

**Public Comments Received Via Email (as of 6/29/202) Regarding Crescere, LLC  
Special Use Permit Application**

**Received 6/26/2020 –**

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

**Received 6/27/2020 –**

To whom it may concern:

Please distribute my e-mail to the members of both the Planning Commission and Board of Supervisors as part of the public record.

It appears the proposed Crescere development project is being overzealously pushed through by a few self-serving individuals and officials without allowing proper input from local residents and without regard to how negatively this development will affect Madison County and surrounding areas.

The speed in which this development has been pushed through Madison County government shouts loudly that there has been little to no consideration regarding the noise pollution, increased traffic, water and sewage challenges, not to mention the quality of life for those that truly care about the landscape and country life Madison County offers.

Does the Board of Supervisors and Planning Commission of Madison County just rubber stamp this big development in an area zoned for agricultural use? Does the Board of Supervisors and Planning Commission just SHUT OUT hearing opinions from their voters, residents, and neighbors and act as complete dictators in the decision process? This hearing should be rescheduled and opened to the public. If the

Planning Commission and Board of Supervisors refuses to do so, the Special Use Permit should be **denied** in its current form due to the various concerns you as elected government officials should be well aware of but it appears not.

**SO LET ME HELP YOU OUT:**

This development would have major negative impact on the environment, local road systems and rural character of the area. Are you really rubberstamping 60,000 square feet of buildings, a welcome center, restaurant, glamping and lodging areas, spa, bar, and an open air pavilion for large concerts? Let's not forget paving over 6 acres of land zoned agricultural. Shame on all of you. This abbreviated application process and lack of time for public input smells of corruption. How can you let this happen to your county and what benefits do you see that outweigh the multitude of concerns?

**ENVIRONMENTAL CONCERNS:** The SUP would adjoin the Rapidan River, which serves as the potable drinking water source for multiple localities downstream, including the Town of Orange. The 50 glamping cabins proposed would accommodate up to 100 overnight guests, quantities otherwise expected in hotel operations. As such, site specific conditions could create large septic drain field impacts with the potential for environmental impacts on the Rapidan River.

**NOISE CONCERNS:** Madison County does not currently have a codified noise ordinance – Really? There is critical importance in having a noise ordinance in place in any best practices of governing. Do none of you live nearby or have voters that live close to this proposed development? Quiet hours, are enforceable by the police and require no noise level testing.

**OCCUPANCY CONCERNS:** There is NO mention of maximum occupancy, maximum event occupancy, the number of public and private events allowed, lighting pollution.

**CONCERNS FOR REFUSING TO ALLOW RESIDENTS TO PARTICIPATE IN THE PUBLIC HEARING IN PERSON OR ON LINE:** In the very least, since the pandemic is the Madison County reason to close this hearing to the public, make the meeting virtual. Come on everyone is doing it, even my 94 year old mother. I strongly oppose this closed door decision from elected officials who are not answering or listening to their constituents, residents, or neighbors.

The people of Madison County deserve better. They deserve to have their recourses protected and you all have a responsibility as elected Madison County Officials to do just that. This development will destroy the very reasons tourists would be attracted to the county as a destination worth visiting.

If this development is so questionably fast tracked with no public hearing, I predict the investigations will be rampant into everyone involved in the rushed approval process. You could not have hoped for worse optics.

With enormous concern,

Elizabeth von Hassell

**Received 6/28/2020 –**

Please distribute this letter to the Madison County Planning Commission and the Madison County Board of Supervisors and include it in the public record.

Re: SUP at Kenwalt

Strong zoning provides stasis, a reasonable expectation of protection, and a haven for a community of like-minded individuals. An entity that comes in and buys land for the express purpose of shattering the zoning regulations and causing harm to the community in the form of noise, light pollution and increased traffic should be denied this wrong minded fantasy. If one developer is allowed this egregious misuse of farmland, others will arrive with similar expectations. Approving the SUP would render the meaning of the words "zoning" and "agricultural" meaningless. Zoning regulations should have meaning and "teeth" to prevent a hodge-podge of development across the landscape.

There are other questions that beg answers. Where will the staffing for this enterprise come from? Local businesses have trouble finding qualified workers for full time positions at restaurants. How will similar jobs be filled for weekend work? If the business does not sustain itself what will be done with 6 acres of farmland buried under pavement?

Careful consideration and an impact study are needed. A bond could be secured to restore the property to its agricultural use if the business fails and the SUP should have a **sunset provision** if this occurs. Please do not rush to approve this SUP. Denying it would be a better course of action.

I write from a neighboring county because this is not an issue that should be insulated by county lines. We all reside in a broader landscape that needs our stewardship and protection.

