Agenda
Board of Supervisors Meeting
Wednesday, September 2, 2020 at 7:00 PM
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

Discussion

A) Potential Ordinance Amendment for the Development of an Apartment Building(s) on a R3 (Residential Multi-Family) Zoned Parcel

B) Potential Ordinance Amendment for Minimum Off-Street Parking (Articles 14-9 & 14-9-8) and Open Space Definition (Article 20-133)

C) County Policies for Building on "Grandfathered" Nonconforming Lots not Meeting Current Minimum Lot Area Requirements

Information/Correspondence

Public Comment

Closed Session

Adjourn

Agenda
Joint Meeting
Madison County Planning Commission &
Madison County Board of Supervisors
Wednesday, September 2nd, 2020 7 p.m.
Madison County High School's Auditorium
68 Mountaineer Lane, Madison, Virginia 22727

Planning Commission

Call to Order

Pledge of Allegiance & Moment of Silence

1) Determine Presence of a Quorum

2) Approval of Agenda (Additions or Changes)

3) Review of Minutes from the August 5th , 2020 Joint Hearing

4) Discussions:

A) Potential Ordinance Amendment for the Development of an Apartment Building(s) on a R3 (Residential Multi-Family) Zoned Parcel

B) Potential Ordinance Amendment for Minimum Off-Street Parking (Articles 14-9 & 14-9-8) and Open Space Definition (Article 20-133)

C) County Policies for Building on "Grandfathered" Nonconforming Lots not Meeting Current Minimum Lot Area Requirements

5) Items from Public or Planning Commission

6) Adjournment

Madison County Planning Commission

Joint Meeting

August 5, 2020

The Madison County Planning Commission Joint meeting was called to order by Chair, Mike Mosko, in the Madison County High School auditorium at 7:00 p.m. A quorum was established with the following members present: Francoise Seillier-Moiseiwitsch, Peter Work, Nan Coppedge, Mike Mosko, Mike Fisher, Danny Crigler, Steve Carpenter, and Pete Elliott; Fay Utz joined by VIMEO at 8:10 p.m. Also present were Ligon Webb, County Planner; Jack Hobbs, County Administrator; Clay Jackson, BOS liaison; and Sean Gregg, County Attorney.

All rose for the Pledge of Allegiance, followed by a moment of silence. A motion was made by Pete Elliott to approve the agenda as presented, seconded by Danny Crigler, and carried, with all members voting aye. The meeting was suspended, while the BOS meeting was called to order, and then the PC meeting reconvened.

Motion was made by Pete Elliott to approve the July 1, 2020 minutes as submitted, and seconded by Steve Carpenter. Motion was carried with Elliott, Carpenter, Mosko, Coppedge, Seillier-Moiseiwitsch, and Work voting aye, and Fisher and Crigler abstaining.

Ligon Webb presented the following cases:
Case No. OA-08-20-15: Madison County's **Floodplain Management Regulations** (Article 11) are included in the Zoning Ordinance. FEMA has recently completed a remapping of the floodplain limits in the County, and the Flood Insurance Study and Flood Insurance Rate Map have been updated. To participate in the National Flood Insurance Program, Zoning Ordinance Articles I – VII must be amended to include these changes. Approximately 10% of the Floodplain has been increased, and all affected landowners were notified by mail. Paper copies and digital maps are available in the Zoning Office. Motion was made by Mike Fisher to recommend approval of the newly mapped areas, seconded by Danny Crigler, and carried, with all members voting aye.

Mike Fisher and Danny Crigler each recused themselves from the rest of the meeting, and left the building.

Case No. SU-07-20-14: A Special Use Permit request by **Crystallis, LLC (Barbara Miller) for an event/venue use** located on seven parcels totaling 749.3 acres, located at 2427 S. Blue Ridge Turnpike, Rochelle. The parcels are identified as TM's 64-71, 64-73, 64-73A, 68-1, 68-2A, 68-2, and 69-1, all zoned A1. Ms. Miller has submitted a 15-page conceptual site plan showing a proposed restaurant, welcome center, cottages, glamping sites, trails, pavilion, and event center. If granted, site plans for each phase of the project would still come under the review of the Planning Commission and Building office, as well as VDOT and Health Dept. approvals. Mr. Webb gave an overview and history of the County's Event/Venue policy. Events would be classified as private, minor public, and major public depending on how many attendees there would be at the event and the number of events per year. There was a negotiated agreement dated July 31, 2020 which included Ms. Miller's proffers. Mr. Webb presented a revised proposal that reduced the number of attendees for minor and major public events, the number

of events, and the hours of amplified music. Ms. Barbara Miller and Ms. Sue Miller had not seen these proposed changes. Brian Thompson, an audio/video producer, described how amplified music can now be better directed and controlled, so as not to infringe on neighbors.

The Public Hearing session was opened. Approximately 110 letters and emails were received by the Zoning Office in regards to the proposed SUP. All responses were read into the record, and the actual documents are on file in the Zoning Office, as Attachment A to these minutes. Summaries of the responses are included in the August 5, 2020 minutes of the Board of Supervisors meeting, and on the video recording of the meeting. Twenty-eight fliers were signed by people opposing the SUP. Most of the correspondence opposed the SUP around the issues of noise, traffic, environmental concerns, light, and haste in acting on the request.

Members of the audience were then allowed to speak:
Mother Andrea – opened with Biblical reference, it is the Board's duty to restrict and protect from uncontrolled expansion that increases traffic and damages the environment.

Doug Hill – "blown away" by the opposition expressed, and this stretches the definition of agritourism.

Jane Hammond – suggested the SUP follow the person, not the land; the public has been ignored; and the project is not in line with the County's goals and standards.

Amy Neale – the project has exploded in size and continues to change.

Chip Queitzsch – asked the Board to postpone decision, so everyone can keep up with the changes.

Chris Hawke – reading the letters deprived citizens the right to speak; application is not complete; more conditions are needed to prevent property from being used for non-agricultural purposes; the SUP should be updated when property is sold or transferred.

Brad Bennett – description seems inconsistent, and not sure what the Board would be voting on.

Dorsey Coomer – attended the disastrous Lockn' festival in Nelson County twenty years ago, and we don't want that in Rochelle.

Tom Lyndamood - the SUP he downloaded is not what is being discussed tonight.

John Chebuske – did not find the Board's behavior professional at last meeting; this project is different from Graves Mtn. Lodge operation; and Crescere will have negative impact on County.

Brad Dixon – spoke in favor of Ms. Miller's character and environmentalism.

Nathaniel Kipps – is in favor of the project overall, but has concerns about music, etc. which should be addressed in the SUP.

There being no further comments, the public hearing was closed.

Pete Elliott stated the July 31 conditions letter was agreeable to the applicant and planning members, and asked why a new document, that no one had seen, was submitted tonight. Mr. Webb replied he had made some minor changes that he thought improved the document. Peter Work stated he had learned a lot by visiting the site, and thought many of the concerns of the opposers would be eased if

they knew more about it. Mr. Work understands why the applicant would want the transferability of the conditions to be with the land, as at some point, the property will be sold. He suggested limiting the number of days or the hours amplified music would be allowed. Nan Coppedge stated she would like amplified music to end at 9:00 p.m. Sunday-Wednesday and 10:00 p.m. Thursday-Saturday. Ms. Sue Miller said most wedding events end at 11:00 p.m.

Pete Elliott made a motion to recommend approval of Case No. SU-07-20-14, with the conditions stated in the July 31, 2020 document. Motion was seconded by Steve Carpenter. Ms. Seillier-Moiseiwitsch and Mr. Work both stated they feel the conditions regarding noise and transferability need more work. Mr. Webb suggested taking a vote tonight, and the BOS can consider what they feel is needed. Aye votes for the motion were from Elliott, Carpenter, and Mosko, and the motion did not pass. Another motion to delay action until the next workshop was made by Mr. Work, and seconded by Ms. Seillier-Moiseiwitsch. They were the only aye votes, so the motion did not pass. At this time, it was realized that Fay Utz had voted aye on the first motion through VIMEO, recommending approval of Case SU-07-20-14. There was no audio on the VIMEO, and Mrs. Utz was reached by telephone, who confirmed she voted aye. Therefore, the first motion passed with Elliott, Carpenter, Mosko, and Utz voting aye, and no vote from Coppedge, Work, and Seillier-Moiseiwitsch.

There being no further business, the meeting was adjourned at 1:30 a.m.

_____
Nan Coppedge, Secretary

_____
Approved

_____
Certified

Attachment A – copies of email and letters

DRAFT

August 28, 2020

To: Planning Commission & Board of Supervisors

From: Ligon Webb, County Planner

RE: A Summary of the Planning Commission's Recommended Ordinance Amendment(s) for Apartment Buildings in the R3 (Residential Multiple Family) Zoning District

Background - Included in this packet (subsequent pages) are two (2) memos dated on August 13th and August 24th which provide background regarding recent Planning Commission discussions related to potentially amending the R3 zoning ordinance. The Planning Commission discussed ordinance amendments allowing for the development of larger apartment building(s) by-right or by special use permit; the current R3 ordinance allows for the by-right development of apartment building(s) containing eight (8) units, unless the apartment is "housing for older persons". In this case (housing for older persons) a single apartment building can contain up to sixty (60) units.

In August the Planning Commission held two work sessions in which specifics were discussed for the potential development of a single sixty (60) unit affordable apartment building located on an eight (8) acre R3 zoned parcel. Documents containing specifics about this potential future proposal are attached at the end of this document as an addendum.

