



Agenda
Board of Supervisors Meeting
Wednesday, July 1, 2020 at 7:00 PM (Following the Planning Commission meeting)
County Administration Building, Auditorium
414 N Main Street, 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. S-07-20-12:** A subdivision request by Scott & Katherine Devitt to subdivide an existing 90.9 acre parcel creating three (3) new lots/parcels with a residue parcel. The subject parcel is zone A1 (Agriculture) and the four (4) parcels (including residue) would contain 20 acres, 20.7 acres, 20.1 acres and 30 acres. In the A1 zoning district the minimum lot size is three (3) acres. The subject parcel is located on Leon Road (Rt. 631) and is identified on Madison County's Tax Map as 43-2.
- B) Case No. S-07-20-13:** A subdivision request by Robert & Allison Yeaman to subdivide an existing 82.7 acre parcel creating three (3) new lots/parcels with a residue parcel. The subject parcel is zoned A1 (Agriculture) and the four (4) parcels (including residue) would contain 7.54 acres, 16.81 acres, 6.9 acres and 46.56 acres. In the A1 zoning district the minimum lot size is three (3) acres. The survey also includes a boundary line adjustment of roughly 4.89 acres to an adjoining parcel also owned by the Yeaman's. The subject parcel is located on Beautiful Run Road (Rt. 621)) and is identified on Madison County's Tax Map as 64-11B.
- C) 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

Information/Correspondence

Public Comment

Closed Session

Adjourn

Madison Board of Supervisors

Links for 7 pm meeting on July 1, 2020

Vimeo Live Stream

Primary Link

<https://vimeo.com/event/134788>

Secondary Link if needed due to technical problems with the primary link

<https://vimeo.com/event/134777>

Go To Meeting

Please join the meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/645095861>

You can also dial in using your phone.

(For supported devices, tap a one-touch number below to join instantly.)

United States: +1 (408) 650-3123

- One-touch: <tel:+14086503123,,645095861#>

Access Code: 645-095-861

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

<https://global.gotomeeting.com/install/645095861>

Also Streaming Live to YouTube search for Madison Virginia County Government

PUBLIC NOTICE

Notice is hereby given that Madison County's Planning Commission and Board of Supervisors will hold a joint public hearing in the Madison County Administrative Center Auditorium on **Wednesday, July 1st, 2020**. The meeting will begin at **7:00 p.m.** The Planning Commission's recommendation(s) will be forwarded to the Board of Supervisors; the Board of Supervisors' meeting will begin immediately after the Planning Commission's meeting has adjourned.

Case No. S-07-20-12: A subdivision request by Scott & Katherine Devitt to subdivide an existing 90.9 acre parcel creating three (3) new lots/parcels with a residue parcel. The subject parcel is zone A1 (Agriculture) and the four (4) parcels (including residue) would contain 20 acres, 20.7 acres, 20.1 acres and 30 acres. In the A1 zoning district the minimum lot size is three (3) acres. The subject parcel is located on Leon Road (Rt. 631) and is identified on Madison County's Tax Map as 43-2.

Case No. S-07-20-13: A subdivision request by Robert & Allison Yeaman to subdivide an existing 82.7 acre parcel creating three (3) new lots/parcels with a residue parcel. The subject parcel is zoned A1 (Agriculture) and the four (4) parcels (including residue) would contain 7.54 acres, 16.81 acres, 6.9 acres and 46.56 acres. In the A1 zoning district the minimum lot size is three (3) acres. The survey also includes a boundary line adjustment of roughly 4.89 acres to an adjoining parcel also owned by the Yeaman's. The subject parcel is located on Beautiful Run Road (Rt. 621)) and is identified on Madison County's Tax Map as 64-11B.

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 public is invited to attend the hearing and comment. However, due to Covid-19 comments may be submitted by email or in writing beforehand. The meeting will be livestreamed online via multiple platforms. The public may go to the following website for information regarding livestream access and to view documents related to the cases: www.madisonco.virginia.gov/meetings Copies of the County's ordinances and documents related to the cases are available for review in Madison County's Building & Zoning Office, 414 North Main Street, Madison, VA 22727; documents can be inspected Monday through Friday from 8:30 a.m. to 4:30 p.m. These documents can also be sent electronically by request. Comments or questions can be sent by email to lwebb@madisonco.virginia.gov, or by calling 540-948-7513.

Ligon Webb, County Planner

FOR OFFICE USE ONLY:

Zone: A1

Tax Map No: 43-2

By who? 2020-0195

Fee Amount: \$2100

Date Paid: 3/10/2020

Receipt #:

Check #: 3454



MADISON COUNTY APPLICATION FOR A SUBDIVISION REQUEST

Date:

Property Owner:

Name: Scott and Katherine Devitt

Address: 933 E Saddle River Road

Phone No.: 571-379-1032

E-Mail:

Address of Subdivision Request:

Route No.: RT. 631

Road Name: Leon Road

Applicant: [X] Owner [X] Agent [] Surveyor

Name: See Above

Address:

Phone No.:

E-Mail:

Type of subdivision request:

[] Family Division

[X] Subdivision (meeting the requirements of the Madison County Subdivision Ordinance and Madison County Zoning Ordinance)

TAX MAP: 43-2 ZONING: A1

PROPOSED NO. OF LOTS: 3 parcels EXISTING ACREAGE: 90.9 acres

Is a right-of-way being created? [X] Yes [] No How many lots being served by the right-of-way? 4

I hereby certify that I have the authority to make the foregoing application for a subdivision request and that the information given is correct and will conform to all applicable state and county regulations.

Signature of Owner / Agent / Surveyor

Date

Print Name

Daytime phone number of Signatory

Surveyor or Engineer:

Name: James W. Cubbage

Address: PO Box 644

Phone No.: 540-229-1264

E-Mail: jcubbage@sdi-pc.com

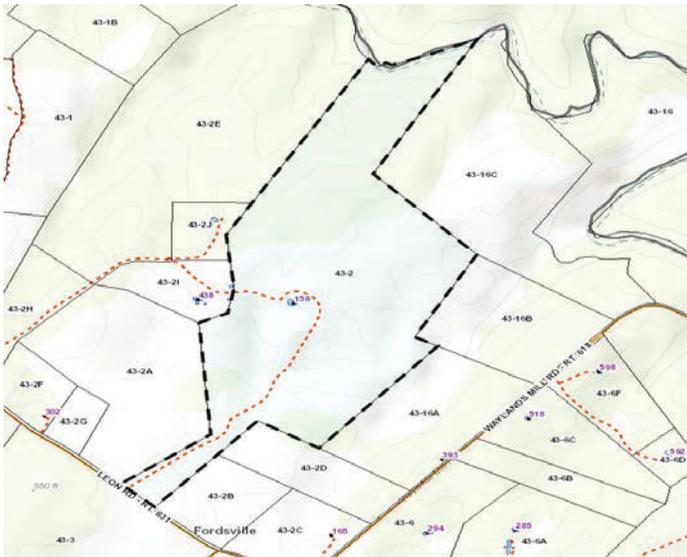
APPROVAL DATE:

**Subdivision Request by Scott & Katherine Devitt
to
Subdivide a 90.9 Acre Parcel Zoned A1 (Agriculture)**

Background: This subdivision request is presented by Scott and Katherine Devitt to subdivide an existing 90.0 acre parcel. The subdivision would create three (3) new parcels with a residue parcel. VDOT has reviewed the subdivision and finds it to be acceptable. VDOT has signed the plat. The “new” parcels have surveyed/mapped septic drain fields with completed soil tests and the residual has an existing approved septic site. The soil tests indicated the soils will support a conventional septic system. Madison County’s Department of Health (VDH) has provided an approval letter and signed the plat.

The subject parcel has not been subdivided in the past 10 years (“4 in 10 rule”) and the existing right-of-way providing ingress/egress to the property would serve four (4) parcels.

Visuals:





Recommendation: Approval

The proposed parcels meet the three (3) acre minimum lots size requirement in the A1 zoning district. The residual/residue parcel (lot 1) would be 20.0 acres in area and has not been subdivided more than four times in the past ten years (therefore meeting the “4 in 10” rule). Unless the exiting right-of-way is improved to state road standards, the subdivision rights on the subject properties have been exhausted.



Madison County Health Department
PO BOX 67
Madison, Virginia 22727
(540) 948-5481 Voice
(540) 948-3841 Fax

April 21, 2020

Madison County Subdivision Officer

Re: Review of Proposed Subdivision Plat for Individual Onsite Sewage Systems
Subdivision, Tax Map/GPIN: 43-2

Dear Madison County Subdivision Officer:

On March 11, 2020 the County of Madison requested that the Virginia Department of Health, via the Madison County Health Department, review the proposed subdivision plat identified above.

This letter is to inform you that the above referenced subdivision plat is **approved** for individual onsite systems in accordance with the provisions of the *Code of Virginia*, the *Sewage Handling and Disposal Regulations* (12 VAC 5-610-10 et seq.), and the *Alternative Onsite Sewage System Regulations* (12 VAC 5-613 et seq.,).

This request for subdivision review was submitted pursuant to the provisions of Section 32.1-163.5 of the *Code of Virginia*, which authorizes the health Department to accept private soil evaluations and designs from an Onsite Soil Evaluator (OSE) or a Professional Engineer working in consultation with an OSE for residential development. This subdivision was certified as being in compliance with the Board of Health's regulations by Douglas Jenkins, Private OSE. This subdivision approval is issued in reliance upon that certification.

Pursuant to Section 360 of the *Regulations* this approval is not an assurance that Sewage Disposal System Construction Permits will be issued for any lot in the subdivision identified above *unless* that lot is specifically identified on the above referenced plat as having an approved site for an onsite sewage disposal system, and unless all conditions and circumstances are present at the time of application for a permit as are present at the time of this approval. This subdivision may contain lots that do not have approved sites for onsite sewage systems.

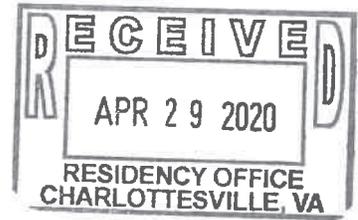
This subdivision approval is issued in reliance upon the certification that approved lots are suitable for "traditional systems," however actual system design may be different at the time construction permits are issued.

This subdivision approval has been issued in accordance with applicable regulations based on the information and materials provided at the time of application. There may be other local, state, or federal laws or regulations that apply to the proposed construction of this onsite sewage system. The owner is responsible at all times for complying with all applicable local, state, and federal laws and regulations. If you have any questions, please contact me at (540) 948-5481.

Sincerely,

Dwayne Dixon, Environmental Health Supervisor

cc: Douglas Jenkins, Private OSE



April 27, 2020

To: Adam Moore, Willis Bedsaul, VDOT – Charlottesville Residency

From: Mr. Ligon Webb, County Planner

RE: Request for Subdivision Review Comments – Scott & Katherine Devitt Subdivision

Attached you will find copies of a subdivision plat prepared by a licensed surveyor. The subject property is owned by Scott and Katherine Devitt and is located on Leon Road (Rt. 631) in Madison County. The property is roughly 90.9 acres and is identified on Madison County's Tax Maps as 43-2. The proposed subdivision would subdivide the subject property and create four "new" parcels; and part of the County's review process is to request that VDOT provide comments regarding the subdivision application.

As shown on the survey, the subdivision would create four (4) parcels (including the residual) of 20 acres, 20.7 acres, 20.1 acres and 30 acres; the parcels are accessed via an existing entrances located on Rt. 631.

If acceptable please return with signatures in the space provided on the survey plats. You may mail back to the following address: Madison Building & Zoning, PO Box 1206, Madison, VA 22727.

Please feel free to contact me if you have any comments or concerns. Thank you again for your attention to this matter.

