlling documents, give more than 5 days' notice to adjoining property owners, treat the open-air pavilion as a structure and as “developed”, reduce the cap for major public events, restrict the time-frame for outdoor amplified music, and define what constitutes a “significant change” in the SUP.</p>
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<p>Sarah Odom 8/4/2020</p>	<p>Uno, VA</p>	<p>Opposes the SUP and wants her other letter added to the record.</p>	<p>Reject the SUP.</p>
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<p>Sarah Odom 8/4/2020</p>	<p>Uno, VA</p>	<p>Has problems with noise, lighting, traffic (including safety), and music noise.</p>	<p>Reject the SUP.</p>
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It was noted that the following individuals signed a flier opposing the Crescere project:

Name <i>Date Received</i>	Address
<p>Dale Hilton 7/26/2020</p>	<p>5320 Old Barboursville Road Barboursville, VA 22923</p>
<p>Jane Hammond 7/26/2020</p>	<p>675 Jacks Shop Road Rochelle, VA 22738</p>

Kathleen Shiflett 7/27/2020	39 Jack Shop Road Rochelle, VA 22738
Ted Brame 7/27/2020	26 Geer Lane Brightwood, VA 22715
Jan Shiflett 7/27/20	26 Geer Lane Brightwood, VA 22715
David Perdue 7/27/2020	9161 Liberty Mills Road Somerset, VA 22972
Morgan Shifflett 7/27/20	2925 Jacks Shop Road Rochelle, VA 22738
Zackery Hess 7/27/2020	2925 Jacks Shop Road Rochelle, VA
Teresa Tucker 7/27/2020	309 Smith Road Madison, VA 22727
John & Margaret Tucker 7/27/2020	2108 Ridgeview Road Reva, VA 22735
Amanda Martz 7/27/2020	83 Tussing Lane Rochelle, VA 22738
Greg Martz 7/27/2020	83 Tussing Lane Rochelle, VA 22738
Elizabeth von Hassell 7/27/2020	2625 Crenshaw Road Marshall, VA 20115
Cynthia Wilson -	-
Tony Buzzelli 7/28/2020	6402 Scuffletown Road Somerset, VA 22972
Amy Neale 7/28/2020	463 Willis Ford Lane Rochelle, VA 22738
William Rother 7/31/2020	736 Race Ground Road Rochelle, VA 22738
Peter Radford 7/29/2020	- Somerset, VA 22972
David Bluthardt 7/29/2020	- Somerset, VA 22972
Michelle Collier 7/29/2020	- Somerset, VA 22972
Somerset Plantation, Inc. 7/27/2020	- Somerset, VA 22972
Michael Downen 7/31/20	1578 Forest Drive Orange, VA 22960

Anna Marie DeMio Downen 7/31/2020	1578 Forest Drive Orange, VA 22960
Siobhan Downen 7/31/2020	1578 Forest Drive Orange, VA 22960
Charlotte Ticken 8/2/2020	Waverley Farm Somerset, VA 22972
Lisa Lawson 8/3/2020	South Blue Ridge Turnpike Rochelle, VA 22738
Sarah Poole 4/4/2020	200 East King Street Gordonsville, VA
Bryan Wisher 8/4/2020	10226 Inverness Drive Gordonsville, VA 22942

The Planning Commission's public hearing on the case was opened for public comment:

Mother Andrea

Said that it was the Board's duty to safeguard the County and that they must ensure that the project is subject to strict regulation to protect the County from uncontrolled expansion. In doing so, they should stick to rural ventures and limit developments that would increase traffic and damage the surrounding environment.

Doug Hill

Said he was blown away by the opposition voiced against the project. Stated that the project was stretching the meaning of agritourism a bit with the project.

Jane Hammond

Said that the project's approval would not be in line with the County's goals and standards. If the Board were to approve it, the next owner of the land would be able to develop more than what has been proposed by the current project. There has been no real analysis into the impact of traffic the project will have and that the project will adversely impact the County. Said that the public has largely been ignored. Suggested that the Board change the SUP to follow the applicant, not the land.

Amy Neale

Said the project has exploded in size and continues to change with little negotiation from the County. The number of events and attendees had increased alongside an increase in the size of all buildings on the property. Questioned Ms. Miller's environmentalist credentials due to her use of chemical fungicides and fertilizer at the edge of the Rapidan River.

Chip Queitzsch

The SUP has changed so much that it's difficult to keep up with what exactly is being voted on. Would like the Board to postpone the decision to give the public more time to get caught up with the proceedings.

Chris Hawk

Said that taking the time to read all of the letter sent in had deprived the citizens who had come to speak of their chance as the reading of the letters took a significant amount of time. Said that the SUP needed protections for the County and its residents and that the application was not complete as it stands. The County needed to regulate the project more by placing more conditions on the project and preventing them from using the property for non-agricultural purposes. The SUP should also be updated whenever the property is sold or transferred.