The Planning Commission came to a consensus that amending the existing R3 ordinance would be the recommended course of action; the proposed amendments would therefore allow for a larger non-age-restricted apartment building as a by-right use. The County Planner recommended consideration be given to amending the R3 ordinance and adding a use to "uses allowable by special use permit" allowing for larger non-age-restricted apartment buildings.

Though the County Planner (and at least one commissioner) initially preferred the "special use" option, the Planning Commission's discussions were thorough and logical. The County

Planner believes the proposed by-right ordinance amendment option is appropriate. However, it is recommended that Board of Supervisors' members independently evaluate both options.

Potential Ordinance Amendment(s): The following proposed amendment would allow larger apartment buildings as a by-right use in the R3 zoning district:

The Existing Ordinance States the Following:

7-3-3 Maximum Building Grouping - Not more than eight (8) townhouses or attached dwelling units shall be included in any one grouping, and no more than eight (8) dwelling units shall be included within any multiple-family dwelling, except housing for older persons not exceeding sixty (60) dwelling units may be included within a multiple-family dwelling. The maximum frontal length of any building or structure in this zone shall not exceed two hundred (200) feet, except such maximum frontal length shall not apply to a multiple-family dwelling used as housing for older persons not exceeding sixty (60) dwelling units

Proposed deletions are in **red** and additions are **bolded**:

7-3-3 Maximum Building Grouping - Not more than eight (8) townhouses or attached dwelling units shall be included in any one grouping, and no more than eight (8) dwelling units shall be included within any multiple-family dwelling, except **affordable** housing **for older persons** not exceeding sixty (60) dwelling units may be included within a multiple-family dwelling. The maximum frontal length of any building or structure in this zone shall not exceed two hundred (200) feet, except such maximum frontal length shall not apply to a multiple-family dwelling used as **affordable** housing for older persons not exceeding sixty (60) dwelling units.

The Planning Commission also recommended Article 20 (definitions) be amended so a definition for "affordable housing" could be added. This proposed definition would be as follows:

20-5B Affordable Housing: Housing intended for sale or rent to persons or families earning 80% or less of the Area Median Income as determined by the Department of Housing and Urban Development (HUD).

Other Thoughts/Considerations – Amending the ordinance as recommended would vest affordable housing as a by-right use for all R3 zoned properties. A zoning map showing all County R3 property is attached. Generally speaking, R3 zoned property in the County is minimal and the lack of availability of water/sewer would effectively prohibit such developments.

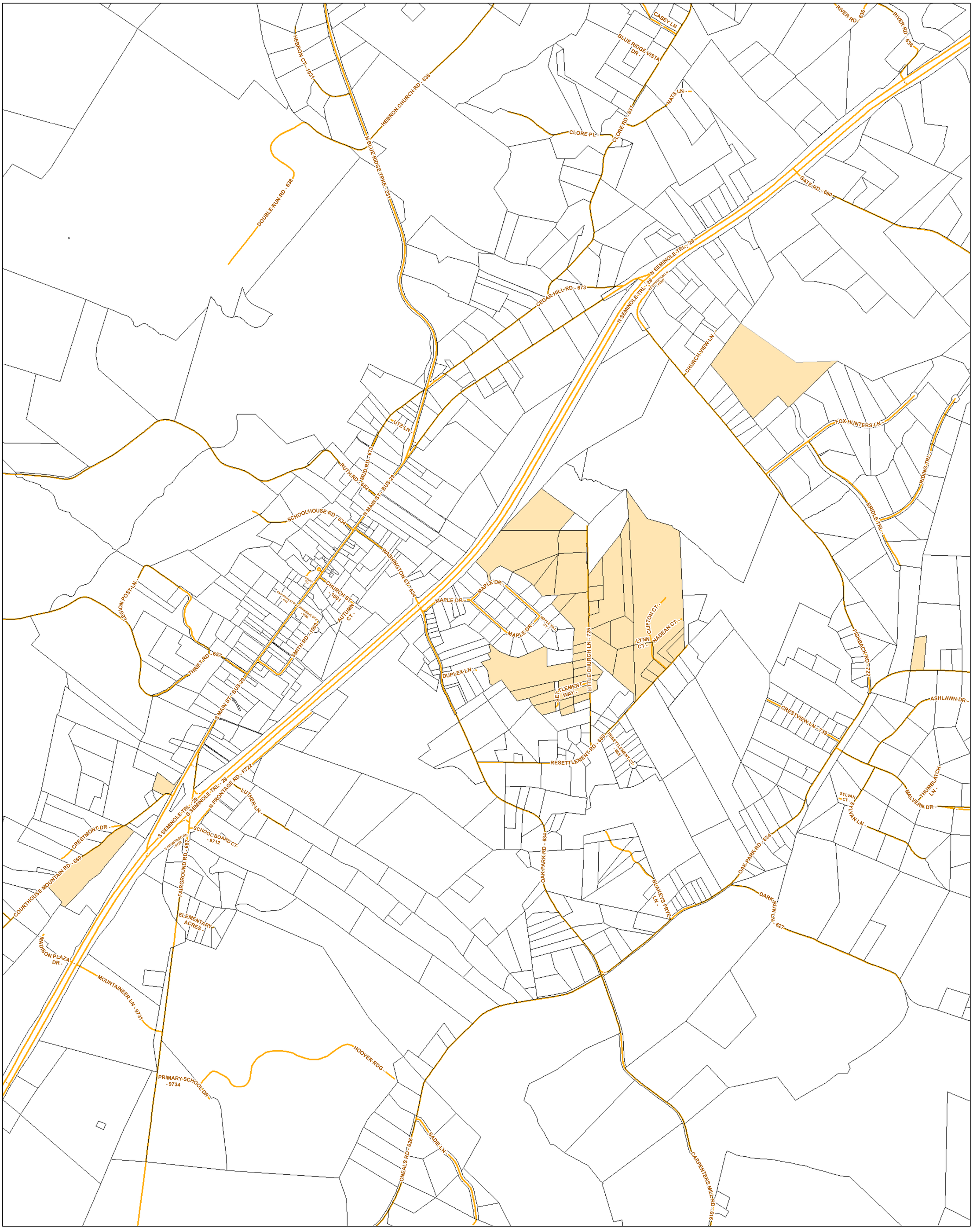
If affordable housing is added as recommended, the development of affordable housing would require the submittal of a Site Plan thus requiring a Planning Commission recommendation and Board of Supervisors approval.

On an eight (8) acre site a potential sixty (60) unit apartment building would still conform to R3 zoning ordinance requirements related to density (article 7-3-1) and open space requirements (7-3-2).

It was brought to the attention of the County Planner that keeping “housing for older people” (with the potential addition of affordable housing) in article 7-3-3 would be useful. The County Planner concurs.

Please see the addendum in this packet for documents related to a potential proposal on the R3 zoned property which is the subject of this amendment.

Madison County: R3 Zoned Land



N
W E
S

0 325 650 1,300 1,950 2,600 Feet

Legend

ROADS
Parcels
A1
B1
C1
M1
R1
M2
R2
FP
R3

Madison County
Zoning Map

Revised : 8/31/2019
Date Printed: 8/27/2020

ORDINANCE TO AMEND THE MADISON COUNTY

ZONING ORDINANCE

ORDINANCE #2020-?

WHEREAS, The Board of Supervisors of Madison County, Virginia, finds that the following amendment to the Zoning Ordinance of Madison County, Virginia, would promote the health, safety and general welfare of Madison County, Virginia and be in accord with the declaration of legislative intent set forth in Virginia Code 15.2-2200 (1950, as amended) and the Madison County Comprehensive Plan adopted on February 7, 2018.

NOW, THEREFORE BE IT ORDAINED by the Board of Supervisors of Madison County, Virginia that the Zoning Ordinance of Madison County, Virginia, be and it hereby is, amended as follows:

AMEND ARTICLE 7-3-3: (additions in bold type, deletions in red.)

7-3-3 Maximum Building Grouping - Not more than eight (8) townhouses or attached dwelling units shall be included in any one grouping, and no more than eight (8) dwelling units shall be included within any multiple-family dwelling, except **affordable** housing for older persons not exceeding sixty (60) dwelling units may be included within a multiple-family dwelling. The maximum frontal length of any building or structure in this zone shall not exceed two hundred (200) feet, except such maximum frontal length shall not apply to a multiple-family dwelling used as **affordable** housing for older persons not exceeding sixty (60) dwelling units.

AMEND ARTICLE 20: (additions in bold type.)

20-5B **<u>Affordable Housing</u>: Housing intended for sale or rent to persons or families earning 80% or less of the Area Median Income as determined by the Department of Housing and Urban Development (HUD).**

___ ___

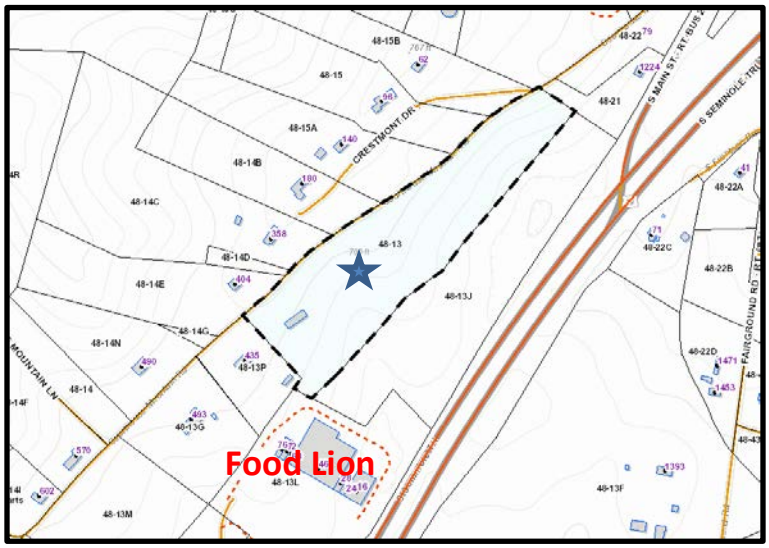
August 13, 2020

To: Planning Commission

From: Ligon Webb, County Planner

RE: Considerations regarding developing apartments on an 8.19 acre R3 zoned parcel

Overview – The subject 8.19 acre parcel is located on Courthouse Mountain Road and is zoned R3 (Residential Multi Family). The property is owned by Carlyle Weaver; Jen Surber (Member/Manager at Surber Development & Consulting, LLC), a multi-family housing developer, is enquiring to potentially develop the site for apartment(s) using Virginia Housing (formerly known as VHDA) tax credits.