Regards,



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

Stephen C. Brich, P.E.
Commissioner

1401 East Broad Street
Richmond, Virginia 23219

(804) 786-2701
Fax: (804) 786-2940

June 23, 2020

Madison County Zoning
Attn: Ligon Webb
P.O. Box 1206
Madison, Virginia 22727-1206

Re: (T.M. #43-2) – Scott and Katherine Devitt- Subdivision Plat
Rte. (Route 631 Leon Road), Madison County, VA

Dear Mr. Webb:

The Department of Transportation, Charlottesville Residency Transportation and Land Use Section has reviewed the plat for the above-referenced parcel dated February 05, 2020 as prepared by Sullivan Donahoe and Ingalls, and finds it to be generally acceptable.

If you have further questions, please contact Willis Bedsaul at (434) 422-9866.

Sincerely,

Adam J. Moore, P.E.
Area Land Use Engineer
VDOT - Charlottesville Residency

OWNERS' CONSENT

WE, Scott W. Devitt & Katherine P. Devitt
 OWNERS OF THE PROPERTY SHOWN HEREON DO HEREBY STATE
 THAT THE SUBDIVISION SHOWN HEREON IS WITH OUR FREE
 CONSENT AND IN ACCORDANCE WITH OUR DESIRES.

DATE: 2/5/20

- NOTES:
- NO TITLE REPORT FURNISHED.
 - THIS PLAT IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.
 - BOUNDARY DATA PER PLAT BY WILLIAM P. GIMBEL, DATED NOVEMBER 4, 2009 AND RECORDED IN P.B. 35 PG. 28 AND A CURRENT FIELD RUN SURVEY BY SULLIVAN, DONAHOE AND INGALLS ON AUGUST 6, 2019.
 - MERIDIAN PER PLAT BY WILLIAM P. GIMBEL, DATED NOVEMBER 4, 2009 AND RECORDED IN P.B. 35 PG. 28. NO PORTION OF THE PARCELS SHOWN HEREON ARE LOCATED IN THE F.L.R.M. 100 YEAR SPECIAL FLOOD HAZARD AREA ZONE "A", AS INDICATED ON FEMA MAP #5111300200C, DATED JANUARY 5, 2007. HOWEVER, THE PARCELS ARE LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
 - RECORD OWNER: SCOTT W. DEVITT AND KATHERINE P. DEVITT PER LR #090001872
 - TAX MAP 43-2, PARCEL 2, ZONED A1.
 - ALL PROPERTY CORNERS TO BE MARKED WITH IRON RODS UNLESS OTHERWISE NOTED.

STREETS IN THIS SUBDIVISION SHALL BE PRIVATELY OWNED AND SHALL NOT BE ACCEPTED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION FOR INCLUSION INTO THE STATE SECONDARY ROAD SYSTEM. NO FUTURE PUBLIC FUNDS BEING FEDERAL, STATE, COUNTY OR LOCAL SHALL BE USED TO MAINTAIN, CONSTRUCT OR RECONSTRUCT THE STREETS WITHIN THIS SUBDIVISION.

CERTIFICATE OF APPROVAL

THIS SUBDIVISION SHOWN HEREON HAS BEEN REVIEWED AND APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING REGULATIONS, AND MAY BE COMMITTED TO RECORD.

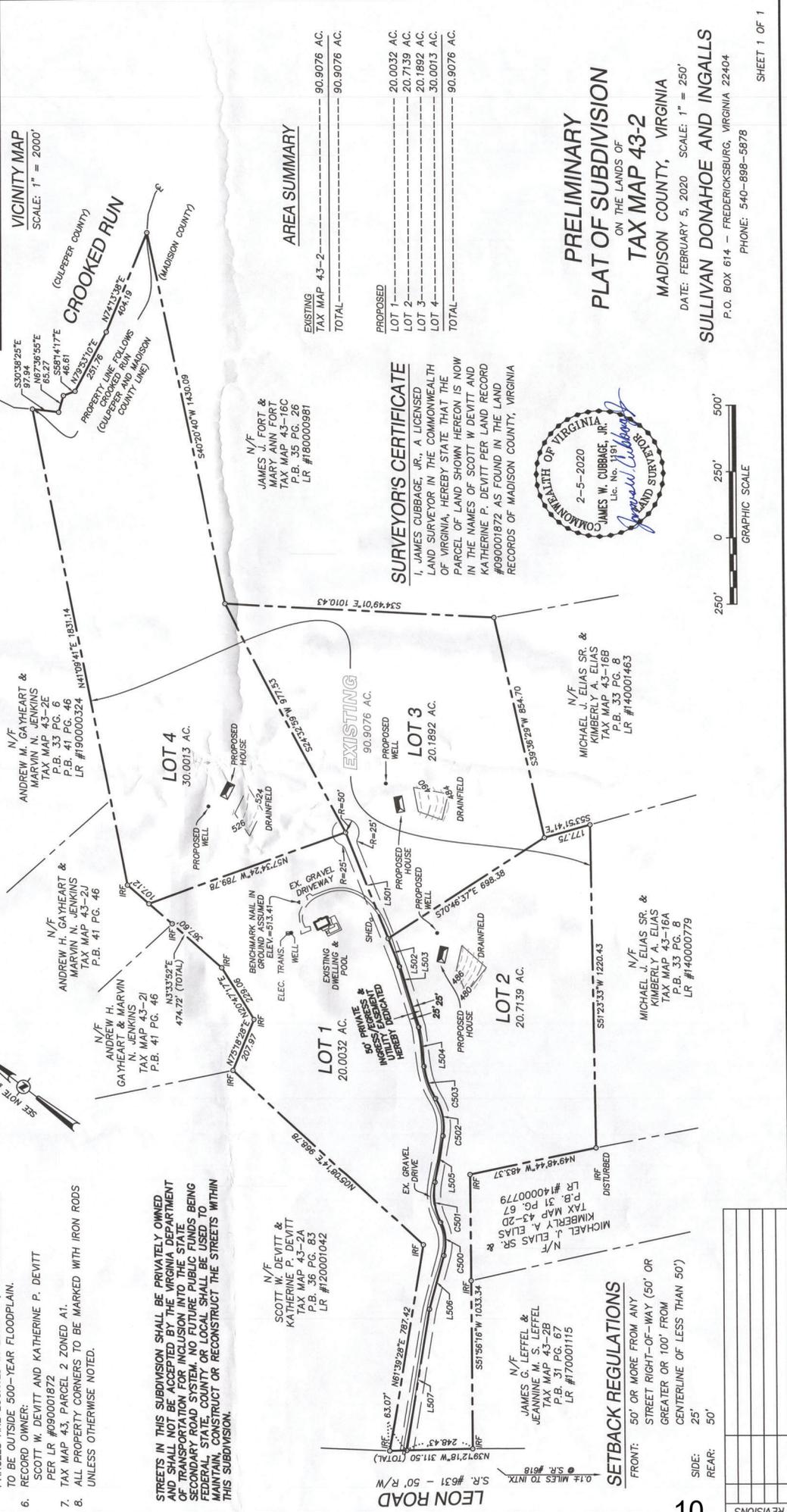
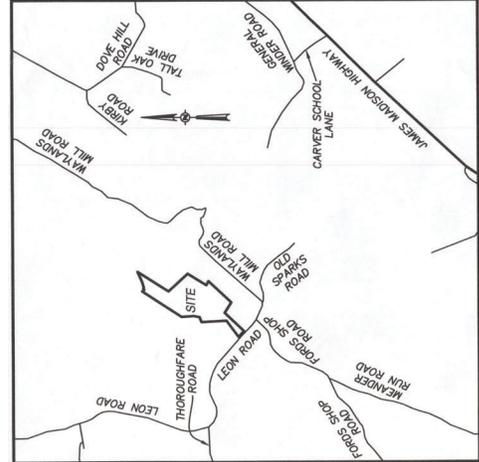
COUNTY AGENT: William P. Gibbs DATE: 2/5/20
 VDOT: [Signature] DATE: 2/5/20
 VIRGINIA DEPT. OF HEALTH

DRAINFIELD DELINEATION BY

DOUGLAS L. JENKINS
 3 MAR 20
 ROSE# 1940001230 DATE:

LINE	BEARING	DISTANCE
L501	S30°57'22"W	430.20'
L502	S30°57'22"W	114.59'
L503	S30°01'49"W	239.35'
L504	S45°02'35"W	149.62'
L505	S62°28'27"W	176.94'
L506	S57°20'01"W	209.54'
L507	S51°39'13"W	539.41'

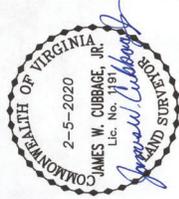
CURVE	RADIUS	DELTA	ARC	TANGENT	CH. BEARING	CHORD
C500	180.00'	40°39'38"	127.74'	66.69'	N47°00'13"E	125.07'
C501	250.00'	35°46'01"	156.06'	80.67'	S44°33'26"W	153.54'
C502	200.00'	42°04'10"	146.85'	76.81'	N41°24'22"E	143.57'
C503	300.00'	24°40'18"	128.18'	65.61'	S32°42'26"W	128.19'



AREA SUMMARY

EXISTING TAX MAP 43-2	90.9076 AC.
TOTAL	90.9076 AC.

SURVEYOR'S CERTIFICATE
 I, JAMES CUBBAGE, JR., A LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, HEREBY STATE THAT THE PARCEL OF LAND SHOWN HEREON IS NOW IN THE NAMES OF SCOTT W. DEVITT AND KATHERINE P. DEVITT PER LAND RECORD #090001872 AS FOUND IN THE LAND RECORDS OF MADISON COUNTY, VIRGINIA



PRELIMINARY PLAT OF SUBDIVISION ON THE LANDS OF TAX MAP 43-2 MADISON COUNTY, VIRGINIA

DATE: FEBRUARY 5, 2020 SCALE: 1" = 250'
SULLIVAN DONAHOE AND INGALLS
 P.O. BOX 614 - FREDERICKSBURG, VIRGINIA 22404
 PHONE: 540-898-5878



NO.	REVISIONS

FOR OFFICE USE ONLY:

Zone: **A1**
Fee Amount: **\$1150.00**
Receipt #:

Tax Map No: **64-11B**
Date Paid:
Check #:

By who? **Robert Yeaman**
328 Beautiful Run Road
Aroda, VA 22709



MADISON COUNTY
APPLICATION FOR A SUBDIVISION REQUEST

Date: **5/12/2020**

Property Owner:

Name: Robert & Allison Yeaman
Address: 328 Beautiful Run Road, Aroda, VA 22709
Phone No.: 757-814-9600
E-Mail: jyeaman@vt.edu

Address of Subdivision Request:

Route No.: 621
Road Name: Beautiful Run Road

Applicant: Owner Agent Surveyor

Name: Robert and Allison Yeaman
Address: same as above
Phone No.: _____
E-Mail: _____

Type of subdivision request:

Family Division Subdivision (meeting the requirements of the
Madison County Subdivision Ordinance and
Madison County Zoning Ordinance)

TAX MAP: **64-11B & 64-11C** ZONING: **A1**

PROPOSED NO. OF LOTS: **3 lots w/ Residual** EXISTING ACREAGE: **82.7 acres**

Is a right-of-way being created? Yes No How many lots being served by the right-of-way? **3 lots (residual has existing driveway)**

I hereby certify that I have the authority to make the foregoing application for a subdivision request and that the information given is correct and will conform to all applicable state and county regulations.