Respectfully submitted,  
Cynthia Whitman  
Orange, Virginia

**Received 6/28/2020 –**

Mr. Webb: Please include this email as part of the public record on the Crescere Resort SUP and distribute this email to the members of the Madison County Planning Commission and Board of Supervisors.

Dear Supervisors and Commissioners,

Madison County is a wonderful place to live, farm, work and visit. Thank you all for your dedication to keeping this a place that we all love.

Agricultural zoned land is the single most important thing that makes Madison County so special. When you combine it with the Agricultural land in the surrounding Piedmont, we have this amazing place that we lucky people get to live in, and others want to visit and vacation in.

Please don't destroy this special place by allowing Commercial Development on the Agricultural zoned land formerly known as Ken-Walt Farm.

Commercial Development should be in Commercially zoned areas. Please tell this Developer to build her Resort in an area that won't ruin the limited and precious Agricultural resources of the County. To do otherwise, and to grant the SUP, would be grossly unfair to the surrounding neighbors and others who "play by the rules" and respect the Agricultural zoning in this beautiful area of the County.

In this rural area, we don't want to hear Rock Concerts at night. We don't want to have Route 231 clogged with hundreds of people who have been drinking. We don't want the noise of 500 people partying day and night. And by the way, who is going to be counting? Not the County, which is always short on staff. And certainly not the Developer, who obviously has no concern for her neighbors. So if the SUP is approved, you know that whatever the maximum number allowed is, it often will be exceeded.

Please vote NO on this SUP. The scale of this proposal is far too large for the area. Please listen to your neighbors and keep Agricultural zoned land for agriculture and families who want to live in peace and quiet.

Thank you,

Mark Warren  
Somerset

**Received 6/28/2020 -**

Dear Supervisors and Commissioners,

Please Vote against the Crescere SUP. The scale of the proposed project is immense. There is no limit on the number of people who can attend.

On any given day, if 500 people attend an event and 300 people attend a concert, plus 100 campers, and hundreds more at the bars and restaurants, you will have over One Thousand people at the Resort. Day after day. Forever. This will destroy the rural quality of life in the area.

The Lockn' Music Festival in Nelson County attracts 25 Thousand people each year who create noise and traffic and leave behind mountains of trash and sewage. Please don't let this happen in rural Madison County.

This land is zoned Agricultural. Please leave it agricultural for farmers and families to use and enjoy.

Thank you for your consideration,

Jasmine Warren  
Somerset

**Received 6/29/2020**

Dear Madison County Planning Commission & BOS:

My name is Charlotte Tieken. I live at Waverley Farm in [Somerset, Virginia 22972](#).

My late husband, Theodore Tieken, and I have been farming in both Madison and Orange counties since 1986. The Madison County farm, Glenwood Farms, partly borders Kenwalt (Crescere Resort). Upon Theodore's death, the farm was divided into three parcels, two of which have been sold for purely agricultural use. It is the intent that the third will follow the same course as it is designated agricultural zoning.

What this SUP proposes is in direct contradiction to agricultural zoning guidelines. We all want progress for not only our individual county, but for all our neighboring counties, as well as our state at large. Moving forward in a responsible and educated way is necessary. Tourism is one vehicle, but must be achieved at the highest standard. Let's not err in the other direction. I

have lived in other states and have seen first-hand what happens when land use changes are pushed through too fast. Mediocrity does not end well.

This SUP sets a bad precedent for future requests. Most importantly, to the entire county, this development would have a severe impact on the existing infrastructure. Is 60,000 square feet of brick and mortar really necessary? To the immediate environs, weekend after weekend of noise from wedding bands and rock concerts, ambient light, excessive traffic and overuse of recreation on the Rapidan River collectively would be a travesty.

I would like to conclude by applauding the support of both the planning commission and board of supervisors. I can assume that each of your dedicated efforts stem from your appreciation of living in such a beautiful place and that each of you is grateful for the peaceful rural life. Let these past months of turbulent times allow us to reflect on how we can work more closely as communities for the common good. Moving forward with this SUP would not achieve that end.

Respectfully,

Charlotte Tieken

PO Box 514

Somerset, VA 22972

Received 6/29/2020

### **Planning Commission Case No. SU-07-20-14 – Crystallis LLC**

Dear Sirs:

Madison County is a particularly fine place to live and work because generations of Virginia farmers have respected its agricultural land and respected the rights of their neighbors. I am confident that you will have those core Virginia values in mind as you consider the Crystallis LLC application to develop Kenwalt, and this letter is simply to emphasize the importance of your decision not only for the citizens of Madison County but for all of us who live on agricultural land in adjacent counties.

The Crystallis development application as presented to you does not respect the values protected by agricultural zoning for at least two fundamental reasons.