The Virginia Housing tax credits are awarded though a completive application process each spring. If tax credits are awarded (once constructed) the rental units are offered at below market rates to qualifying individuals and families; depending on household income levels rents would fluctuate between a minimum of $310 up to $1,165 per month.

Ms. Surber requests the Planning Commission, and ultimately the Board of Supervisors, consider potential R3 zoning changes/amendments allowing for increased site density by special use permit. Ms. Surber has submitted documents which are included in this packet for review. Applications for the next round of Virginia Housing tax credit funding are due in March of 2021.

Property History - In February of 2009 the site was rezoned from B1 (Business) to R3 (multi-family residential) with conditions; the principal condition being the proposed apartments would be restricted to senior housing (55 +). Subsequently several senior housing developers showed interest in the property, but after detailed study concluded regional demographics did not support an exclusively senior development.

In January of 2019 the site was again the subject of a rezoning. This rezoning modified the previously approved rezoning conditions from 2009. This rezoning was approved and the most notable change was the removal of the "senior housing only" condition. Today the site is still zoned R3, but the previous rezoning conditions requiring the exclusive development of senior housing has been removed. The January 2019 conditions are attached to this report and remain in full-force.

Existing Zoning & Proposed Zoning Text Amendments – In the R3 zoning district "multiple family dwelling (apartment)" is a use allowable by right; further in the R3 portion of the zoning ordinance, section 7-3-3, Maximum Building Grouping states (**bolded** for emphasis):

Not more than eight (8) townhouses or attached dwelling units shall be included in any one grouping, ***and no more than eight (8) dwelling units shall be included within any multiple-family dwelling****, except housing for older persons not exceeding sixty (60) dwelling units may be included within a multiple-family dwelling. The maximum frontal length of any building or structure in this zone shall not exceed two hundred (200) feet, except such maximum frontal length shall not apply to a multiple-family dwelling used as housing for older persons not exceeding sixty (60) dwelling units*.

Ms. Surber has indicated the non-age-restricted building(s) proposal could contain between 48 units, but not exceed 60 units. Ideally, if only 48 units, a single apartment building would be preferred; but if 60 units two (2) apartment buildings would be a viable alternative.

An initial conversation between Ms. Surber and the County Planner indicates the single building options would allow Ms. Surber increased flexibility for additional site amenities (playground, park area, walking trails, etc.).

It is recommended the Planning Commission and Board of Supervisors consider a zoning text amendment providing Ms. Surber with an avenue to apply for a special use permit to development the property utilizing a single, or potentially multiple, apartment buildings. If the code is amended the potential special use permit application would be thoroughly scrutinized regarding access, traffic generation/trips, site layout/design, utilities, etc.

Potential Code Amendment(s) – A fairly simple addition to the R3 zoning district allowing for an increased apartment building size/footprint would be necessary. This potential amendment could read as follows:

Special Permit Uses: 7-2-7 Multiple Family Dwelling (apartment); apartment building(s) not conforming to all provisions of articles 7-3-1, 7-3-2 and/or 7-3-3 of this ordinance may deviate from said articles provided a special use permit is issued.

Summary – Multi-family housing has been discussed (and proposed) for the subject site for many years now. Particularly for older populations the site's location adjacent to shopping amenities makes it an attractive site for such a use. Also included in this packet is a (draft) Regional Housing Study recently completed by the Rappahannock-Rapidan Regional Commission. Below are a couple of points to consider from this study, and commentary provided by the County Planner:

- Data collected from the Greater Piedmont Realtors shows that between 2016 and 2020 (first quarter) the median house price in Madison County rose from $152,450 to $259,000 (69 percent increase). A search on the popular internet real estate aggregator Zillow lists fifty-two (52) housing units for sale in Madison County as of August 14, 2020. Of these 52 units for sale, 42 are priced $250,000 or above; 37 are priced above $300,000 and 25 are priced over $400,000. Conversely, 10 housing units are priced under $250,000.

- In 2018 the U.S. Census estimated Madison County had a supply of 1,385 full time (year round) rental units. And Madison County's rental vacancy rate was 0.3 percent, the lowest vacancy rate in the four (4) county region. This rate indicates a lack of supply. As of August 14th, Zillow lists eleven (11) rental properties available in Madison County; four (4) of these available properties have monthly rents under $1,000; and six (6) are over $1,500.

When developing such a project "economies of scale" is tantamount; meaning increases in density (i.e. the total number of units) generally lowers the per unit development cost. The County Planner believes amending the R3 zoning ordinance would simply provide an avenue for submitting an alternative proposal for site; and this potential proposal will be guided by the economic realities associates with site development. If the recommended R3 zoning amendments are effectuated, via a subsequent special use permit the proposal could be analyzed concerning density, site design, impacts on adjacent land uses, traffic generation, access, utilities, and so forth.

August 24, 2020

From: Ligon Webb

To: Planning Commission

RE: Review of Options for Apartments in a R3 (Multiple Family) Zoning District

Items to Consider for (8/25/2020) Work Session - Goals for the Planning Commission's work session will be to 1) achieve consensus concerning a zoning ordinance amendment recommendation for apartments in the R3 district; this recommendation will then be presented to the Board of Supervisors during the September 2nd joint meeting, and 2) initiate discussions with Ms. Jen Surber regarding potential site layout preferences and other relevant items/issues for developing apartment building(s) on a 8.19 acre R3 zoned parcel.

Ordinance Amendment Options – As discussed during last week's Planning Commission work shop apartment buildings in the R3 zoning district are a by-right use. However, apartments are subject to the following regulations in the R3 zoning district:

> Uses Permitted by right: 7-1-2 Multiple family dwelling (apartment)
>
> Area Regulations: 7-3-1 The minimum lot area shall be ten thousand (10,000) square feet plus two thousand (2,000) square feet for each additional dwelling unit. The Administrator may require a greater area if considered necessary by the Health Official.
>
> No development within this district shall have a density greater than eight (8) dwelling units per gross acre of site area nor shall buildings on any parcel within this district cover more than thirty-five (35) percent of the total lot area.

Open Space Requirements: 7-3-2 The site for any multiple family or single family attached dwellings, shall provide forty (40%) percent of the lot area as open space. When individual ownership of dwelling units exist, this space may be privately owned by the homeowners.

Maximum Building Grouping: 7-3-3 Not more than eight (8) townhouses or attached dwelling units shall be included in any one grouping, and no more than eight (8) dwelling units shall be included within any multiple-family dwelling, except housing for older persons not exceeding sixty (60) dwelling units may be included within a multiple-family dwelling. The maximum frontal length of any building or structure in this zone shall not exceed two hundred (200) feet, except such maximum frontal length shall not apply to a multiple-family dwelling used as housing for older persons not exceeding sixty (60) dwelling units.

Height Regulations: 7-8-1 Buildings may be erected up to thirty-five (35) feet from the average adjacent ground elevation except that:

7-8-2 The height limit for dwellings may be increased ten (10) feet and up to three (3) stories provided there are two (2) side yards for each permitted use, each of which is ten (10) feet or more, plus one (1) foot or more of side yard for each additional foot of building height over thirty-five (35)

A) If the desire of Planning Commission is to amend the existing zoning ordinance in order to (potentially) accommodate apartment buildings/structures with increased units in the R3 zoning district by-right, amendments to the following code sections could be as follows (changes in **bold** and the County Planner's commentary in **red**):

Area Regulations: 7-3-1 – The minimum lot area shall be ten thousand (10,000) square feet plus two thousand (2,000) square feet for each additional dwelling unit. The Administrator may require a greater area if considered necessary by the Health Official. **This portion is referring to attached units (townhouses); it would still apply to apartments but seems to be a reasonable tool for controlling site density. No change recommended…**

No development within this district shall have a density greater than eight (8) dwelling units per gross acre of site area nor shall buildings on any parcel within this district cover more than thirty-five (35) percent of the total lot area. **This**

portion would likely not conflict with increased densities and it would be highly unlikely that buildings on the subject parcel would cover more than thirty-five (35) percent of the total lot area.