Signature of Owner / Agent / Surveyor

12 May 2020
Date

John Robert Yeaman
Print Name

757-814-9600
Daytime phone number of Signatory

Surveyor or Engineer:

Name: Roger W. Ray and Associates, Inc.
Address: 663 Berkmar Court, Charlottesville, VA 22901
Phone No.: 434-293-3195
E-Mail: _____

APPROVAL DATE: _____



Recommendation: Approval

The proposed parcels meet the three (3) acre minimum lots size requirement in the A1 zoning district. The residual/residue parcel (lot 1) would be 7.54 acres in area and has not been subdivided more than four times in the past ten years (therefore meeting the “4 in 10” rule). Unless the exiting right-of-way is improved to state road standards, the subdivision rights on the subject properties have been exhausted.

May 27, 2020

Ligon Webb, Madison County Planner

Re: Review of Proposed Subdivision Plat for Individual Onsite Sewage Systems
Subdivision, Tax Map/GPIN: 64-11B

Dear Madison County Subdivision Officer:

On May 12, 2020, the County of Madison requested that the Virginia Department of Health, via the Madison County Health Department, review the proposed subdivision plat identified above.

This letter is to inform you that the above referenced subdivision plat is **approved** for individual onsite systems in accordance with the provisions of the *Code of Virginia*, the *Sewage Handling and Disposal Regulations* (12 VAC 5-610-10 et seq.) and the *Alternative Onsite Sewage System Regulations* (12 VAC 5-613 et. seq.,).

This request for subdivision review was submitted pursuant to the provision of Section 32.1-163.5 of the *Code of Virginia*, which authorizes the health department to accept private soil evaluations and designs from an Onsite Soil Evaluator (OSE) or a Professional Engineer working in consultation with an OSE for residential development. This subdivision was certified as being in compliance with the Board of Health's regulations by Thomas G. Hogge, OSE. This subdivision approval is issued in reliance upon that certification.

Pursuant to Section 360 of the *Regulations* this approval is not an assurance that Sewage Disposal System Construction Permits will be issued for any lot in the subdivision identified above *unless* that lot is specifically identified on the above referenced plat as having an approved site for an onsite sewage disposal system, and unless all conditions and circumstances are present at the time of application for a permit as are present at the

time of this approval. This subdivision may contain lots that do not have approved sites for onsite sewage systems.

The subdivision approval has been issued in accordance with applicable regulations based on the information and materials provided at the time of application. There may be other local, state, or federal laws or regulations that apply to the proposed construction of this onsite sewage system. The owner is responsible at all times for complying with all applicable local, state, and federal laws and regulations. If you have any questions, please contact me at (540) 948-5481.

Sincerely,

A handwritten signature in black ink, appearing to read 'E. Bourdon', with a long horizontal line extending to the right.

Emily Bourdon
Environmental Health Specialist



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

Stephen C. Brich, P.E.
Commissioner

1401 East Broad Street
Richmond, Virginia 23219

(804) 786-2701
Fax: (804) 786-2940

March 16, 2020

Madison County Zoning
Attn: Ligon Webb
P.O. Box 1206
Madison, Virginia 22727-1206

Re: (T.M. #64-11B & 11C) – Robert & Allison Yeaman- Subdivision Plat
Rte. (Route 621 Beautiful Run Road), Madison County, VA

Dear Mr. Webb:

The Department of Transportation, Charlottesville Residency Transportation and Land Use Section has reviewed the plat for the above-referenced parcel dated December 05, 2019 as prepared by Roger W. Ray & Assoc., Inc., and find it to be generally acceptable.

If you have further questions, please contact Willis Bedsaul at (434) 422-9866.

Sincerely,

Adam J. Moore, P.E.
Area Land Use Engineer
VDOT - Charlottesville Residency

FOR OFFICE USE ONLY:

Zone:

Tax Map No:

By who?

Fee Amount:

Date Paid:

Receipt #:

Check #:



MADISON COUNTY APPLICATION FOR SPECIAL USE PERMIT

Date:

The undersigned owner/applicant of the following described property hereby applies for a Special Use Permit as required by Article(s) 14 of the Zoning Ordinance of Madison County, Virginia.

Owner of Record:

Name: CRYSTALLIS LLC

Address: 5291 SCUFFLETOWN RD, BARBOURSVILLE, VA 22923

Phone No.:

E-Mail: barbara@crescereresort.com

Applicant:

Name: Crescere Resort, LLC

Address: 5291 SCUFFLETOWN RD, BARBOURSVILLE, VA 22923

Phone No.:

E-Mail: barbara@crescereresort.com

TAX MAP: 64-71, 64-73, 64-73A, 68-1, 68-2A, 68-2 & 69-1 ZONE: 5 & 6

OF ACRES TO BE COVERED BY SPECIAL USE PERMIT: 749.308

LOCATION/ADDRESS OF PROPERTY FOR SPECIAL USE PERMIT: S BLUE RIDGE TPKE RT 231

Is this an amendment to an existing Special Use Permit? If yes, provide that SP Number:

PROPOSAL/REQUEST:

I hereby certify that I own the subject property, or have the legal power to act on behalf of the owner in filing this application. I also certify that the information provided on this application and accompanying information is accurate, true, and correct to the best of my knowledge.

Signature of Owner or Agent: Barbara Miller

Date: 5/15/2020

Print Name: Barbara Miller

Daytime phone number of Signatory: 917-570-0155

Have all the necessary statements, plats, plans and other pertinent information been submitted? Yes No

Reviewed by Planning Commissioner: Date:

Action Taken by Board of Supervisors: Date:

APPROVED: DENIED: Ligon Webb, Zoning Administrator Date:

SHIMP ENGINEERING, P.C.
Design Focused Engineering

May 15, 2020

Ligon Webb
County of Madison
414 N. Main Street
Madison, Virginia 22727

RE: Rural Resort Special Use Permit for Crescere (TMP 64-71, 64-73, 64-73A, 68-1, 68-2, 68-2A & 69-1)

Dear Mr. Webb,

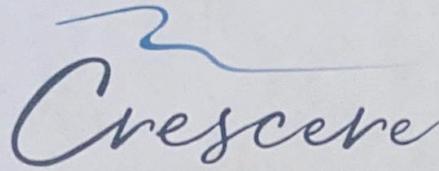
Please find the first submission of the special use permit application for Crescere, TMPs 64-71, 64-73, 64-73A, 68-1, 68-2A, 68-2, and 69-1 for review. Included in this submission are:

1. 15 (11x17) copies of the concept plan for review.
2. Project narrative (included with the concept plan)
3. SP Application

If you have any questions, please do not hesitate to contact me at Kelsey@shimp-engineering.com or by phone at 434-227-5140. You can also contact Justin Shimp at Justin@shimp-engineering.com.

Best regards,

Kelsey Schlein
Shimp Engineering, P.C.



AGRI-RESORT & SPA

ROCHELLE, VIRGINIA

June 26, 2020

Ligon Webb
County Planner
Madison County
414 N. Main St.
Madison, VA 22727

Dear Ligon Webb:

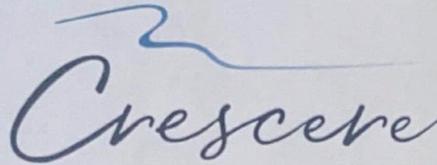
Please include the following with Case No: SU-07-20-14 special use permit request by Crystallis LLC (Barbara Miller). The intent of the information provided is to provide community members with clarity regarding the objectives and potential phasing of our project.

Crescere Agri-Resort will be phased over the course of several years. A concrete timeline is not practical at this point, as the timing of each new phase will be dependent on several factors, including the state of the economy and demand for services in the post-Covid 19 world. Our hope is that Phases 1 and 2 will include the Restaurant/Welcome Center (open to the public), one to two glamping areas (10-20 units total), and structures for use by the glamping guests (such as; a rustic activities lodge, improved buildings around the pond area, an open air pavilion and other ancillary structures required for storage).

The mission of Crescere Agri-Resort is founded upon sustainability, conservation, education and providing guests with access to nature. Our restaurant is intended to double as a teaching facility, showcasing alternative energy usage, energy conservation as well as promotion of local products and businesses. Glamping sites will allow guests to safely interact with nature, learn about farming and conservation, and to relax in beautiful Madison County. The anticipated number of lodging units to be built on site is anticipated to be approximately 50 units accommodating approximately 225 guests (assuming average occupancy of 2-4 guests per unit).

Employment will vary from low to high season. We estimate employment for Phases 1 & 2 to be approximately 65 with a mix of full-time employment (approx. 20), and part-time hourly employment (not including extra catering staff and outside vendors required for private events). We also anticipate

2423 South Blue Ridge Turnpike, Rochelle, VA 22738
www.CrescereFarm.com



AGRI-RESORT & SPA

ROCHELLE, VIRGINIA

outsourcing to local businesses for tasks we don't intend to do in-house or for needs that are variable in nature (ex. spa service providers, laundry services, extra staffing for events, entertainment, maintenance...).

We anticipate the number of annual large public events will be no more than twelve (12); and any additional public events above this number (12) would require specific approval by the Madison County Board of Supervisors. A large public event would be defined as an advertised event or gathering in which the general public is invited (regardless if a fee is collected or not) where the group exceeds 1000 people over the course of the event. We plan to adhere to an outdoor music cut-off time of 12am.

This SUP submission adheres to all pertinent zoning and statutes adopted by the County including:

- The project's entrance will conform to VDOT recommendations and requirements; with the understanding that improvements would likely be phased as the project is built-out.
- Per the Madison County Site Plan Ordinance, each phase of the project's construction/development would require a formal site plan submittal to be reviewed by the Planning Commission and approved by the Board of Supervisors.
- Substantial changes or revisions to the site's layout or services/activities would necessitate amending the special use permit and require a public hearing.
- All non-farm related structures will meet the Virginia Uniform Statewide Building Code.
- No structures will be located in an identified floodplain.
- All necessary permits and insurance for events will be attained prior to events.
- Adequate on-site parking will be made available for guests, staff and owners.
- The Virginia Department of Health will be responsible for review and approval of all wells for human use and septic systems on the site.

Sincerely,

Barbara Miller

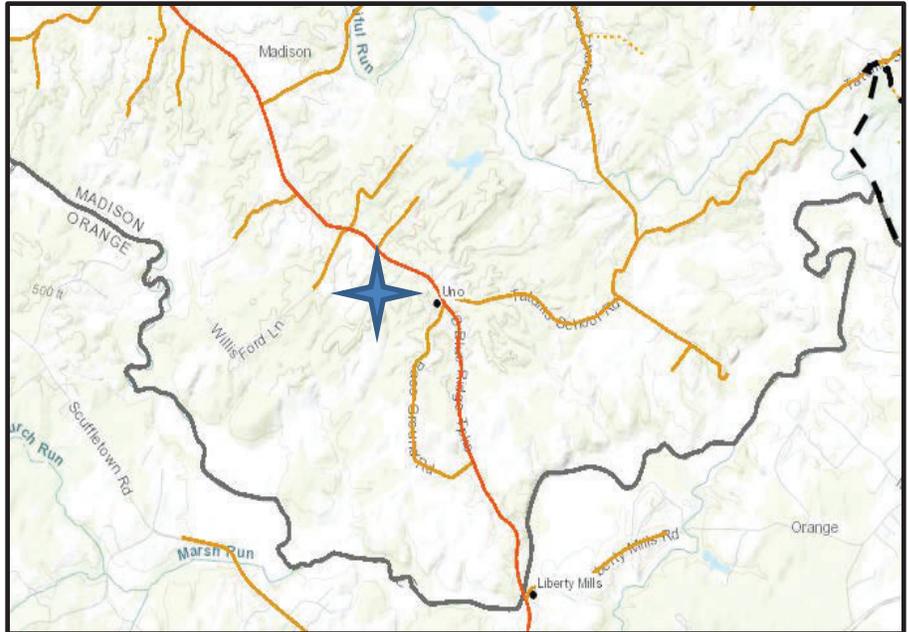
2423 South Blue Ridge Turnpike, Rochelle, VA 22738
www.CrescereFarm.com

Special Use Permit Request by Crystallis, LLC (Barbara Miller)

for a

Event/Venue Use on A1 Zoned Properties

Background: The proposed Crescere Agri-Resort is an event/venue and recreational resort located on multiple parcels in Madison County totaling roughly 749 acres. The subject parcels are zoned A1 (agriculture) and in this district the proposed use of the property requires a special use permit. Per the submitted project narrative the proposed uses include the following: 1) a welcome center & restaurant, 2) an event center, 3) numerous “glamping” and lodging areas, 4) a spa, and 5) other additional support buildings (dam bar, farm center, open air pavilion). In addition, the site’s development would include the redevelopment and expansion of existing site roadways and construction of several parking areas.