Brad Bennett

To him, it sounds like the SUP is still under consideration and, in that case, he doesn't know what the Board would be voting on. He stated that the project's description of itself has been inconsistent through media. He says that, whatever the project is going to do needs to be in the SUP.

Dorsey Coomer

Said that the project reminded her of a previous event where cars were backed up on Route 29 for miles and wanted to have the Board visualize that for Rochelle.

Tom Lyndamood

Said the SUP he downloaded for the evening was not the same as the one that had been used for the meeting.

John Chebuske

Did not find the Board's behavior at the last meeting where he spoke professional and that Graves Mountain Lodge was a different beast compared to the current project. Said that the project was trying to get its foot in the door before ratcheting things up to increase their profits. Asked the Board to postpone their decision to allow for more information to be discerned.

Brad Dixon

Spoke in support of Barbara's character and environmentalism.

Nathanial Kipps

Said he was overall in favor of the project, but there were still concerns that needed to be addressed in the SUP. Said that the zoning was not a problem for the project given that SUPs were meant to be the backbone for developments like this.

There being no one else who wished to comment, the Planning Commission's public hearing on the case was closed.

Mr. Elliot asked the County Planner if his submission was meant to be the finalized version and whether or not he thought it was fair that the applicant had not been informed before the meeting. The County Planner responded that he had spoke about it and had sent the revised document out by email.

Mr. Work asked about the conditions letter and said he was concerned about the transferability provision and permits outdoor amplified music 365 days a year—he said Ms. Miller won't use that, but the next owner might. He suggested the noise be removed from the transferability or limit the noise per month or cutoff the music earlier. Mr. Webb said that they could amend the SUP right there.

Ms. Coppage suggested the music cease at 9:00PM Sunday through Thursday and 10:00PM Friday and Saturday.

Ms. Miller said that traditional Friday or Saturday wedding run from 7:00PM to 11:00PM and that the proposed change would harm their business.

Mr. Elliot motioned that the PC send the case to the Board for approval, seconded by Mr. Carpenter.

Ms. Seillier-Moisewitsch said that there are still details that need to be hammered out and that it wasn't fair for the Planning Commission to undercut him while he's trying to improve the SUP. She believed that he still needed to renegotiate the transferability problem.

Mr. Work agreed with Ms. Seillier-Moisewitsch and asked why the Planning Commission would send it forward while the County Planner still had recommendations and that the conditions letter still was not finalized.

The County Planner said that, once the SUP is in front of the Board, they could deal with the problems in front of the public and address the comments that have been made at the Board's pleasure.

After a series of motions and discussion, the Commission voted to recommend that the Board approve Case No. SU-07-20-14 per the July 31, 2020 edition of the conditions letter prepared by County Planner Webb.

The Planning Commission meeting was adjourned and the Board of Supervisors meeting was called back to order.

After reading Case No. SU-07-20-14, Chairman Jackson asked Ms. Miller if she was okay with changing the cutoff times for outdoor amplified music to 9:00PM on Sunday through Wednesday and 11:00PM to Thursday through Saturday. Ms. Miller agreed to this change.

Supervisor Yowell asked the County Planner if the word "materials" could be changed to "master plan". The County Planner agreed to change the wording as suggested.

Supervisor Foster asked the County Planner if the document was the conditions for the SUP. He replied in the affirmative that the document was indeed the conditions letter for the SUP.

The Chairman opened the public hearing on the matter.

Chris Hawke

Recommended tabling the decision on the SUP so that all involved parties could look over the finalized documents and the public would get another chance to have their voices heard.

Chip Queitzsch

Seconded PEC's request that the Board table the SUP. Said that he was surprised by the updated version introduced in the meeting and asked that the document be finished by the next meeting.

Nathaniel Kipps

Suggested that the Board put the measure off for now and that the transferability needs to be addressed before the Board moves forward.

Tom Lyndamood

Agreed with the others that the SUP be tabled and finalized before it goes before the public again. He said the Board shouldn't vote without a finalized document.

Amy Neale

Agreed that the vote should be tabled.

Chris Rother

Agreed that the vote should be tabled. Said that meetings should be handled in a more timely manner.

There being no one else present who wished to speak, the Board's public hearing on the SUP application was closed.

Supervisor Comments:

- Supervisor Yowell: All but two of the conditions he presented came from the public. Said that he believed that the conditions in the current document satisfy the concerns alongside providing Ms. Miller with an economically viable business opportunity.
- Supervisor McGhee: Asked the about the transferability rules.
- Supervisor Foster: Asked the County Planner if the application submitted to the Board was completed.

The County Planner responded that the application was completed.

- Supervisor Hoffman: Said that she understands the concerns of the public and that she believes what the applicant wants to do is going to be good. Said she was in favor of passing the motion tonight.
- Chairman Jackson: Said he understands the sound problem and that there wasn't a way for them to regulate it reasonably. Said there will be multiple opportunities for the public to come in and critique things. Said there is a process for handling the pollution issues that aren't easy and won't let the river get polluted.