Open Space Requirements: 7-3-2 The site for any multiple family or single family attached dwellings, shall provide forty (40%) percent of the lot area as open space. When individual ownership of dwelling units exist, this space may be privately owned by the homeowners. **No changes necessary**…

Maximum Building Grouping: 7-3-3 Not more than eight (8) townhouses or attached dwelling units shall be included in any one grouping, and no more than eight (8) dwelling units shall be included within any multiple-family dwelling, except for **apartment building(s) which shall** not exceeding sixty (60) dwelling units may be included within a multiple-family dwelling. The maximum frontal length of any building or structure in this zone shall not exceed two hundred (200) feet. **This has been amended with an addition and a deletion…**

B) As noted in a memo to the Planning Commission dated on 8/13/2020 the County Planner recommends adding "Multiple Family dwellings (apartments)" as a use allowable by special permit in the R3 zoning district. This amendment could be written as follows (note: proposal has been modified since the 8/13/2020 memo, proceeding with this recommendations would only require a single amendment/addition to the ordinance as highlighted below):

Special Permit Uses: 7-2-7 Multiple Family Dwelling (apartment); apartment building(s) not conforming to all provisions of articles 7-3-1, 7-3-2, 7-3-3, 7-8-1 and/or 7-8-2 of this ordinance may deviate from said articles provided a special use permit is issued.

C) The last option would be to leave the ordinance as written.

Summary - This document provides two (2) options for amending the R3 zoning ordinance to allow for increases in the number of units allowable in an apartment building; this can be done so by amending the ordinance to allow for additional units by-right, or by special use permit. Regardless of which option is chosen (or not chosen), no changes to site densities are proposed.

ORDINANCE TO AMEND THE MADISON COUNTY

ZONING ORDINANCE

ORDINANCE #2020-?

WHEREAS, The Board of Supervisors of Madison County, Virginia, finds that the following amendment to the Zoning Ordinance of Madison County, Virginia, would promote the health, safety and general welfare of Madison County, Virginia and be in accord with the declaration of legislative intent set forth in Virginia Code 15.2-2200 (1950, as amended) and the Madison County Comprehensive Plan adopted on February 7, 2018.

NOW, THEREFORE BE IT ORDAINED by the Board of Supervisors of Madison County, Virginia that the Zoning Ordinance of Madison County, Virginia, be and it hereby is, amended as follows:

AMEND ARTICLE 14, General Provisions, Paragraph 14-9, Minimum Off-Street Parking and Article 14-9-8 to add: (Addition is shown in **bold** letters.)

14-9 Minimum Off-Street Parking

There shall be provided at the time of erection of any main building or at the time any main building is enlarged, **or for outdoor event venues,** minimum off-street parking…..

AMEND ARTICLE 14-9-8**,** to add: (Addition is shown in **bold** letters.)

14-9-8 For Churches, school auditoriums, theaters, general auditoriums, stadiums, **event venues**, and other similar places of assembly, there shall be provided at least one (1) off-street parking space for every four (4) fixed seats, based on the maximum seating capacity of the main place of assembly for the building. For assembly halls without fixed seats, there shall be provided one (1) parking space for each one hundred 100 feet of gross floor area. **For outdoor event venues without fixed seating, there shall be provided adequate parking for customers/visitors and staff members or owner. Parking on public roads and their rights of way is prohibited.** For elementary and intermediate schools, one (1) parking space for each faculty and staff member and other fulltime employees, plus four (4) spaces for visitors in addition to the requirements of the auditorium. For secondary schools, one (1) parking space per faculty and staff member and other fulltime employees, plus one (1) parking space per ten (10) students, based on the maximum number of students attending classes at any one time, in addition to the requirements of the auditorium. Parking space already provided to meet off-street parking requirements for stores, office buildings and industrial establishments situated within three hundred (300) feet of the place of public assembly as measured along lines of public access, and which are not normally in use on Sundays or between the hours of 6:00 P. M. and midnight on other days, may be used to meet not more than seventy-five (75%) percent of the off-street parking requirements of a church or other similar place of public assembly.

ORDINANCE TO AMEND THE MADISON COUNTY

ZONING ORDINANCE

ORDINANCE #2020-?

WHEREAS, The Board of Supervisors of Madison County, Virginia, finds that the following amendment to the Zoning Ordinance of Madison County, Virginia, would promote the health, safety and general welfare of Madison County, Virginia and be in accord with the declaration of legislative intent set forth in Virginia Code 15.2-2200 (1950, as amended) and the Madison County Comprehensive Plan adopted on February 7, 2018.

NOW, THEREFORE BE IT ORDAINED by the Board of Supervisors of Madison County, Virginia that the Zoning Ordinance of Madison County, Virginia, be and it hereby is, amended as follows (addition shown in **bold**):

AMEND ARTICLE 20, Definitions, 20-133 Open Space: Water or land left in undisturbed open condition or developed as a landscaped area unoccupied by habitable buildings, streets, or parking lots, **but may be used for crop land. (Setbacks may be established in Special Use Permit.)**

Addendum: Documents Provided by Jen Surber (Surber Development) as related to the potential development of apartment buildings on a R3 zoned parcel.

MADISON COUNTY PLANNING COMMISSION

OFFICE OF ZONING

PO BOX 1206
MADISON, VIRGINIA 22727-1206

TELEPHONE (540) 948-7599
FAX (540) 348-3939

January 11, 2019

Carlyle L. Weaver
409 Edgewood School Lane
Madison, VA 22727

Dear Carlyle:

Attached please find a copy of the approved Conditional Rezoning application and Proffer Statement that were approved on January 2, 2019.

Also attached are the plats of Boundary Adjustment Survey and Rezoning which I have signed. You will need to record this plat at the Circuit Court Clerk's Office.

Before starting any construction on the property, you will need to get a site plan, soil and erosion plan and Stormwater management plan approved. You can stop by the Zoning Office and pick up a site plan packet of information during the planning process.

If this office can be of any assistance to you, please give us a call or stop by the office.

Sincerely,

Betty C. Grayson

Betty C. Grayson
Zoning Administrator

Attachments

cc William L. Gentry
Jefferson Lane & Realty
40 Commerce Lane, Suite A
Rochelle, VA 22738

FOR OFFICE USE ONLY:			
Zone: Conditional Residential, R-3 with Proffer Statement	Tax Map No: 48-13, and a Portion of 48-13J	By who? Carlyle L. Weaver	
Fee Amount: $2,000.00	Date Paid: November 5, 2018	409 Edgewood School Ln.	
Receipt #: yes	Check #: 4218	Madison VA 22727-2542	

MADISON COUNTY
APPLICATION FOR REZONING

Date: November 5, 2018

The undersigned contract owner/applicant of the described property hereby requests for Rezoning of the following tract/ parcel of land.

Contract Owners:

Name: William L. Gentry - Agent
Address: Jefferson Land & Realty 40 Commerce Lane, Suite A, Rochelle, VA 22738
Phone No.: 540-948-5050 Office or 540-718-4210
E-Mail: bgentry.broker@gmail.com

Owner of Property:

Name: Carlyle L. Weaver & Carlyle L. Weaver d/b/a CW Properties
Address: 409 Edgewood School Lane, Madison VA 22727
Phone No.: 540-718-1200
E-Mail:

TAX MAP: 48-13 (3.498 acres) and a Portion of 48-13J (~~4.019~~ 4.696 acres) 12-3-18 PRESENT ZONING: Conditional Residential, R-3 with proffer statement.

OF ACRES TO BE COVERED FOR REZONING: ~~7.517~~ 8.194 acres 12/3/18

LOCATION/ADDRESS OF PROPERTY FOR REZONING: Located off Route 29 on Madison Plaza Drive and Route 660 Courthouse Mountain Road.

PROPOSED REZONING: Amend conditional rezoning application that was approved on February 4, 2009 to Conditional Residential, R-3 with proffer statement attached.

PROPOSAL/REQUEST: to amend conditional rezoning from February 4, 2009 to Conditional Residential, R-3 with Proffer Statement attached for use as Multi-Family Dwelling(s).

I hereby certify that I have the authority to make the foregoing application and that the information contained in the application is true and correct.

Applicant or Authorized Agent — Date: 11/7/18

Carlyle L. Weaver
Print Name — 540-718-1200
Daytime phone number of Signatory

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

Reviewed by Planning Commissioner: **Date:** January 2, 2019

Conditions, if any: Planning Commission recommended to the Board of Supervisors to approve the rezoning of 8.194 acres to Conditional Residential, R-3 with Proffer Statement dated November 5, 2018 and revised on November 7, 2018 attached.

Action Taken by Board of Supervisors: **Date:** January 2, 2019

Conditions, if any: The Board of Supervisors approved the rezoning of 8.194 acres to Conditional Residential, R-3 with Proffer Statement dated November 5, 2018 and revised on November 7, 2018 attached.

APPROVED: ☒ **DENIED:** ☐ Betty C. Grayson, Zoning Administrator **Date:** January 3, 2019

RECEIVED
NOV 2018
MADISON
ZONING

Front Page was only revised. Bcg.

PROFFER STATEMENT
SEMINOLE RIDGE

Case No.: Z-12-18-17

Applicant/
Record Owner: Carlyle L. Weaver (Tax Map #48-13)
and Carlyle L. Weaver d/b/a CW Properties (Tax Map #48-13J)

Property: Tax Map Parcel 48-13, containing 3.498 acres,
and ~~4.019~~ 4.496 acres, Portion of Tax Map Parcel 48-13J
Rezoning to Conditional Residential R-3 – Multi-Family

12/3/18

Date: November 5, 2018
Revised November 7, 2018

The undersigned hereby proffers the use and development of the subject property shall be in strict conformance with the following conditions and shall supersede all other proffers previously made. In the event the above-referenced rezoning is not granted as applied for by the Applicant, these proffers shall be withdrawn and are null and void.