As described in the project narrative the development would provide (and offer) “conference and retreat facilities; educational and entertainment facilities; dining and picnicking facilities; camping and glamping facilities; hiking, cycling, fishing, canoeing, rafting, tubing, wildlife observation shelters, boat landings/docks, and equestrian trails and facilities...Approximately 60,000 sq ft of permanent and temporary structures are proposed on the property. 280,000 sq ft of the property entrance and new parking area are proposed to be paved and nearly 9,000 linear feet of existing dirt roads will be widened to 12’ to ensure safer circulations throughout the site and adequate road surface improvements to serve any emergency vehicles.”

Proposed Site Facilities: The applicant's submission shows the following facilities:

A welcome center and restaurant (proposed 6,600 sq ft)

Event Center (proposed 11,500 sq ft)

Eight (8) Four Season Cottages (proposed 1,500 sq ft per unit)

Spa Building (proposed 2,500 sq ft)

Open Air Pavilion (unknown proposed size)

Upgraded Existing Pavilions (unknown size)

Damn Bar (unknown proposed size)

Farm Center (unknown proposed size)

Lodge Building (proposed 2,000 sq ft)

Fourteen (14) Hilltop Glamping Sites (unknown proposed size)

Nine (9) Riverview Glamping Sites (unknown proposed size)

Eight (8) Family Campsites (unknown proposed size)

The site plan (page 6 of 9 of packet submitted by applicant) shows a total of thirty-nine (39) overnight accommodations and eight (8) ancillary or support buildings/structures.

Several proposed buildings/structures are of unknown size; the County Planner does not consider this to be of significant concern at this juncture.

The submitted site plan also shows the development of internal vehicle travel lanes and hiking trails.

Per the submitted site plan the County Planner estimates the 39-over-night accommodations could accommodate roughly 125 guests on site.

Development Process & Requirements: The subject property is proposed to be developed in multiple phases, with each phase requiring a site plan submittal to be reviewed (and recommended) by the Planning Commission and approved by the Board of Supervisors. During the site plan submittal(s) specifics details regarding road surfacing, parking considerations and building/design details can be reviewed detail.

Subsequently, as each phase is constructed, the applicant will be required to obtain erosion/sediment control permits and building permits. Regarding erosion/sediment controls: the post development runoff is required to be the same (or less) as the pre-development runoff; each phase's erosion/sediment plan is required to be completed by a state licensed engineer.

Septic and Water Considerations: The County Planner estimates the site would likely require a minimum of seven (7) to potentially twelve (12), or more, individual septic systems to accommodate the proposed build-out. And depending on flow rates, the site could also require a similar number of individual drilled wells to supply water to the proposed structures.

The applicant is required to submit soils tests, septic designs and well logs to the Virginia Department of Health (VDH) for review and approval. Building permits will not be issued until VDH has approved septic and well sites.

Entrance, Traffic Impacts & Analysis (See Traffic Count Segment Map on Subsequent Pages)

The site is proposed to have one entrance on S. Blue Ridge Turnpike (Rt. 231). VDOT has completed an initial review of the site plan and has stated that a detailed entrance design review can be undertaken during the site plan submittal phase. In addition, the proposed entrance has good site distance. However, a right and left turn lane will likely be necessary at some juncture as the site develops. Attached to this report is a letter from VDOT.



VDOT's 2019 traffic counts estimated the 9.6 mile segment of S. Blue Ridge Turnpike (Rt. 231) has a AADT (annual average daily traffic) of 1,400; further, the K factor (Vehicles Per Hour During Peak Hour) is 145. Overall, the segment of Blue Ridge Turnpike appears to be functioning well under the road's design capacity, and there are no significant "surges" (k factor) in traffic at any given time.

The proposed entrance's site distance to the north and south on Rt. 231 is good..

The nature of this proposed facility will result in higher "surges" (see k factor) during events, both public and private. Many of the events will be private in nature, and surges will likely be below (or near) the roads existing k factor of 145. For instance, a private event with 500

attendees (using three attendees per vehicle which is likely low) would result in a surge of 167 vehicles entering or exiting the site in an hour.

However, larger public events with 1,000 (or more) attendees would result in surges of 300/400 vehicles entering/exiting in an hour, or more, which is significantly higher than the Blue Ridge Turnpike's existing k factor of 145. Turing lanes would help to manage such surges, and "normal" traffic (non-surge) to and from the site will invariably increase the traffic on this road.

In summary, presently this segment of Blue Ridge Turnpike has a significantly lower AADT than many nearby roads with similar design capacities. This road can accommodate increased traffic, but traffic surges are a concern; and will fluctuate depending on the number and size of events. Improving the site's entrance is a given but may be done so incrementally as this site develops.

Analysis of Applicant's Proffer/Conditions Letter – The applicant submitted a signed voluntary proffer letter (attached). If the special use permit is approved as submitted, this letter would become "binding" and become another "layer" of the site's zoning; and deviations from the proffers would be handled as a zoning violation. Changes to the proffered conditions would require public hearings before the Planning Commission and Board of Supervisors. The proffers would also be transferrable too. Important highlights from the proffer letter is as follows:

- 1) Phasing Plan – the proffer letter makes mention of a phasing plan, and the County Planner believes it meets the intent of the event/venue ordinance. A project this size has many variables which make estimating a highly detailed phasing plan difficult; however, it is anticipated the site will develop in multiple phases, and each phase will require a site plan submittal to the County.
- 2) The proffer letter states the number of overnight lodging units to be "approximately 50"; by the County Planner's count the submitted site plan (page 6 of 9 of the applicant's submittal) shows 39 overnight units. Also, the applicant states the lodging units "would accommodate 225 guests." Given that there appears be a disconnect between the site plan and the proffer letter regarding the total number of lodging units, the total number of overnight guests is higher than expected too.
- 3) Number of public events & noise: The applicant has proffered "the number of annual large public events will be no more than 12; and any additional event over 12 would

require specific approval by Madison County Board of Supervisors. A large public event would be defined as an advertised event or gathering in which the general public is invited (regardless if a fee is collected or not) where the group exceeds 1000 people over the course of the event. We plan to adhere to an outdoor music cut-off time of 12 a.m.”

- 4) The letter provides eight “bullet points” which reiterate adherence to required processes or reviews; these points range for VDH and VDOT approvals to required site plan submittals. Although these processes require adherence, clearly listing them is beneficial.

The County Planner’s critique of the submitted proffer letter:

- It is recommend the submitted site plan be a proffered condition of the special use permit. Currently, it appears to be inconsistencies between the site plan and the submitted proffer letter, namely the total number of lodging units; and at build-out the total number of potential overnight guess appears to be significantly higher than anticipated.
- The proffer letter makes no reference to the size and number of private events, which the County Planner believes is acceptable; private events by nature are smaller in size and intensity. However, it is believed the conditions placed on the definition of what constitutes a public event (1,000 or more people), the annual allowable number of public events (12 per year), noise (outdoor music cutoff at midnight) lacks specifics and is ambiguously written (e.g. “plan to adhere to”).

Comprehensive Plan – The County’s comprehensive plan contains general aspirations goals of preserving the County’s agricultural lands while promoting tourism as a means for economic development. It is believed the subject proposal would indeed meet these goals, provided stated concerns are met.

Site Visuals:



Recommendation: Table

June 27, 2020

The site provides ample acreage to accommodate the proposed uses. It is believed to be consistent with the County's comprehensive plan to promote economic development through tourism while preserving agricultural lands. The County Planner believes the project has tremendous potential. In addition, there are many regulatory processes which will ensure the site will be developed in an orderly and consistent manner in compliance with all County and state regulations; if built-out as proposed the site would overwhelmingly remain in open space and still remain viable for agricultural uses.

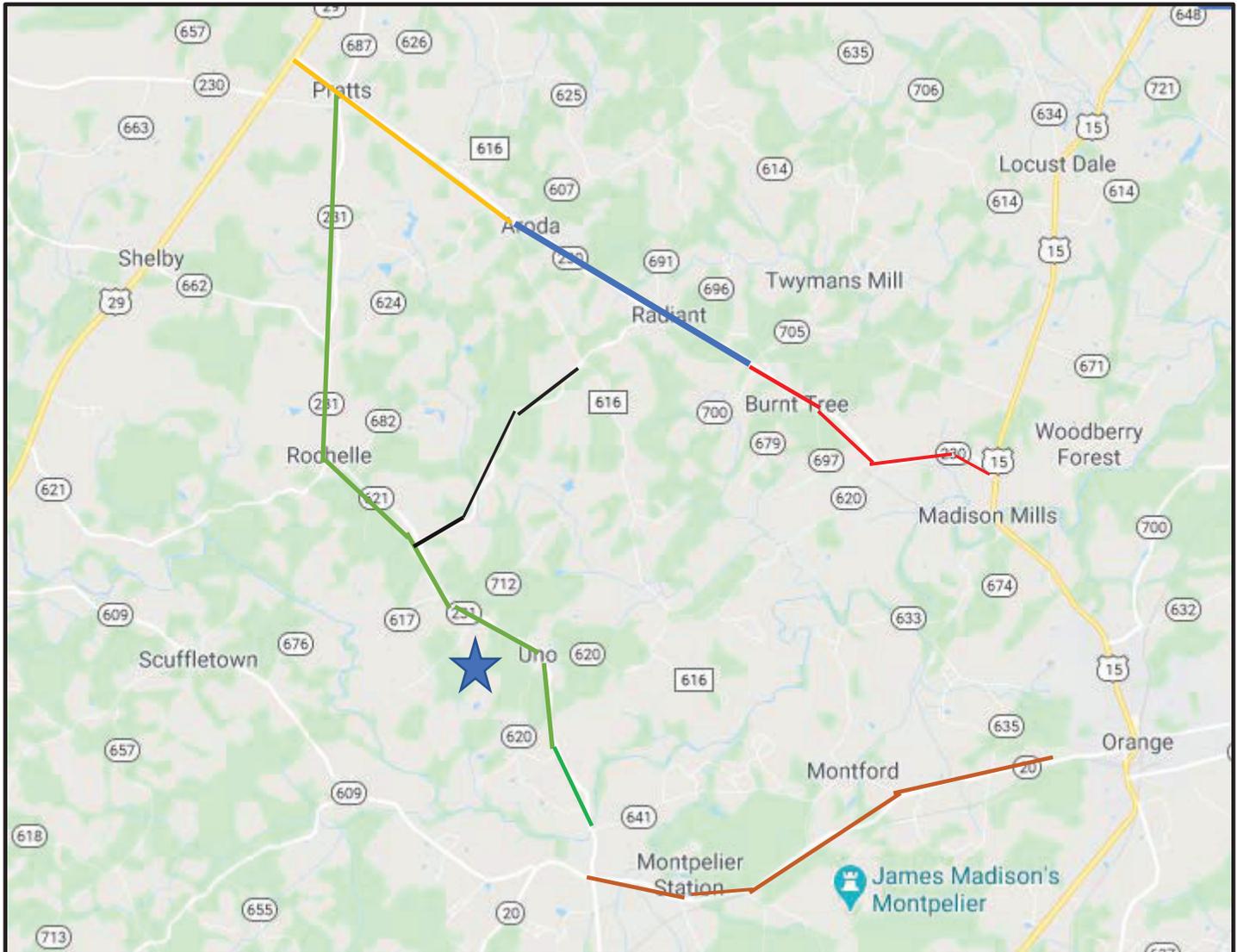
However, questions remain specifically regarding the number of lodging units, the annual number and definition of public events. In the opinion of the County Planner the proffered conditions related to these issues are vague and need improvement. If tabled, and the applicant is agreeable, the County Planner will work with the applicant to clarify and improve these conditions to the satisfaction of all.