- 1. A development as extensive as the one proposed will create conditions that are inappropriate for an agricultural area and that no rural county government can be expected to supervise effectively.**

The traffic, noise, and light pollution from the development will change the area for everyone who lives there. Favoring one landowner over all others in this way—and endangering all drivers on a country road that already has presented safety concerns—is both unfair to everyone who has relied on your zoning decisions and inconsistent with the county's fundamental responsibility to protect local health and safety.

A rural county does not require—and therefore does not have—the administrative capacity to supervise a development far outside the bounds of normal land use. Proper supervision would make demands on county resources that would prevent the county from serving other citizens and, in any event, make it quite likely that the developer does not perform as promised. The excessive demands on county administration would continue even after the development is completed because without ongoing supervision, there will be no way to hold the developer to its proffers.

**2. The development application as presented makes no showing at all that the developer is capable of financing or managing the execution of the proposed plan.**

Financing is an essential element of any executable plan. The application simply fails to explain how the developer is capitalized, what the proposed development will cost, and how the developer can obtain the necessary funding.

Developments like the one proposed not uncommonly fail not only for lack of sustainable financing—especially in economic downturns—but also from the absence of the range of management resources needed to complete and operate the development. The application does not show whether this developer has the necessary experience and management resources.

When land developments fail, it is the neighbors and the county government who live with the consequences in the shape of spoiled land and the reduced tax base that comes with the damage to county land value. No developer therefore should be granted special use permission without a clear demonstration that it has the money and ability to see the project through.

Yours sincerely,

Gregory May  
7209 Rapidan Road  
Rapidan, Virginia 22733

**Received 6/29/2020**

Dear Mr. Webb,

I live adjacent to the proposed "Crescere" development.

I am aware the owner obtained zoning that would allow for a special use permit. I thought I would be notified in a businesslike way of proceedings concerning an adjacent property which directly affect me.

If not for friends and neighbors, I would not know about the meeting tomorrow. I have a phone, email, a physical address in Madison county, and a P.O box address. Why was I not informed as an adjacent property owner of these proceedings? Notice in the local paper is a poor excuse for any type of notice with this impact. There is no problem sending tax bills, but there was no direct notice to me about any of this.

I won't belabor that point.

Please understand that I do not object to my neighbor's use of her property as long as it does not impact me and my quiet enjoyment of my property. I do not want to listen to other people's music and crowd noise and generators and traffic noise at any time of day. Large public events with no limit on capacity are not consistent with rural zoning. I am sure that others have made their concerns known with more specificity, but my time to respond is limited.

Please note my objections as to inadequate notice and unlimited crowds and noise.

Regards,

Rhodes Perdue

**RECEIVED 6/29/2020**

Dear Ligon Webb-

Please share this email with members of The Madison County Planning Commission.

We live on Liberty Mills Road in Somerset, Orange County. Obviously not in Madison but on the Rapidan River and very close to the referenced property. We have read the entire application and all accompanying material on your County website. Besides a vague promise of employing local people *we cannot see a single thing in the application that would benefit Madison County or any of the neighboring citizens and taxpayers.*

What we read in the application make Graves Mountain Lodge seem small and insignificant. Graves Mountain has, for generations, appealed to a wide range of citizens from Madison and neighboring counties. It does not appear that Crescere Rural Resort seeks to attract us at all but folks from far away areas with far more urban congestion and money.

We live across from Liberty Mills Farm on a small gravel county road. This agri tourism business was the result of an SUP that allowed a use not permitted by the current zoning. Every Friday, Saturday and Sunday from mid-September until Thanksgiving there is a constant and steady stream of cars for 8-10 hours per day on my road. The traffic, the dust and the numerous people that get lost in our driveway are a fact of life for us. It is known that the County Sherriff's office spends a lot of time there also. We seriously doubt any of these tourists spend a nickel in Orange County anywhere but at their destination.

This SUP is breathtaking in its scope. The 60,000 SF of improvements, the potential for 12 "large" events per year added to the unlimited "small" events, the sheer number of cars and people and the traffic on the historic (and dangerous and curvy) Blue Ridge Turnpike seems enough to make Madison County hit the "pause" button...but the list goes on.

As you are all aware, a Special Use Permit like this is, at its core, a rezoning. Folks who buy or live on AG zoned property simply do not envision a large scale rural resort as an AG use. Granting this SUP

creates tremendous value for the property owner at little expense. The neighbors are the ones who get the bill.

Thank you for your service to Madison County. It is truly a special place that has done more to preserve its history and landscape than most, it not all, of its neighbors.