"Final Zoning", as the term is used herein, shall be defined as that zoning which is in effect on the day following the last day upon which the Madison County Board of Supervisors' decision granting the rezoning made be contested in the appropriate court or, if contested, the day following entry of a final court order affirming the decision of the Board of Supervisors which has not been appealed or, if appealed, the day following which the decision has been affirmed on appeal.

The headings of the proffers set forth below have been prepared for convenience or reference only and shall not control or affect the meaning to be taken as an interpretation of any provision of the proffers.

Any improvements proffered herein shall be provided at the time of development of that portion of the site adjacent to the improvement, unless otherwise specified.

The term "Applicant" as referred to herein shall include within its meaning all future owners and successors in interest.

References made in this Proffer Statement to the various plans and exhibits are to be interpreted to be references to the submitted plans and exhibits.

1. **Trash pick-up** service shall be provided for each building and shall not commence before 6:00 a.m. or extend beyond 9:00 p.m.

2. **Utilities.** All utility lines shall be underground, except for junction boxes, meters, and existing overhead utility lines.

3. **Landscaping.** The front and side yards shall be sodded, except for areas that are mulched, landscaped, treed or other areas that may not be sodded by law.

4. **Walking Trails and Bike Paths.** Walking trails and bike paths will be provided on site and will have a minimum width of four feet.

5. **Parking.**

   a. Each unit shall have two dedicated parking spaces for the residents of the unit.

   b. There will be a minimum of twelve (12) dedicated visitor parking spaces which shall be identified and marked "Visitor".

   c. All access and parking lots will be paved and will be privately owned. They will be maintained by the homeowners association. The types of pavement may include asphalt, concrete, aggregate materials, brick or stone pavers.

6. **Lighting.** Exterior lighting fixtures and parking lot fixtures shall be maintained by the homeowners association. The lighting shall be non-reflective and hooded. The height of the exterior lighting masts shall be at the height not to exceed the building height.

7. **Private Roads.** The roads for the community shall be private and shall be maintained by the homeowners association.

8. **Construction Materials.** The residential units shall be constructed of brick, vinyl, hardplank, dryvit, stone or other permanent building materials.

9. **Landscaping.** An overall landscaping plan shall be submitted as a part of the site plan review. The landscaping plan shall include signage placement and fencing at the project entrance and landscaping along Courthouse Mountain Road at a depth of not less than fifteen feet (15') and along Route 29 at a depth of not less than twenty-five feet (25').

10. **Transportation.**

   a. The principal access to the community shall be from the Madison Plaza Road. This entrance shall be clearly marked as the principal entrance and will be the access for any commercial or visitor traffic.

b. Courthouse Mountain Road (State Road 660) shall be widened by the Applicant on the Applicant's land and the width of pavement shall be extended to 18 feet, with at least a six foot shoulder and ditch line. Further, the Applicant shall construct at the Route 660 entrance a 100 foot acceleration lane with a 100 foot taper to allow vehicles from the project to access State Route 660.

11. **Amenities.** The residents of the project shall be entitled to use the walking trails and designated pocket parks within the community. All residents are required to be members of a homeowners association and shall pay all fees associated with it.

12. **Signs.**

a. The Madison Plaza Road signage shall be submitted as a part of the site plan and shall clearly designate that this is the access for visitors and services. All signage shall be in compliance with the county sign regulations.

b. The signage from Courthouse Mountain Road (State Route 660) shall clearly designate this is a residents only entrance. All signage shall be in compliance with the county sign regulations.

13. **Mail Boxes**. The Applicant agrees to work with the U.S. Postal Service in securing mail boxes which will be located at the entrance to the development from the Madison Plaza road and shall not be located on Courthouse Mountain Road (State Route 660).

14. **Homeowners Association.** The Applicant shall create a homeowners association, and the association shall have the responsibility for maintaining the private roads, parking, shared areas, lighting and signage. The homeowners association documents shall be submitted to the County at the time of site plan review.

15. **Severance.** The unenforceability, elimination, revision, or amendment of any proffer set forth herein in whole or in part shall not affect the validity or enforceability of the other proffers or the ineffective part of any such proffer.

_____(SEAL)
CARLYLE L. WEAVER, Owner and Applic

STATE OF VIRGINIA,

COUNTY OF MADISON, to wit:

The foregoing instrument was acknowledged before me this 5th day of November, 2018, by CARLYLE L. WEAVER.

My Commission Expires: Sept 30, 2019

Bonnie G. Utz
Notary Public

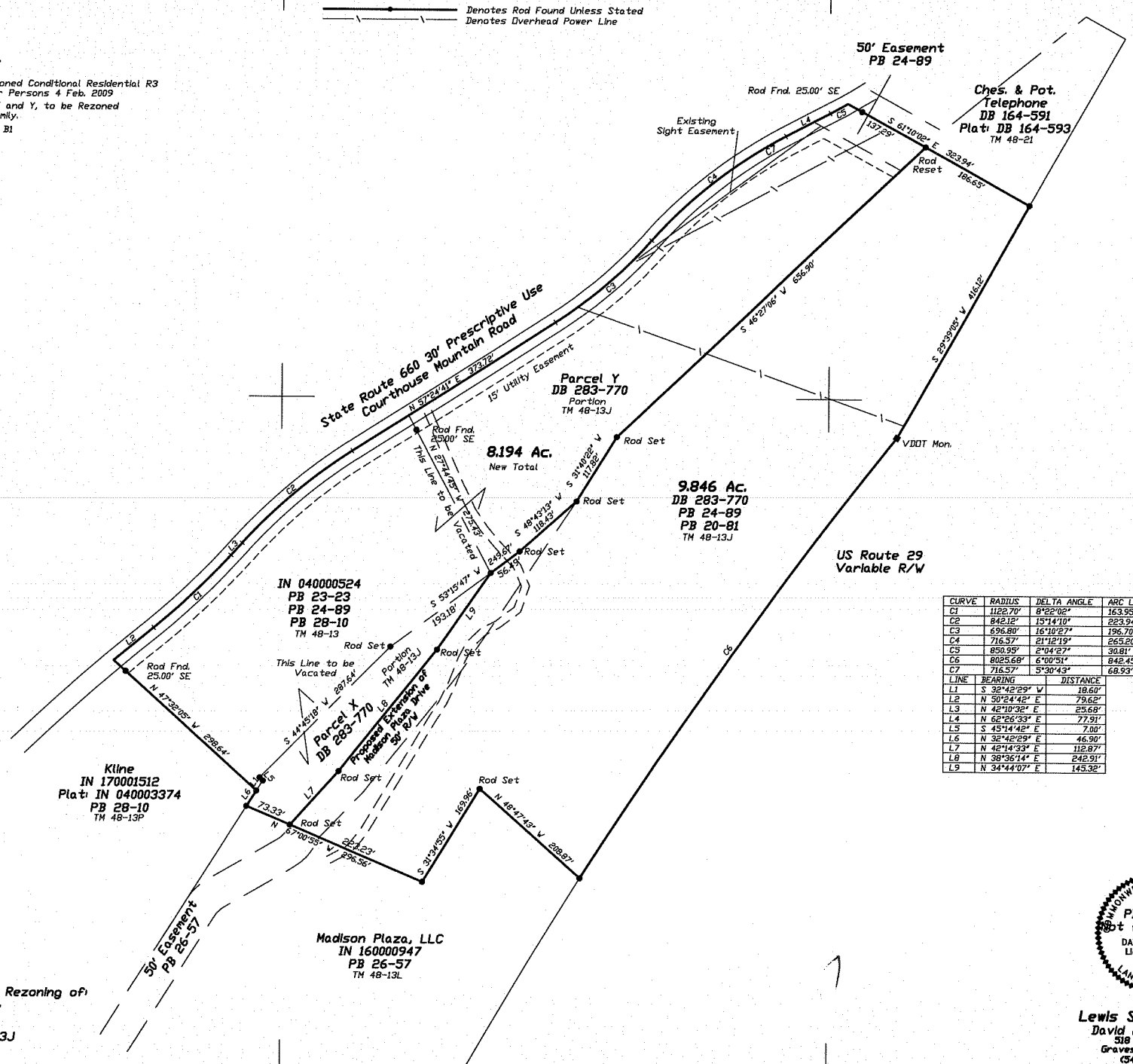
BONNIE G. UTZ COMMONWEALTH OF VIRGINIA NOTARY PUBLIC

Bonnie G. Utz
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #7120618
My Commission Expires
9-30-2019

NOTES:

1. No Title Report Furnished
2. Easements Not Shown May Exist
3. This Plat Is Based On A Field Survey Dated 19 November 2008
4. Tax Map Parcels 48-13 & 13J are Hereby Adjusted as Shown. No New Parcels are Being Created.
5. Tax Map Parcel 48-13 & Parcel Y Were Zoned Conditional Residential R3 Active Adult Community/Housing for Older Persons 4 Feb. 2009
6. Tax Map Parcel 48-13, Including Parcels X and Y, to be Rezoned Conditional R3 With Proffers for Multifamily.
7. Tax Map Parcel 48-13J is Zoned Business B1

Approvals
County Agent



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	1122.70'	8°22'02"	163.95'
C2	842.12'	15°14'10"	223.94'
C3	696.80'	16°10'27"	196.70'
C4	716.57'	21°12'19"	265.20'
C5	850.95'	2°04'27"	30.81'
C6	8025.68'	6°00'51"	842.45'
C7	716.57'	5°30'43"	68.93'

LINE	BEARING	DISTANCE
L1	S 32°42'29" W	18.60'
L2	N 50°24'42" E	79.62'
L3	N 42°10'32" E	25.68'
L4	N 62°26'33" E	77.91'
L5	S 45°14'42" E	7.00'
L6	N 32°42'29" E	46.90'
L7	N 42°14'33" E	112.87'
L8	N 38°36'14" E	242.91'
L9	N 34°44'07" E	145.32'

COMMONWEALTH OF VIRGINIA
PDF Copy Not for Record
DAVID A. LEWIS
Lic. No. 2446
LAND SURVEYOR

Boundary Adjustment Survey and Rezoning of:
CARLYLE L. WEAVER Property
IN 030002114, Tax Map 48-13
Deed Book 283-770, Tax Map 48-13J
Madison County, Va.
Scale: 1" = 100' 13 November 2018

M0374C

Lewis Surveying Inc.
David A. Lewis, L. S.
518 Graves Road
Graves Mill, VA 22727
(540) 948-7136

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Surber Development and Consulting LLC

August 14, 2020

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

Mr. Webb,

Please accept this letter as an introduction to Surber Development and Consulting LLC. I hope to find a development opportunity in Madison County.