Selected 2019 Road Segment Traffic Counts

Source: VDOT

AADT = Average Annual Daily Traffic

K Factor = Vehicles Per Hour During Peak Hour



US 29 to Elly Road (2.53 mi): 3,600 AADT; K Factor: 316

Elly Rd to Twymans Mill Rd (2.86 mi): 3,100 AADT; K Factor: 282

Twymans Mill Road to US 15 (3.16 mi): 6,300 AADT; K Factor: 592

US 231 to Good Hope Church Rd: 190 AADT; K Factor (no data)

Orange Road (Rt. 230) to Orange County Line – Rt. 231 (9.6 mi): 1,400 AADT; K Factor: 145

US 231 (Gordonsville Turnpike) to Town of Orange Line (5.76 mi): 4,300 AADT; K Factor: 382



June 3, 2020

To: Barbara Miller, Owner & CEO; Sue Miller, EVP Business Development; Justin Shimp, Shimp Engineering

From: Ligon Webb, County Planner

RE: Special Use Permit – Crescere Agri-Resort: Project Overview, Ordinance Requirements & Project Consideration

Project Overview: The proposed Crescere Agri-Resort is an event/venue and recreational resort located on multiple parcels in Madison County totaling roughly 749 acres. The subject parcels are zoned A1 (agriculture) and in this district the proposed uses of the property requires a special use permit. Per the submitted project narrative the proposed uses include the following: 1) a welcome center & restaurant, 2) an event center, 3) numerous “glamping” and lodging areas, 4) a spa, and 5) other additional support buildings (dam bar, farm center, open air pavilion). In addition, the site’s development would include the redevelopment and expansion of existing site roadways and construction of several parking areas.

As described in the project narrative the development would provide (and offer) “conference and retreat facilities; educational and entertainment facilities; dining and picnicking facilities; camping and glamping facilities; hiking, cycling, fishing, canoeing, rafting, tubing, wildlife observation shelters, boat landings/docks, ad equestrian trails and facilities...Approximately 60,000 sq ft of permanent and temporary structures are proposed on the property. 280,000 sq ft of the property entrance and new parking area are proposed to be paved and nearly 9,000 linear feet of existing dirt roads will be widened to 12’ to ensure safer circulations throughout the site and adequate road surface improvements to serve any emergency vehicles.” Our

recent discussions, and the project's narrative, indicate the proposed venue would host private events and possible public events too.

Ordinance Requirements: As you are aware in May of 2019 the Rural Resort ordinance was adopted by the Madison County Board of Supervisors; and being that Barbara advocated for this ordinance as related to this site, the public hearing(s) associated with the adoption of this ordinance (essentially) served as a de facto hearing for this proposal. However, the adoption of the Rural Retreat ordinance simply provides an avenue for this proposal, or other similar proposals, to apply for a special use permit for the uses described in the Rural Resort ordinance.

In the spring of 2020 Madison County's Board of Supervisors amended the Rural Resort ordinance and subsequently changed its name to "Event Venue" ordinance; other changes were made, but mostly minor revisions.

The submitted site plan and narratives appear to satisfy all requirements under Article 14-18 (Event Venue) of the Madison County Zoning Ordinance. However, it is recommended the following item be addressed:

14-18.4 Application Requirements:

B. The anticipated installation timetable or phasing plan.

Per our conversations, if approved potential build-out would be unpredictable. However, developing a simple timetable is required. Of course site plans would be required for new construction/development as the project advances. Therefore it is recommended a narrative be developed addressing potential phasing plans, with the understanding phasing timelines are often fluid.

Project Considerations: From a planning perspective the proposal's predictability moving forward is key; and (in my opinion) ensuring predictability can be achieved through a proffer/condition letter which accompanies the submittal. A signed letter detailing voluntary project conditions would be helpful and provide increased certainty regarding the project's development; and in some instances conditions could simply reiterate existing code requirements. However, as discussed, submitted proffers are voluntary in nature, and would become "binding" and be fully transferable; and changes/revision to proffered conditions would require a public hearing. Regardless, submitting such a letter would be helpful, but doing so does not ensure project approval or that all potential concerns have been met. It is

my opinion that the following items should be considered (in no particular order):

- The project's entrance will conform to VDOT recommendations and requirements; with the understanding that improvements could likely be phased as the project is built-out (see VDOT email dated 6/3/2020).
- Per the Madison County Site Plan Ordinance, each phase of the project's construction/development would require a formal site plan submittal to be reviewed by the Planning Commission and approved by the Board of Supervisors.
- The submitted site plan (sheet 6 of 9) is recommended to be the project's proffered layout; and any potential changes thereto will be minimal in nature and would be discussed/reviewed during site plan submittals.
- Substantial changes or revisions to the site's layout or services/activities would necessitate amending the special use permit and require a public hearing. (e.g. additional lodging units, new structures in direct support of the event and venue components, or expansions of existing structures)
- The total number of lodging units located on the site; and the total maximum number of overnight guests.
- Acknowledge all non-farm related structures must meet the Virginia Uniform Statewide Building Code.
- No structures will be located in an identified floodplain, unless a dock or pier.
- The site's external lighting will substantially adhere to the "Night Skies Best Practices" as recommended by the National Park Service (NPS).
<https://www.nps.gov/subjects/nightskies/practices.htm>
- Clearly define/state a cut-off time for outdoor activities and music.
- Consider limiting the number of annual public events to two (2); and any additional public events above this number (2) would require specific approval by the Madison County Board of Supervisors. A public event would be defined as an advertised event or gathering in which the general public is invited regardless if a fee is collected or not.

- Consider placing a maximum limit on the number of guests/attendees for private events.
- Acknowledge the Virginia Department of Health will be responsible for review and approval of all wells and septic systems developed on the site.

From: [Ligon Webb](#)
To: [Moore, Adam](#); "[Bedsaul, Willis](#)"
Bcc: [April Clements](#); [Jamie Wilks](#); [Jack Hobbs](#); "[Sean Gregg](#)"; "[Carty Yowell](#)"; "[Michael Mosko](#)"; [Clay Jackson](#)
Subject: re: Special Use Permit - Entrance Requirements
Date: Wednesday, June 3, 2020 11:37:09 AM
Attachments: [Crescere-SitePlan.pdf](#)

Hello Adam & Willis –

Madison County recently received a special use permit application from Crescere Resort, LLC (Barbara Miller) to develop portions of a 749 site (made up of multiple parcels) located in Uno off Route 231. I have attached the project's site plan too....the proposed resort would provide various overnight accommodations and event/venue space for special events (weddings, reunions, retreats, etc....)...The number and frequency of these special events is unknown at this moment but it is assumed that during the "season" (April – November ?) the site would be active, naturally mostly during weekends.

The attached site plan provides a detail narrative of the proposed development, but here's an overview: the proposed event/venue site (with overnight accommodations) is anticipated to be developed in multiple phases, and at build-out the site (as presented) would contain 1) 40 lodging sites, with capacity of 80-100 overnight guests, 2) a welcome center & restaurant(6,600 sq ft proposed), 3) an event center (11,500 sq ft proposed), 4) a spa (2,500 sq ft proposed) & bar (unknown sp ft), and 5) various other support and accessory structures...in total the project narrative states it would contain 60,000 sp ft of permanent & temporary structures "under roof" ...

In conjunction with overnight guests, the event center is proposed to have an occupancy of 300 people...large scale events (say weddings) could likely accommodate 500 guest (utilizing outdoor space too), with (again) the potential for 100 guest to be accommodated on site in the various lodging components.

I have discussed a potential phasing plan with the applicants, and at this moment there is no true phasing plan; however, the applicants acknowledge potential build-out could take many years. The first phase would likely be items number 1 (welcome center restaurant), 2 (Event Center) and 3 (Four Season Cottages) as described on sheet six (6) of the site plan.

However, if the SUP is approved as presented any subsequent construction/development, which is anticipated to be done so incrementally, would be required to submit a site plan for review by County staff and Planning Commission and approved by the Board of Supervisors...County staff would engage VDOT during these site plan submittals too.

Regarding the entrance at Rt. 231, the applicants understand the entrance design/type is under the purview and review of VDOT, and ultimately the design/type of entrance will be dependent upon existing traffic counts on Rt. 231, and the estimated traffic counts generated by the proposed uses on the site. I indicted to the applicants at build-out I imagine a right-taper lane and a left turn lane would likely be required. However, I also believe entrance improvements could likely be phased, and review could be coordinated between VDOT and County staff during each site plan submittal(s)...

Anyhow, given that I just received this SUP several weeks ago, and we (tentatively) have a joint Planning Commission and Board of Supervisors hearing scheduled for this on Wednesday, July 1st, I wanted to get your thoughts on this project regarding VDOT's entrance review timeline and potential recommendations, with the understanding that (if approved) future site plan submittals will provide opportunities for additional entrance review, recommendations and requirements...

Ok, thanks again for your time and attention to this matter, thanks - Ligon

Ligon Webb
County Planner
Madison County
414 N. Main Street
Madison, VA 22727
(540) 478-2240 (Cell)



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

Stephen C. Brich, P.E.
Commissioner

1401 East Broad Street
Richmond, Virginia 23219

(804) 786-2701
Fax: (804) 786-2940

June 10, 2020

Madison County Zoning
Attn: Ligon Webb
P.O. Box 1206
Madison, Virginia 22727-1206

Re: Special Use Permit – Barbara Miller-Crescere Resort, LLC
Rte. (Route 231), Uno, Madison County, VA

Dear Mr. Webb:

The Department of Transportation, Charlottesville Residency Transportation and Land Use Section has reviewed the above-referenced special use permit/conceptual plan dated May 15, 2020 as prepared by Shimp Engineering, and offer the following comment:

1. Specific entrance elements like turn lanes, would determine at the site plan stage but both right and left turn lanes may be required. If phased improvements are desired then there must be a trigger with the County to require a new plan. Otherwise VDOT may not be aware when additional buildout occurs.

If you have further questions, please contact Willis Bedsaul at (434) 422-9866.

Sincerely,

Adam J. Moore, P.E.
Area Land Use Engineer
VDOT - Charlottesville Residency

SPECIAL USE PERMIT

CONCEPT PLAN

SP NUMBER PENDING

CRESCERE

TMP(s) 64-71, 64-73, 64-73A, 68-1, 68-2, 68-2A & 69-1

project ID: 18,051

SUBMITTED 15 MAY 2020

Sheet 1 of 9



CRESCERE SITE & SP DETAILS

PROJECT NARRATIVE

Crystallis LLC (the "Applicant") is the owner of tax map parcels 64-71, 64-73, 64-73A, 68-1, 68-2, 68-2A and 69-1 (collectively, the "property") located in Madison County (the "County"). Together, the parcels are approximately 749.308 acres. The property is located between Route 231 South Blue Ridge Turnpike and the Orange County Line. The property is minutes away from James Madison's Montepelier and six miles from Route 29. The Applicant requests special use permit approval of an Event Venue use for rural resort development and operations on the property, which is zoned A-1 Agricultural. The rural resort will be known as "Crescere." The property is surrounded by other A-1 uses and borders on the Rapidan River which is the Madison/Orange County Line. Cow pastures, horse pastures, and crop areas are currently on the property. Agricultural functions will continue with the integration of the rural resort use on the property. The development of this rural resort will contribute to County goals of encouraging agri-tourism while promoting and protecting the natural beauty and rural character of Madison County. A rural resort on this property will help to attract tourist activity, support industry growth, and encourage conservation and stewardship.

