



June 17th, 2020 – 6:30 p.m.

Agenda: Planning Commission Workshop

1. Call to Order
2. Determine Presence of Quorum & Review/Approval of Agenda
3. Review of Minutes May 20, 2020 Workshop
4. Preview: July's Joint Planning Commission & BoS 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

- 5) Review & Update of Zoning Ordinance's Article 14 (Minimum Off-Street Parking)
- 6) Update of Planning Commission By-laws
- 7) Additional Items from Planning Commission or Public
- 8) Adjournment