I have been in the multi-family development business for seventeen years, the last nine have been as owner and Managing Member of Surber Development and Consulting LLC. During that time, I have developed 18 multi-family properties and been involved in the development of 25 additional properties as a consultant.

I believe our success starts with the curb appeal of the sites. If properties are not well maintained so that they look better than the competition, we lose our competitive advantage. In my opinion, looking "as good" is not enough. I demand that our sites have a manicured appearance. Please find attached pictures of some recently completed developments. The Mountain Laurel Manor sites in Augusta County are very similar to what I am proposing in Madison County.

In addition to the standards we have set for the appearance of our properties, management is a key component to our success. GEM Management is the management company for all of Surber Development's properties. Ms. Tami Fossum is the Executive Director of GEM. Alex Lawrence is the Director of Property Manager who is over the operations department. There are five Regional Property managers with an average portfolio of 50 assets or 2,041 units. There are 18 Senior Property managers that oversee smaller territories with an average portfolio of 14 assets or 538 units. The Senior Property Manager lives in the proximity of their assigned territory. Their overall responsibilities are maintaining the integrity of the physical asset. Assuring the asset meets the company/owners financial and business goals in accordance with GEM's mission, vision and objectives with requirement of a minimum of monthly visit to properties. Regional Managers minimum of quarterly inspection.

Reporting to the Regional Manager is a Site/Property Manager for each property. The Site/Property Manager is responsible for the efficient operation through facilitating the day-to-day activities to achieve optimum performance of the property or properties assigned through the

management of such items as: leasing, collections, resident services, overseeing maintenance and ensuring compliance with all applicable regulations, laws and company policies.

As a fairly large company, GEM has evictions in process all the time. However, this is a costly process and in order to minimize their occurrence, we begin by having tough applicant admission standards in place. Every adult household member must pass both a credit check as well as have a clean criminal record. There are no exceptions to this policy.

I hope this has given you some insight into Surber Development and Consulting and GEM Management. We take pride in what we do and it is reflected in our success in this business.

If you have any questions or concerns, I am always available to discuss them. I can be reached on my cell phone at 276-698-8760 or by email at jensurber@surberdev.com.

Sincerely,

Jen Surber

Owner/Managing Member

Jennifer E.H. Surber

Education

B.S. Guilford College
Majors: Economics and Religious Studies
Minors: Political Science and Women's Studies, 2002

Professional Experience

Surber Development and Consulting LLC (September 2011 - current)

Develop workforce rental housing. Provide consulting services for developers. Facilitate Rural Development property transfers. Specialization in Federal Home Loan Bank Affordable Housing Program.

Low Income Housing Developments Completed and/or Underway, as Developer:

2012 VA - Warsaw Manor Apartments - 56 units, senior, Warsaw
2013 VA - Lily Ridge Apartments - 48 units, family, Greene County
2013 VA - The Shire - 40 units, family, Chesapeake City
2014 VA - Iron Bridge Road Apartments - 80 units, family, Chesterfield County
2015 VA - Ada Park - 42 units, family, Newport News
2015 VA - Robinson Park - 88 units, family, Rockingham County
2016 VA - Timberland Park - 80 units, family, Albemarle County
2015 SC - Blacksburg Terrace, 32 units, senior, Cherokee County
2016 SC - Bennetts Pointe, 32 units, senior Marlboro County
2017 VA – Mountain Laurel Manor, 48 units, family, Augusta County
2017 VA – Marion Manor, 91 units, family, Smyth County
2018 VA – Mountain Laurel Manor II, 48 units, family, Augusta County
2018 VA – East Gate Village, 24 units, family, Orange County
2018 VA – Bickerstaff Crossing, 60 units, family, Henrico County
2020 VA – Mountain Laurel Manor III, 48 units, family, Augusta County
2020 VA – East Gate Village II, 37 units, family, Orange County
2020 VA – Grande Oak, 48 units, elderly, York County
2020 VA – Watermark Gardens, 80 units, elderly, Chesterfield County

Low Income Housing Developments Completed and/or Underway, as Consultant:

2012 KY - Oak Ridge - 24 units, elderly, Whitley County
2012 KY - North Wood - 24 units, elderly, Elliott County
2012 KY - Wood Lane - 24 units, elderly, Green County

2012 VA - Lovingston Ridge - 64 units, family, Lovingston
2012 VA - New River Gardens II - 48 units, family, Radford
2012 VA - Woods Landing - 40, elderly, Damascus
2012 VA - Washington Court - 39, elderly, Abingdon
2013 VA - New River Overlook - 40, elderly, Radford
2014 VA - Country Estates - 24, family, Farmville
2014 VA - Plaza Apartments - 36, family, Dublin
2014 VA - Village Estates - 32, family, Emporia
2015 VA - Village Green - 32, family, Gloucester County
2015 VA - Academy Apartments - 32, family, King William County
2015 VA - Harmony House - 40, family, Galax
2015 VA - Dogwood Apartments - 48, family, Appomattox County
2016 VA- Lakewood Apartments - 52, family, Mecklenburg County
2016 VA - Brookshire Apartments - 64, family, Henry County
2016 VA - Harmony Village - 42, family, Galax
2016 VA - Milnwood Village - 40, senior, Prince Edward County
2017 VA – Willow Branch – 48, family, Amherst County
2017 VA – Nottoway Manor – 28, family, Nottoway County
2018 VA – Pine Forest – 40, family, King George County
2018 VA – Washington Square – 24 units, family, Emporia
2018 VA – New River Gardens II – 48 units, family, Radford
2019 VA – Cross Creek Apartments – 19 units, elderly, Mecklenburg County

Assistant Director of Housing for Development (2003-2011)

Conduct research to identify the housing needs of the community and low income persons, including the collection of archival data, local surveys and organized community assessments. Work with community organizations, low income people, and agency staff to develop plans and funding for housing programs that will benefit low-to-moderate income people. Develop funding streams for housing development activities. Manage the Southwest Virginia Continuum of Care activities. Maintain knowledge of tax credit programs including Low Income Housing Tax Credits (LIHTC), historic tax credits and new market tax credits. Evaluate properties for project feasibility and development potential. Oversee 16 employees in various development activities. Act in the presence of the Director of Housing.

- Submitted applications for grants, low interest loans and tax credits to fund housing programs with nearly $50,000,000 awarded in eight years.
- Directly participated in construction projects from early pre-planning, to working with architect/engineer team, and contractors through the delivery of certificates of occupancy.
- Coordinated the process of organizing the local Southwest Virginia Continuum of Care, a three-year process that resulted in the Bristol Permanent Supportive Housing project.
- Directly participated in/oversaw the completion of Low Income Housing Tax Credit developments including new construction, acquisition/rehabilitation and adaptive reuse projects from application to 8609s.
- Extensive knowledge of a wide variety of various low interest loan and grant programs, not limited to housing.

Personal Experience

- Developed Holly Ridge subdivision in Glade Spring, Virginia, a 26 lot single family community.
- Member of Town of Glade Spring Planning Commission
- Member of Downtown Revitalization Project Board
- Member of Glade Spring Bank Building/Incubator project Board

Awards

- Recognized by Virginia Community Capital as one of the 40 top housing professionals in the State of Virginia under the age of 40 - 2012

GEM Management, LLC

Resume

GEM Management, LLC is owned by Fitch Irick Partners, LLC that has a long and successful track record in the development, construction and management of multifamily housing complexes and commercial development. An organizational chart on both Fitch Irick Partners and GEM Management is enclosed. Additionally, bios on Fitch Irick's partners and resumes on all key executive at GEM are included to show the wealth of knowledge within our firms' leadership.

GEM Management has over 29 years of management experience in affordable housing property management field. GEM is an organization that is knowledgeable in the complexity of regulations involved in dealing with Rural Development, Department of Housing and Urban Development, and Low-Income Housing Tax Credit programs. GEM prides itself on the professional and disciplined way it operates.

The company currently manages **approximately 10,000 units** through-out the southeast comprised 250+ properties with multi-layers of programs and funding sources. Within this portfolio there are project-based section 8; Low Income Housing Tax Credit; and Rural Development properties.

GEM Management, LLC Executive Team:

Tami Fossum, HCCP, CAPS, CPM is the **Executive Director** of GEM Management, LLC. She joined GEM's management team in August of 2016. Tami has been in the multi-family industry since 1989. She has an extensive background in both the development and property management of conventional and affordable multifamily properties. Tami holds her Certified Apartment Portfolio Supervisor (CAPS), Certified Property Manager (CPM) and Housing Credit Certified Professional (HCCP) designations, as well as her Real Estate Broker's licenses in North Carolina and Salesman's License South Carolina.