OWNER

Crystallis, LLC
5291 Scuffletown Rd
Barboursville, VA 22923

DEVELOPER

Crescere Resort, LLC
5291 Scuffletown Rd
Barboursville, VA 22923

TMP(s)

64-71, 64-73, 64-73A, 68-1, 68-2A, 68-2 & 69-1

ACREAGE

749.308

DISTRICT

Rochelle

SOURCE OF BOUNDARY & TOPOGRAPHY

Boundary plat prepared by: Parker & Burke Surveyors, PLC, on April 15, 2007. Two (2) foot contour interval topography from aerial survey by McKenzie Snyder, Inc on April 3, 2019.

FLOODZONE

According to the FEMA Flood Insurance Rate Map, effective date January 5, 2007 (Community Panel 51113C0307C), this property does lie within a Zone A 100-year flood plain.

WATER AND SANITARY SERVICES

Provided by private well & septic

USE

EXISTING: Agricultural
PROPOSED: Rural Resort

ZONING

EXISTING: A1 - Agricultural
OVERLAY: Floodplain

DEVELOPMENT IMPACT ANALYSIS

The following development impact analysis is provided in accordance with Sec. 16-2 of the Madison County Zoning Ordinance:

16-2.1 Population:

This request does not propose increased density or residential development and therefore, there is no anticipated impact on the population of Madison County.

16-2.2 Public and Private Services:

Crescere will be served by private well and septic and will not have an impact on public water and sewer. Crescere is envisioned as an ecological retreat and as an ecological retreat, intends to keep trash production significantly low by providing guests with reusable canteens and discouraging use of non-compostable picnic products on the property. Crescere will be served by local emergency services, in the event of an emergency. The proposed internal road improvements will make it easier for emergency vehicles to access the site in the event of an emergency. There are no proposed residences and so there will be no impact to schools from the development. The entrance to the site from publicly maintained roads will be reviewed by VDOT at the site plan state and so any necessary and required entrance improvements will be made in accordance with VDOT standards to ensure there are safe points of ingress and egress to and from the site that do not create conflicts with existing background traffic on the public roads.

16-2.3 Environmental Impact:

Lighting: Lighting of the property will not have substantial impact on neighboring parcels. Lighting will be limited to permanent and temporary structures and such structures comply with the setbacks and yard regulations outlined in the Madison County Zoning Ordinance Section 4-4 and 4-6. Rural resort operations will largely take place during the day, so outdoor lighting is expected to be minimal. In accordance with Sec. 14-4-2(d), any onsite outdoor lighting will be sited to not hinder the use or discourage the appropriate use and development of adjacent land and buildings our impair the value thereof.

Noise: Noise produced by the use of the property is not anticipated to have a negative impact on neighboring parcels given the distance between proposed new structures and neighboring properties. The majority of the existing treeline will be maintained, supporting a natural buffer against traveling noise. Excessive noise will be controlled by the business and it is in the best interest of the resort to limit noise

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- 1 - Cover & Context Map
- 2 - Site & SP Details
- 3 - Site & SP Details
- 4 - Existing Conditions
- 5 - Existing Conditions
- 6 - Crescere Master Plan
- 7 - Event Venues + Four Season Cottages
- 8 - Meadowlands
- 9 - Farm Center + Glamping Sites

TMP 64-71, 64-73, 64-73A, 68-1, 68-2, 68-2A & 69-1

SUBMITTED 15 MAY 2020

project: 18.051

SHIMP ENGINEERING, P.C.

CRESCERE SITE & SP DETAILS

Sheet 3 of 9

for all guests that visit the facilities so that guests may partake in peaceful enjoyment of the rural resort property.

Stormwater Management and Erosion & Sediment Control: The application proposes 60,000 sq. ft. of permanent and temporary structures, 280,000 sq. ft. of impervious pavement for entrance and parking improvements, and about 9,000 linear feet of widened roadways, which will impact the land disturbance on the property. 98% of the property will remain as open space, which substantially mitigates new stormwater run-off and does not require excessive engineering for the increased impervious area. Any impacts caused by construction of the glamping sites, restaurant, and other structures, will be minimal and will be mitigated with E&S measures. The proposed construction in conjunction with the mitigation measures which may include sediment traps, silt fencing, and the like will be overall, less impactful on erosion and water quality than some traditional agricultural activities that is permitted by-right on the site, such as cattle cultivation. With only 8 acres of disturbance proposed out of the total 749 acres, impacts to environmental resources from erosion and sedimentation will be essentially, non-existent.

Air Quality: Since 98% of the site will remain as open space, there is no impact to air quality. The vegetation on the site will continue to contribute to good air quality as an overwhelming majority of the existing vegetation will remain.

16-2.4 Generation of Local Tax Revenue:

Crescere is anticipated to generate local tax revenue predominantly from real estate tax and transient occupancy tax. According to Madison County GIS, the property value is approximately \$5mm. The improvements to the property in the near term are expected to be a few million, which will increase the assessed value and taxes generated. The transient occupancy tax, which is 5% of net rent, is also expected to generate local tax dollars. There are expected to be 42 glamping, camping, and cottage sites that will each rent for several hundred dollars per night.

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5	- Existing Conditions
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8	- Meadowlands
9	- Farm Center + Glamping Sites

TMP 64-71, 64-73, 64-73A, 68-1, 68-2, 68-2A & 69-1

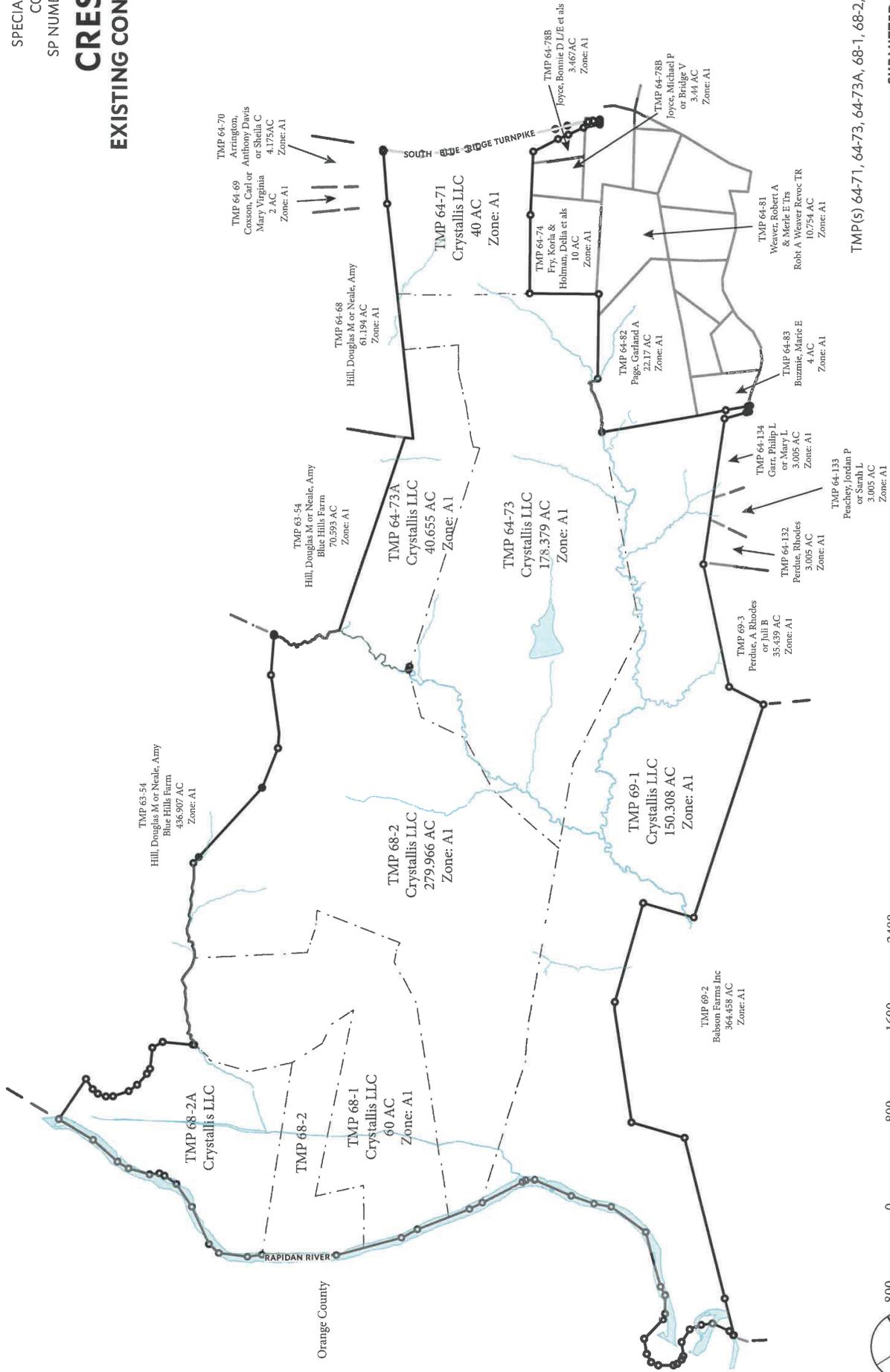
SUBMITTED 15 MAY 2020

project: 18.051

SHIMP ENGINEERING, P.C.

CRESCERE

EXISTING CONDITIONS
Sheet 4 of 9

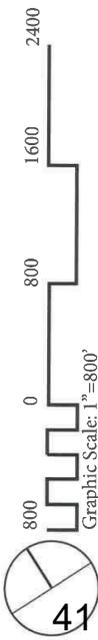


TMP(s) 64-71, 64-73, 64-73A, 68-1, 68-2, 68-2A & 69-1

SUBMITTED 15 MAY 2020

project: 18.051

SHIMP ENGINEERING, P.C.