Supervisor Yowell moved to approve Case SUP 07-20-14 to include the conditions document dated 7/31/2020 as amended tonight, with said amendments to include the addition of "*The submitted materials to Madison County are as follows: Crystallis LLC's application for a Special Use Permit and the Crescere Special Use Permit Concept and Master Plan (submitted May 15, 2020 and revised on July 24, 2020).*" to the end of Section A (Controlling Documents) and adjusting the time electronic amplification of sound would cease from Sunday to Wednesday to 9 p.m. in Section 0 (Noise), seconded by Supervisor Hoffman.

Mr. Gregg then approached the Board to say that it was not illegal to make the SUP run with the applicant, but that it can get difficult depending on the circumstances. It was his suggestion to have good conditions on the SUP and to have the SUP run with the land rather than the land.

Supervisor Yowell stated that, under the Board's ordinances, it would be best to state that the SUP would go with the land.

Mr. Gregg agreed that would be best.

After discussion, Supervisor Yowell amended his motion to include "the SUP will go with the property", as accepted by Supervisor Hoffman. **Aye: Jackson, Hoffman, McGhee, Foster, Yowell, Nay: (0)**

Chairman Jackson recommended that the Board postpone items C, D, and E and address them at the next meeting on August 11th at 3:00PM. Supervisor Foster moved that the meeting be recessed until 3:00 PM on August 11, 2020 in the Board Auditorium, seconded by Supervisor Hoffman. **Aye: Jackson, Hoffman, McGhee, Foster, Yowell. Nay: (0).**

Clerk of the Madison County Board of Supervisors
Copies: Board of Supervisors, County Attorney & Constitutional Officers
Adopted on: August 25, 2020



Agenda Board of Supervisors Meeting
Wednesday, August 5, 2020 at 7:00 PM
Madison County High School Auditorium
68 Mountaineer Lane, Madison, Virginia 22727

Call to Order, Pledge of Allegiance & Moment of Silence

Determine Presence of a Quorum / Adopt Agenda

Public Comment

Public Hearings:

A. Case No. OA-08-20-15: Amending the Zoning Ordinance's Floodplain Management Regulations (Article 11), specifically changes to articles I through VII. Madison County is a participant in the National Flood Insurance Program (NFIP) administered by the Virginia Department of Conservation and Recreation (DCR) with oversight from the Federal Emergency Management Agency (FEMA). Through the NFIP, federally backed flood insurance is available to homeowners, renters and businesses owners as protection against flood loss. A requirement for the County to participate in the program is adoption of appropriate ordinances and regulations related to floodplain management. In addition, FEMA has recently completed a remapping of the floodplain limits in the County. The Flood Insurance Study (FIS) and Flood Insurance Rate Map (FIRM) have been completed, and if/when the proposed ordinance amendments are adopted the FIS and FIRM will become effective upon adoption. Paper copies of the proposed amendments to the zoning ordinance, the FIS and the FIRMs are available for review. These documents may also be viewed digitally.

B. Case No. SU-07-20-14: A special use permit request by Crystallis LLC (Barbara Miller) for an event/venue use located on seven (7) parcels totaling 749.3 acres. The subject properties are zoned A1 (agriculture) and in this district event/venue uses are allowable by special use permit. The applicant has submitted a conceptual site plan showing at build-out numerous lodging areas, a welcome center & restaurant, a spa, a pavilion, an event center and several other associated buildings/structures; a project narrative estimates site build-out will contain roughly 60,000 sq. ft. of permanent and temporary structures. In addition, developed areas will include parking, roadways, hiking trails and equestrian trails and facilities. If approved, prior to the development of any area(s) or structures the applicant would be required to submit a site plan to be reviewed by County staff, receive a recommendation by the Planning Commission and approval by the Board of Supervisors. The subject parcels are identified on Madison County Tax Map's as 64-71, 64-73, 64-73A, 68-1, 68-2A, 68-2 and 69-1. An existing single-family dwelling on the on parcel 73A has a postal address of 2427 S. Blue Ridge Turnpike, Rochelle, VA.

Old Business

New Business

C. Report: status of codification project

D. Report: Projected use of Coronavirus Relief Fund monies

Information/Correspondence

Public Comment

Closed Session

E. Closed Session: briefing on status Madison County Rescue Squad negotiation

Adjourn (*consider continuation of the meeting to 2:30 PM on August 11 in the Board Auditorium for discussion on the RSA matter*)

F. Continue meeting to 2:00 PM on August 11 for a closed session briefing on the Rapidan Service Authority

Attachments:

[C. Codification project status report memo package](#)

[D. Projected use of Coronavirus Relief Fund spreadsheet](#)

[E. Suggested closed session motion](#)

[F. First draft of the August 11, 2020 meeting agenda](#)