Tami has been actively involved in the Greater Charlotte Apartment Association (GCAA) since 1993, serving as its' President in 2010. She is a founding member of the GCAA's Education Foundation serving as President in 2013 and 2014. She has been recognized through-out her career with numerous multifamily related industry awards through the GCAA, National Apartment Association (NAA) and Institute of Real Estate Management (IREM). Tami has actively served at a committee level for NAA since 2009 and currently serves as a board member of the National Apartment Association Education Institute (NAAEI). She was an Adjunct faculty member for Rio Salado community college for their property management program and is a current NAA faculty member and subject matter expert. She also serves both at the national and local level on the apartment associations affordable housing committees.

Alex Lawrence, C14P, S.T.A.R. is the **Director of Property Management**. He joined GEM's Management team in February of 2005. Prior to joining GEM Management, Alex worked for Walmart, Inc. Logistics. He is responsible for overseeing and leading the property management field and site team members. Alex is also the Section 504 Coordinator for the GEM portfolio. He has a long-term working relationship with all agencies that monitor the GEM portfolio.

Alex is the current President of the Carolinas Council for Affordable Housing and has served on the board since 2016. He graduated from Appalachian State University in Boone, North Carolina with a Bachelor of Science in Business Administration degree. Alex holds his C3P Tax Credit Certification, Rural Development 515 STAR Certification and North Carolina Real Estate Broker License.

Lisa K. Poore, C18P, S.T.A.R. is GEM Management's **Director of Compliance**, with oversight of twelve employees within the organizations' Compliance department. Since joining GEM Management, LLC in 2002, Lisa has worked closely with state housing agencies, the USDA Rural Development program and Syndicators across seven states ensuring regulatory compliance reporting for the GEM portfolio consisting of Tax Credit, HOME, KEY, USDA Rural Development and HUD Section 8/Project-Base Section 8.

Lisa holds a Bachelor of Science degree in Marketing from Western Carolina University in Cullowhee, North Carolina and is credentialed as a Certified Credit Compliance Professional, as well as a State of North Carolina Notary Public. Lisa holds certificates in LIHTC Programs, Fair Housing and Layered Properties. She has 20+ years' experience in financial and compliance management.

Kathy B. May, NAHPe, is GEM Management's **Director of Agency Liaison**. Kathy joined GEM Management, LLC in 2011. Kathy assists the organization's Compliance Director in the daily operations of the Compliance department, with supervision of GEM portfolio across seven states. Her duties include ensuring that properties with HUD Section 8, Tax Credits and USDA Rural Development programs are following regulations.

Kathy holds an Associate of Arts degree in Business from Louisburg College, in Louisburg, North Carolina and has 30+ years' experience in Property Management with both HUD and commercial properties. Additionally, she is a National Affordable Housing Professional Executive (NAHPe), has completed AHM training for HUD - Subsidized Multifamily Properties, and is a North Carolina Real Estate Broker. She also holds credentials as a Certified Apartment Manager, Certified Assisted Housing Manager, NCHM Certified Manager of Maintenance, Certified Occupancy Specialist, Certified Professional of Occupancy, and Fair Housing Compliance.

Stormy Mongiello, **SHRM-CP, PHR** is the **Human Resources Director** of GEM Management, LLC. She joined the GEM team in 2018 and is responsible for all facets of Human Resources management along with supporting other departments, she is reaching company goals through consultation in employment-related decisions. She brings over 20 years of Human Resources experience. With a varied background in Human Resources roles for many industries including construction, manufacturing, and retail, she has earned her Society of Human Resources-Certified Professional (SHRM-CP) and Human Resources Certification Institute, Professional in Human Resources (PHR) certifications.

In addition to serving her country in the US Navy, Stormy has completed her bachelor's degree in Business with a minor in Human Resources and is currently pursuing her Master's in Business Administration.

Donna L. Payne, CPA is the **Controller** of GEM Management, LLC. She joined GEM's management team in May of 2018. She has worked in the accounting realm for investment, management, and development companies in Real Estate for over 25 years. Donna leads the accounting team which is responsible for accurate and timely financial reporting for the full GEM portfolio.

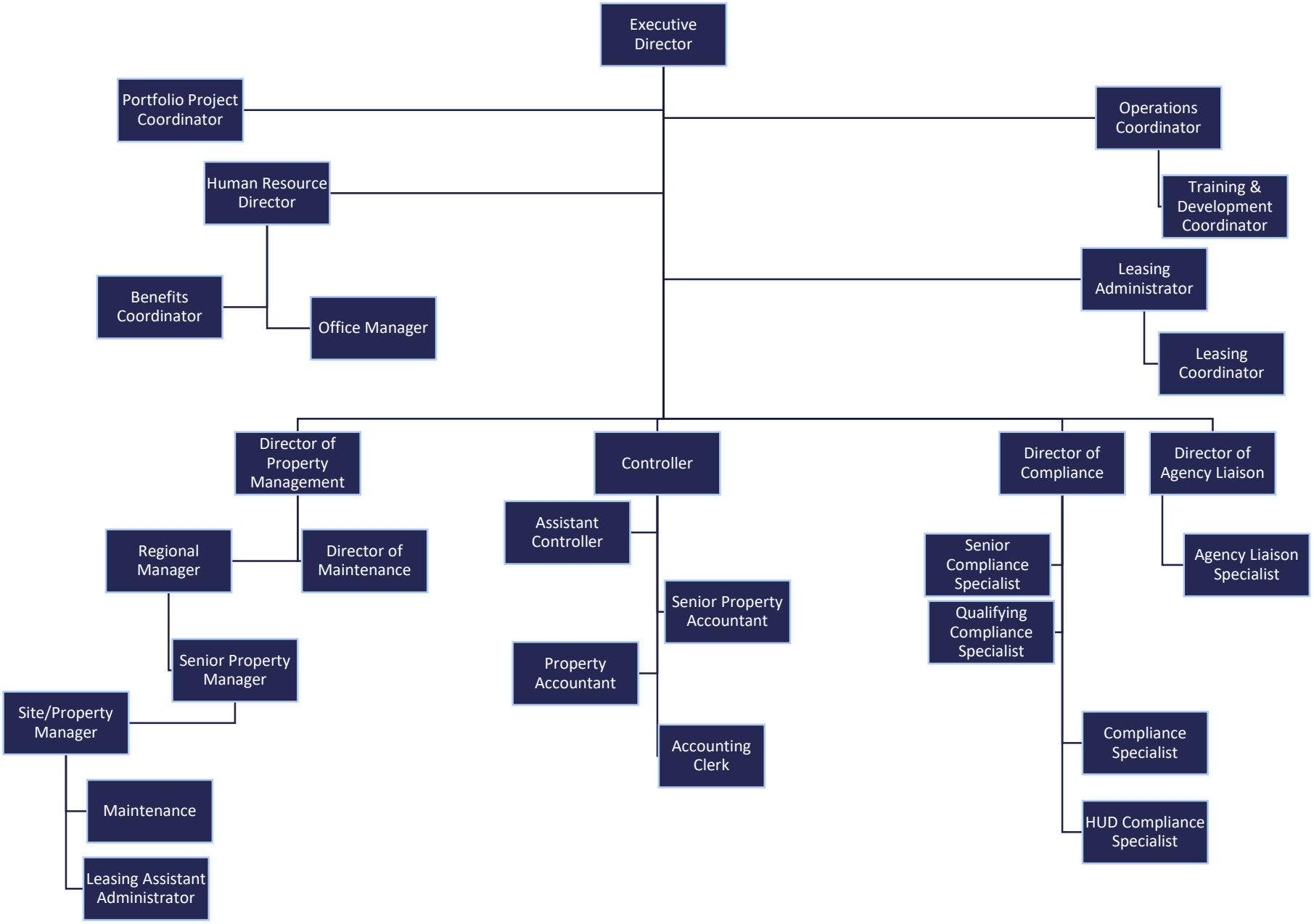
Donna graduated from Western Carolina University with a Bachelor of Science in Business Administration. She has been a licensed Certified Public Accountant in North Carolina since 1998. Donna is a member of the Charlotte Chapter of CREW and serves on their Community Outreach Committee.

Keara Attamante, CPA is the **Assistant Controller** of GEM Management, LLC. She joined GEM's management team in November 2018. Before joining GEM, Keara was an Assurance Manager at CohnReznick LLP, where she worked for 8 years. During her tenure at CohnReznick, she performed financial statement audits and attest services, with a specialized focus in affordable multifamily housing. Keara helps lead the accounting team to deliver accurate and timely financial reporting for the GEM portfolio.