SPECIAL USE PERMIT
CONCEPT PLAN
SP NUMBER PENDING

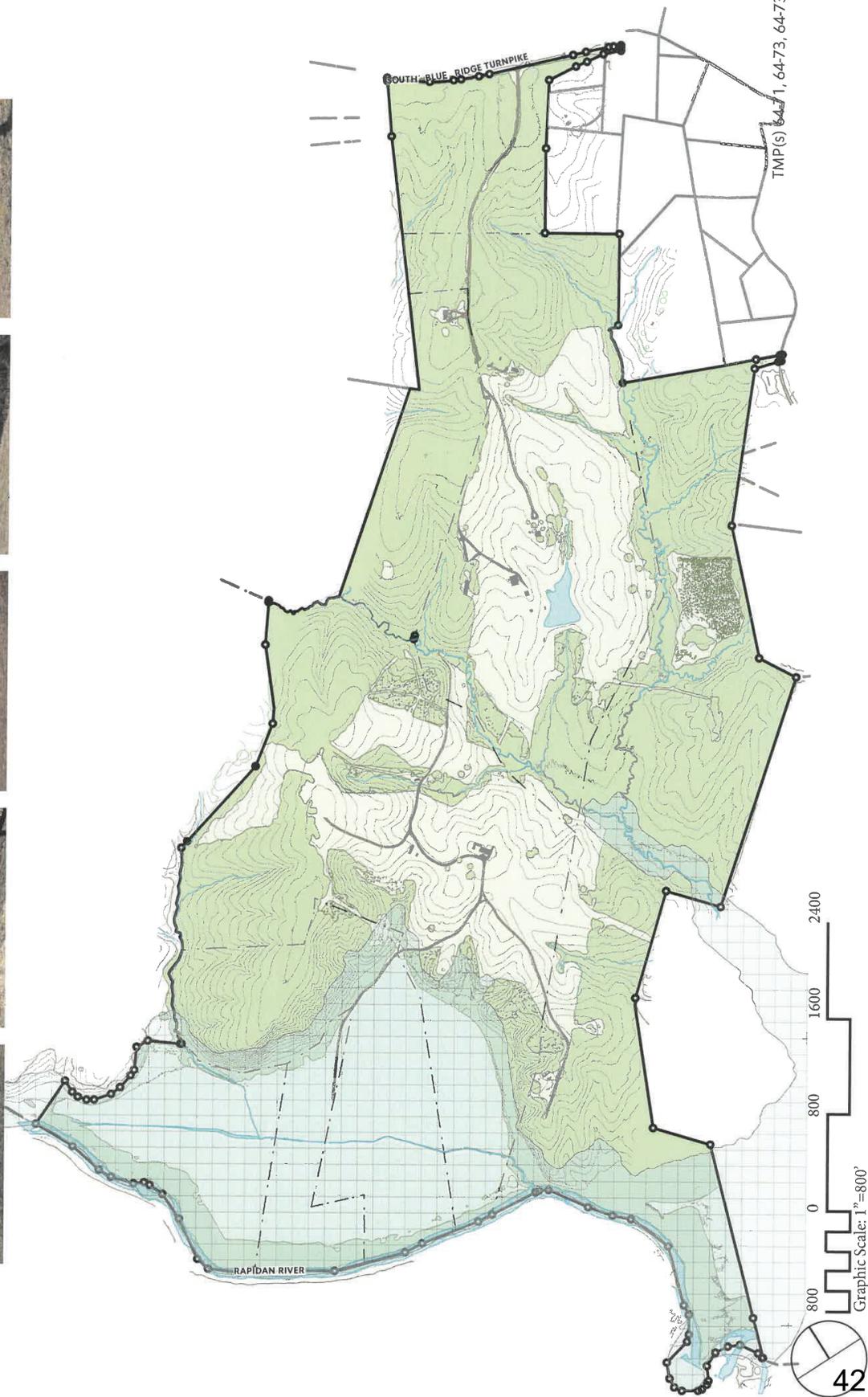
CRESCERE

EXISTING CONDITIONS

Sheet 5 of 9



Legend	
	Buildings
	Road
	Treeline
	Active Pasture
	Water
	Floodplain



SUBMITTED 15 MAY 2020

project: 18.051

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CRESCERE MASTER PLAN

Sheet 6 of 9

LEGEND

- 1 Welcome Center + Restaurant
- 2 Event Center
- 3 Four Season Cottages
- 4 Spa
- 5 Open-Air Pavilion
- 6 Upgraded Existing Pavilions
- 7 Dam, Bar
- 8 Farm Center
- 9 Lodge
- 10 Hilltop Glamping
- 11 Riverview Glamping
- 12 Family Campsite



Notes

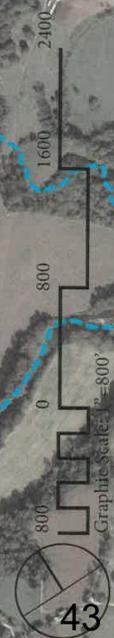
1. Open Space: A minimum of 50% (percent) of the site shall remain as open space. (See Article 20-133)
2. Building Height: No new building shall exceed 48 feet (4, stories) in height from the grade to the highest roof beams or a flat roof, or the mean level of the highest gable or slope of a gable, hip, or other roof.
3. Lodging: All lodging, dining, and other facilities for guests use must comply with local and State building codes and Health Department regulations.
4. Parking & Loading: Parking and loading at event venues will be subject to the requirements set forth in Article 14-9 and 14-10.

TMP(S) 64-71, 64-73, 64-73A, 68-1, 68-2, 68-2A, 69-1

SUBMITTED 15 MAY 2020

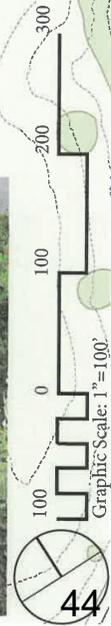
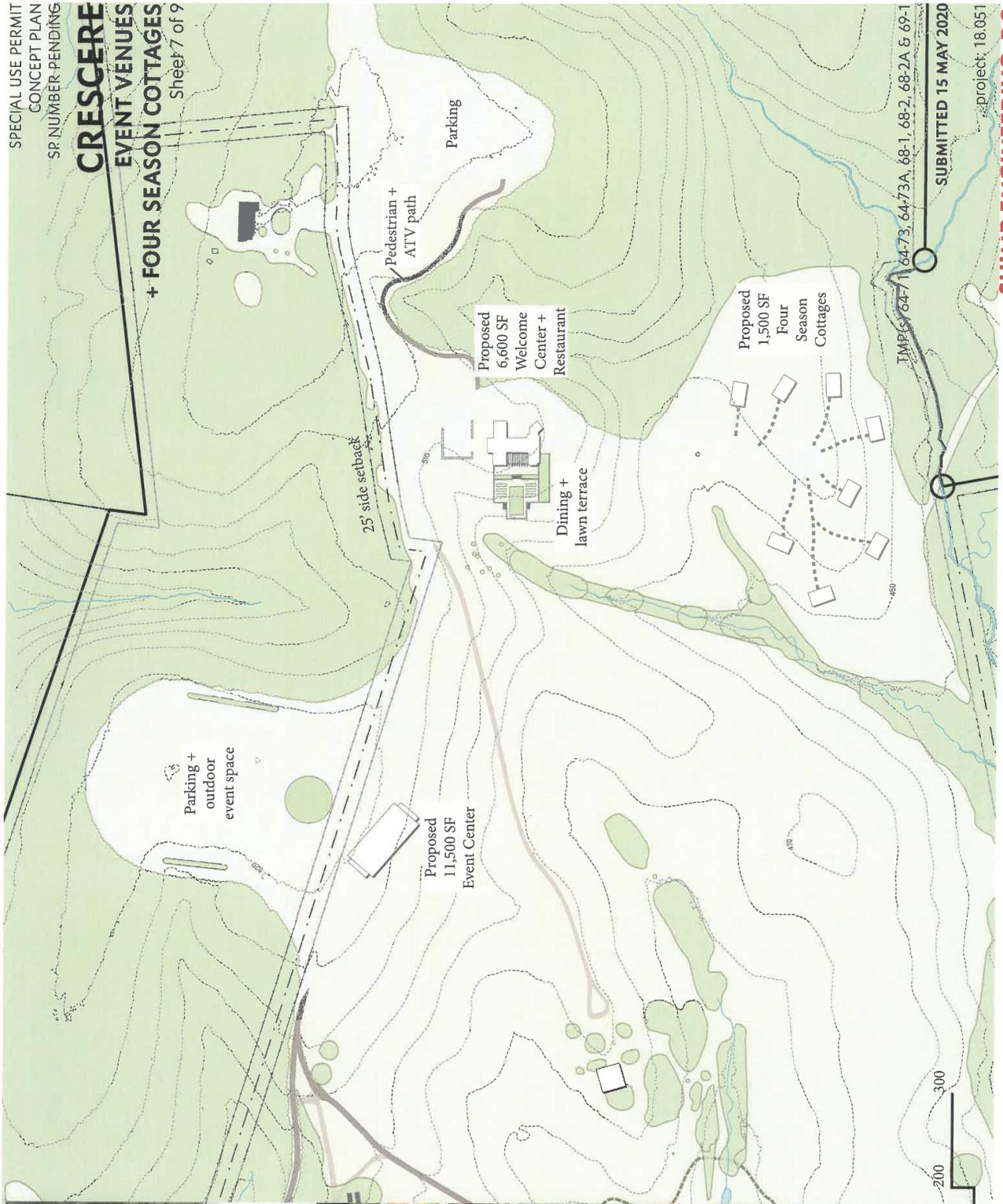
Project: 18051

SMMP ENGINEERING, P.C.



CRESCERE EVENT VENUES + FOUR SEASON COTTAGES

Sheet 7 of 9



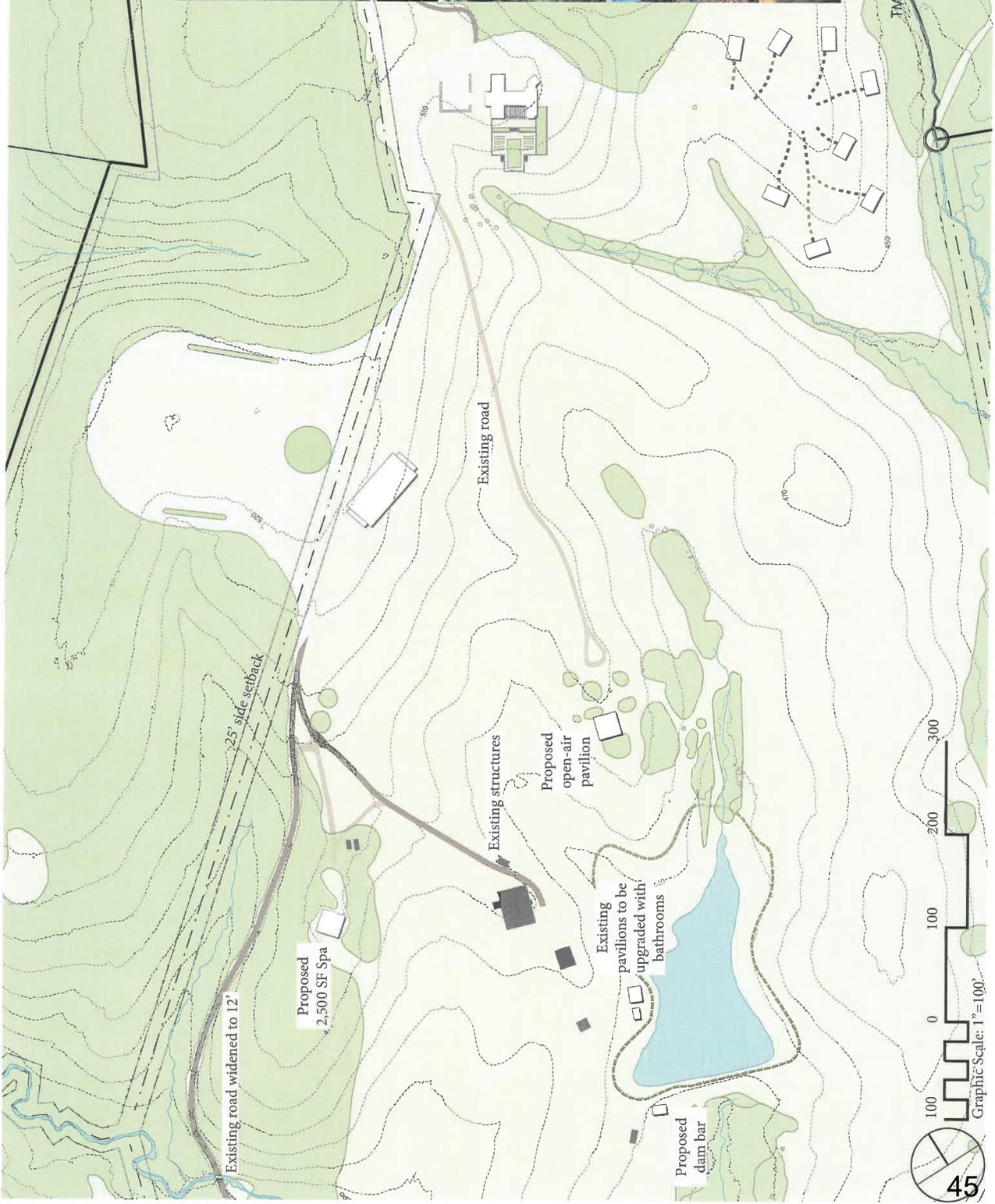
SUBMITTED 15 MAY 2020

project: 18.051

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CRESCERE MEADOWLANDS

Sheet 8 of 9



TMPC 64-71, 64-73, 64-73A, 68-1, 68-2, 68-2A & 69-1
SUBMITTED 15 MAY 2020
project: 18.051

SPECIAL USE PERMIT
CONCEPT PLAN
SP NUMBER PENDING

CRESCERE FARM CENTER

+ GLAMPING SITES

Sheet 9 of 9



SUBMITTED 15 MAY 2020
project: 18.051

SHIMP ENGINEERING, P.C.

From: Christopher Hawk <chawk@pecva.org>
Sent: Monday, June 22, 2020 10:03 AM
To: Jack Hobbs <jhobbs@madisonco.virginia.gov>
Cc: Clay Jackson <cjackson@madisonco.virginia.gov>; Carty Yowell <cartyyowell@yahoo.com>; Charlotte Hoffman <choffman@madisonco.virginia.gov>; Amber Foster <afoster@madisonco.virginia.gov>; Kevin McGhee <kmcghee@madisonco.virginia.gov>; Ligon Webb <lwebb@madisonco.virginia.gov>
Subject: PEC Public Comment for 6/23/20 BOS Meeting

Good Morning Mr. Hobbs and Board Members,

PEC respectfully submits this email to be included in the general public comment section during the Board of Supervisors meeting on June 23, 2020.

PEC will take the time to submit a formal public comment during the July 1, 2020 public hearing; however, until that time, **we request that the Board of Supervisors postpone its public hearing for the Crystallis special use permit (SU-07-20-14) until the July 28 regular meeting.**

We understand the county desires a quick process for the applicant; however, a two week turnaround time between the original work session (June 17) and joint public hearing (July 1) would not provide an ample period of review for the community -- this is a large facility that could create large impacts on the public health, safety, and welfare.

The Planning Commission could continue its scheduled public hearing on July 1. Postponing the Board of Supervisors public hearing until July 28 would afford the public additional time necessary to review an application of this size.

Thank you for taking the time to review PEC's concerns on this matter. We hope the Board of Supervisors understands our position on this request.

Best,
Chris Hawk

--



Christopher M. Hawk
Field Representative - Culpeper, Orange & Madison
804.337.6716

From: [Ligon Webb](#)
To: [Bill Queitzsch](#)
Subject: Re: Comment on purpose Crescere Rural Resort
Date: Friday, June 26, 2020 3:00:55 PM

Hello Bill -

Thank you for your comments, first simply from a legal perspective: the applicant's special use permit submittal meets state mandated public hearing requirements...the applicant applied for the SUP on May 15th (paid the required fees) which places the application on July's regular joint meeting; and all advertising and letters to adjacent property owners were sent two weeks ago which again is required by state code.

I did notify the local paper and PEC soon after receiving the application...

Regardless of the size (or intensity) of a particular SUP application, provided we (Madison County) receive the application before the required deadline (and fees are paid), the application will be on the Planning Commission and Board of Supervisor's agenda for the monthly joint session when such applications are heard (which in Madison is the first Wednesday of each month)...therefore prior to this meeting the Planning Commission/Board of Supervisors can't preemptively "table" or reschedule a public hearing before the hearing is actually conducted...the applicant can withdraw the application voluntarily, but there is no indication that will happen.

However, this does not mean that either body can't table the request after the public hearing based upon the concerns you have indicated below if they feel these issues have not been adequately addressed, and I too have concerns..at this moment, I am analyzing the proposal and will have my report (and supporting documents) uploaded to the County's website by no later than tomorrow evening..So please keep an eye on our website, here is the web address (look for Joint Planning Commission/Board of Supervisors Meeting on July 1, 2020)

<https://www.madisonco.virginia.gov/meetings>

Also, I can assure you it is not lost on me, the Planning Commission or Board of Supervisors, that approval of the proposed SUP would have significant impacts on the surrounding community regarding traffic, noise, environmental concerns, etc. My goal is to provide a report and supporting documents which adequately addresses these items in-depth so an informed decision can be made...

Ok, please feel free to email me back if you have any further question, or call me, my cell number is 540-478-2240, Ok, thanks for your concern, it is important. Regards, Ligon Webb

From: Bill Queitzsch <billqueitzsch@gmail.com>
Sent: Friday, June 26, 2020 12:36 PM
To: Ligon Webb
Subject: Comment on purpose Crescere Rural Resort

I am a Madison County landowner approximately six miles east of the proposed Crescere Rural Resort. I was recently surprised to learn that such a large development was being planned and that very few people were aware of it.

I have concerns about increased traffic and noise, and adverse impacts to water quality and existing recreation opportunities on the Rapidan River.

There has not been sufficient public notification of this project or opportunity for input. Please postpone any decisions and ensure that more information is made available.

Thank you for your time,
Bill Queitzsch

From: [Ligon Webb](#)
To: [Michael Mosko](#); [Mike Fisher](#); ftutz@yahoo.com; [Francoise Seillier-Moiseiwitsch](#); [Peter work](#); [petesauctionservice Elliott, Pete](#); [Steven Carpenter](#); [Danny Crigler](#); [Nan Coppedge](#); [Tracey Gardner](#)
Cc: [Jamie Wilks](#); [Jack Hobbs](#); [Sean Gregg](#); [Clay Jackson](#); [Kevin McGhee](#); [Carty Yowell](#); [Amber Foster](#); [April Clements](#); [Charlotte Hoffman](#)
Subject: Re: 7/1 Joint PC/BoS Meeting Packet
Date: Saturday, June 27, 2020 4:31:12 PM

Hello, as promised the packet for Wednesday's joint meeting has been posted! Of course, you may open the documents for the meeting by going to the follow web address:

<https://www.madisonco.virginia.gov/meetings>

As you might know, Friday PEC put out an press release regarding Barbara Miller's SUP. They are encouraging the County (as I see it) to preemptively table the public hearing; and I received several email from the public asking to do just this...so, copied at the bottom of this email is the standard Wilks response I sent those who inquired and requested this..

However, regarding Ms. Miller's SUP: at this time I am indeed recommending it be tabled (my report explains why) but essentially I think the submitted proffer/condition letter is too vague on a couple of key points, namely public events and the total number of lodging units.

Still, potentially tabling the SUP would be done so after the public hearing portion has been opened and closed...Overall, I think it's something that can be worked through, and potentially even before Wednesday's meeting...

If the Planning Commission tables the SUP after Wednesday's hearing, the SUP would then be on the August joint meeting agenda where action would be required to be taken by the PC (and hopefully a month should be more than enough time for Ms. Miller to strengthen the submitted proffers); and once action is taken by the PC, the SUP would then be forwarded to the BoS where another public hearing would be held, and after final action could be taken on the SUP...

Again, I am supportive of this project, but I do think we owe the surrounding community and neighbors a greater attention to detail and our reverence..it's a big change, and I think it can ultimately be a terrific tourist driven business here in Madison, similar to Graves Mountain Lodge...

Ok, thanks again, sorry for the delay, Ligon

COPIED OF RESPONSE to PEC Member Inquires:

Hello -

Thank you for your comments, first simply from a legal perspective: the applicant's special use permit submittal meets state mandated public hearing requirements...the applicant applied for the SUP on May 15th (paid the required fees) which places the application on July's regular joint meeting; and all advertising and letters to adjacent property owners were sent two weeks ago which again is required by state code.

I did notify the local paper and PEC soon after receiving the application...

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Ok, please feel free to email me back if you have any further question, or call me, my cell number is 540-478-2240, Ok, thanks for your concern, it is important. Regards, Ligon Webb

Suggested Closed Session Actions: July 1, 2020 v1

I move that the Board convene in a closed session pursuant to Virginia Code Section 2.2-3711(A)(29): discussion of the terms or scope of a public contract involving the expenditure of public funds where discussion in an open session would adversely affect the bargaining position or negotiating strategy of the Board related to negotiations with the Madison County Rescue Squad.

	Foster	Jackson	Hoffman	McGhee	Yowell
Motion:					
Second:					
“Aye”:					
“Nay”:					
Absent:					

Motion to Reconvene In Open Session:

I move that the Board re-convene in open session.

	Foster	Jackson	Hoffman	McGhee	Yowell
Motion:					
Second:					
“Aye”:					
“Nay”:					
Absent:					

Motion to Certify Compliance:

I move to certify by roll-call vote that only matters lawfully exempted from open meeting requirements pursuant to Virginia Code Sections 2.2-3711(A)(5) only matters that were identified in the motion to convene in a closed session were heard, discussed or considered in the closed meeting.

	Foster	Jackson	Hoffman	McGhee	Yowell
Motion:					
Second:					
“Aye”:					
“Nay”:					
Absent:					

§ 2.2-3711. Closed meetings authorized for certain limited purposes. (Excerpts)

A. Public bodies may hold closed meetings only for the following purposes:

Personnel 1. Discussion, consideration, or interviews of prospective candidates for employment; assignment, appointment, promotion, performance, demotion, salaries, disciplining, or resignation of specific public officers, appointees, or employees of any public body; and evaluation of performance of departments or schools of public institutions of higher education where such evaluation will necessarily involve discussion of the performance of specific individuals. Any teacher shall be permitted to be present during a closed meeting in which there is a discussion or consideration of a disciplinary matter that involves the teacher and some student and the student involved in the matter is present, provided the teacher makes a written request to be present to the presiding officer of the appropriate board. Nothing in this subdivision, however, shall be construed to authorize a closed meeting by a local governing body or an elected school board to discuss compensation matters that affect the membership of such body or board collectively.

Real Estate 3. Discussion or consideration of the acquisition of real property for a public purpose, or of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body.

Privacy 4. The protection of the privacy of individuals in personal matters not related to public business.

Economic Development 5. Discussion concerning a prospective business or industry or the expansion of an existing business or industry where no previous announcement has been made of the business' or industry's interest in locating or expanding its facilities in the community.

Legal 7. Consultation with legal counsel and briefings by staff members or consultants pertaining to actual or probable litigation, where such consultation or briefing in open meeting would adversely affect the negotiating or litigating posture of the public body. For the purposes of this subdivision, "probable litigation" means litigation that has been specifically threatened or on which the public body or its legal counsel has a reasonable basis to believe will be commenced by or against a known party. Nothing in this subdivision shall be construed to permit the closure of a meeting merely because an attorney representing the public body is in attendance or is consulted on a matter.

Legal 8. Consultation with legal counsel employed or retained by a public body regarding specific legal matters requiring the provision of legal advice by such counsel. Nothing in this subdivision shall be construed to permit the closure of a meeting merely because an attorney representing the public body is in attendance or is consulted on a matter.

Public Safety 19. Discussion of plans to protect public safety as it relates to terrorist activity or specific cybersecurity threats or vulnerabilities and briefings by staff members, legal counsel, or law-enforcement or emergency service officials concerning actions taken to respond to such matters or a related threat to public safety; discussion of information subject to the exclusion in subdivision 2 or 14 of § 2.2-3705.2, where discussion in an open meeting would jeopardize the safety of any person or the security of any facility, building, structure, information technology system, or software program; or discussion of reports or plans related to the security of any governmental facility, building or structure, or the safety of persons using such facility, building or structure.

Negotiations 29. Discussion of the award of a public contract involving the expenditure of public funds, including interviews of bidders or offerors, and discussion of the terms or scope of such contract, where discussion in an open session would adversely affect the bargaining position or negotiating strategy of the public body.

Economic Development 39. Discussion or consideration of information subject to the exclusion in subdivision 3 of § 2.2-3705.6 related to economic development.