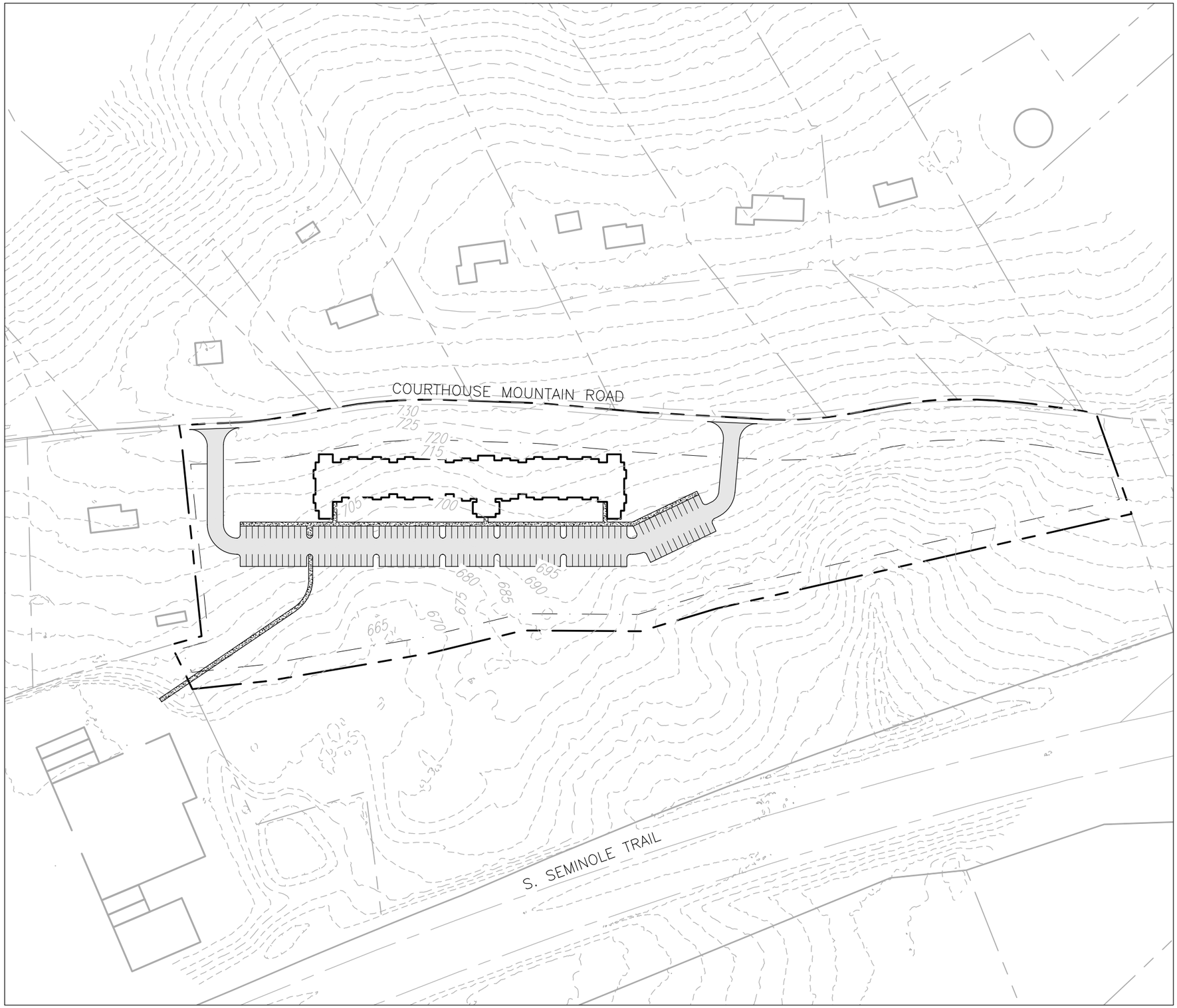
Keara graduated from the University of South Carolina with a Bachelor of Science in Accounting and Wake Forest University with a master's degree in Accounting. She is a licensed Certified Public Accountant (CPA) in North Carolina.

To learn more about GEM's guiding mission, purpose, values and goals and the communities we manage visit us at www.gemmanagement.net

GEM Management, LLC



Surber Development & Consulting LLC: Former Project Visuals



SITE INFORMATION

TAX MAP #48–13
INSTR. #190000073
SITE AREA: 8.194 AC.
ZONING: R–3

BLDG. AREA: 67,729 HEATED SF
MAX. BLDG. HEIGHT ALLOWED: 35'
FRONT YARD REQ'D: 60' FROM ROAD CL
SIDE YARD REQ'D: 10' FROM PL
REAR YARD REQ'D: 25' FROM PL

DENSITY ALLOWED: 8 DWELLING UNITS PER ACRE
DENSITY PROPOSED: 65 UNITS / 8.194 AC. = 7.93 UNITS PER ACRE
PERCENT OF LOT AREA BLDG. COVERAGE ALLOWED: 35%
PERCENT OF LOT AREA BLDG. COVERAGE ALLOWED: 8.3%

PARKING REQ'D: 2 SPACES PER UNIT + 12 MARKED VISITOR SPACES
PARKING PROV'D: (65 X 2) + 12 = 142 SPACES (INCL. 10 HC SPACES)
VHDA HC PARKING REQ'D: 5% OF REQUIRED + 2 VAN PUBLIC ACCESS
VHDA HC PARKING PROV'D: (142 x 5%) + 2 = 10 HC SPACES

OPEN SPACE REQ'D: 40% OF SITE
OPEN SPACE PROV'D: 50% OF SITE

150 0 150
1" = 150'

BALZER & ASSOCIATES
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS
Roanoke / Richmond
New River Valley / Staunton
Harrisonburg / Lynchburg
www.balzer.cc
1561 Commerce Road
Suite 401
Verona, VA 24482
540.248.3220

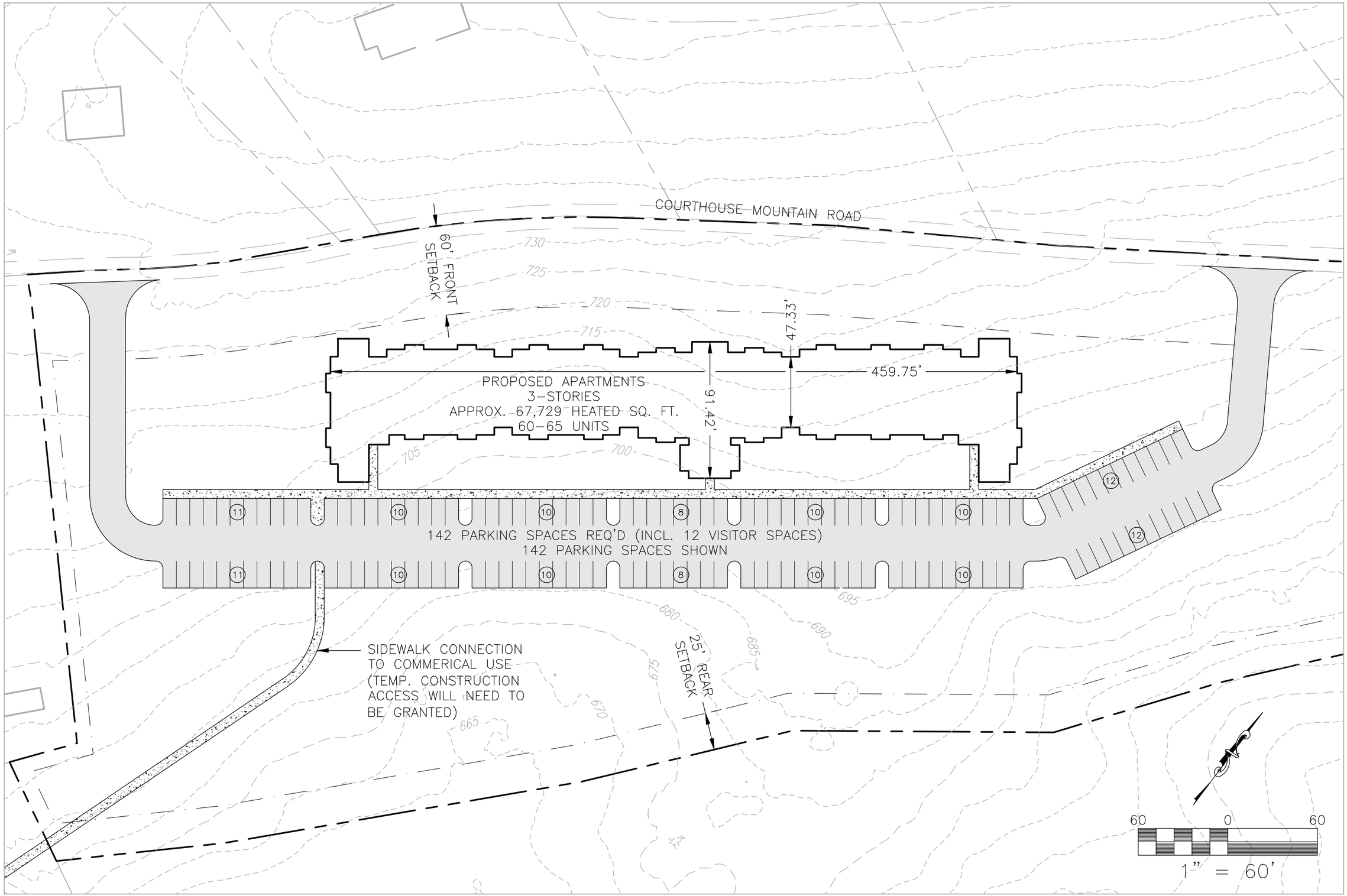
MADISON APARTMENTS

OVERALL MAP

MADISON PRECINCT
MADISON, VIRGINIA

DATE 08/25/2020
SCALE 1" = 150'
REVISIONS

PROJECT NO 34200037.00



BALZER & ASSOCIATES
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS

Roanoke / Richmond
New River Valley / Staunton
Harrisonburg / Lynchburg

www.balzer.cc

1561 Commerce Road
Suite 401
Verona, VA 24482
540.248.3220

MADISON APARTMENTS

SITE PLAN CONCEPT

MADISON PRECINCT
MADISON, VIRGINIA

DATE	08/25/2020
SCALE	1" = 60'
REVISIONS	

2 of 2

PROJECT NO 34200037.00