Best wishes-

Elizabeth & David Perdue

Somerset, VA

### **RECEIVED 6/29/2020**

Dear Mr. Webb--just this past weekend, I heard for the first time about the proposed Crescere Resort project on the border of Madison County and Orange County. As a neighboring resident, I was shocked to hear of the scale of the proposed project, and the rushed timeline for consideration and approval, particularly in the present Covid-19 atmosphere. I hope you agree with me that the proposed scope and scale of the project are immense, and the impact on the surrounding agricultural community is potentially extreme and irreversible. There are numerous important factors for public officials to consider, including the proposed massive scale of the project, the impact on existing infrastructure, including sewage, water and roadways, noise and light pollution, the radical change in the nature of the area and quality of life of residents who have lived in the area for generations, and the bad precedent that would be set by approving such a commercial development venture in land that for centuries has been centered on, and properly zoned, for agriculture, without a full and fair public process. While it is difficult to think of a less appropriate use for such historically significant and naturally beautiful property, once approved, there is no turning back. There is only one opportunity to get this right.

Important questions need to be asked about the principals behind the project, the financing, the integrity of the process (there are rumors of public official involvement), alternatives that would limit the adverse impact on the area and neighboring property values. In short, such a radical proposal deserves a full and fair hearing, with full opportunity for input from all affected stakeholders, and better public information about who is behind the project and why. It was described to me as a "vanity project" by someone who has publicly described it as a "way to make her mark". A mark would clearly be made--a very ugly mark on a beautiful area. When a project as impactful and significant as this is rushed through behind the scenes, with minimal opportunity for public involvement, people are justifiably concerned that something isn't right and it creates another example of why people are often justifiably distrustful of government officials and process. Even local media are largely ignorant of the proposal.

I speak for myself and numerous of my neighbors, some of whom are unable to make their views timely known in the current environment, in strongly urging you to put the brakes on this process, to permit full and proper disclosure of information, the opportunity for questions and answers and overall public involvement. In these difficult times of social isolation and reduced opportunities for communication, it isn't appropriate, or good government policy, to jam such a radical proposal on a community that frankly knows very little about it, on shockingly short notice. Cooler heads should prevail and the timetable should be altered so as to permit a full hearing on the merits, with all interested parties having

the opportunity to participate. These simply aren't normal times and with the negative impacts this project would produce, it shouldn't be approved in an expedited manner in which the affected community has no reasonable opportunity to participate in person or be heard.

I thank you for your consideration of the foregoing. I am able and available to speak with you further by telephone, or respond via email.

David C. Wright

**RECEIVED 6/29/2020**

Although I don't live in Madison County. I live in Orange County not too far from the proposed sight. I like many people moved to the area for the rural beauty and county quiet. I am horrified at the movement to take the agricultural land and turn it into venues that totally destroy the rural quiet and beauty. I live next door to a wedding venue and not only has it destroyed the quiet I moved here for. It also has made my multi million dollar property a lot less valuable.

I ask the Planning Commission to not approve this proposal and to keep Madison County the beautiful rural community it is. Next will be amusement parks, etc!

Sincerely,

Ed Harvey  
19978 Jacksontown Road  
Somerset,  
Va 22972  
540 661 0370

**RECEIVED 6/29/2020**

To the Madison County Planning Commission and Madison County Board of Supervisors.

I am writing in regard to the SUP application for Crescere resort. I do not live in Madison County, however I live directly across the Rapidan River from the planned resort in Orange County. I only heard of this proposal yesterday and find out that it is being rushed through very quickly which does not allow much time for citizens to be able to study the proposal and express their concerns. So my first point would be to postpone the decision until people can learn more about it. I am not at all opposed to the concept of agri-tourism. I believe that it is a good concept when done in a manner that retains the character that it purports. However on the quick examination of the proposal that I have to make because of the timing of the decision being rushed, this looks to be agri-tourism in name only. The size of the proposal causes concerns about noise and light pollution, water and sewer concerns, contamination of the Rapidan River, large crowds, and traffic. Up to 1000 people drinking and listening to loud music until midnight is not agri-tourism. True agri-tourism exposes people to the agricultural life, it does not bring urban partying into a peaceful setting and call it agri-tourism just because it is on a farm. As I said I am not against agri-tourism and I do not object to the developer creating something that is in character for an agricultural area, but this mega-resort does not fit that definition.

JoAnne Speiden  
Scuffletown Road  
Somerset

**RECEIVED 6/30/2020**

Dear Mr. Webb:

I am writing to express my concern about the Crescere Agri-Resort. As a resident of Somerset, Orange County, my family and I will be very negatively impacted by this huge resort in ways that I'm sure have been expressed to you by my neighbors.

Whether or not the resort is developed, I am also very concerned about the PRECEDENT this will set in future rural development. And so I oppose it.

Many thanks.

Sincerely,

Virginia Doenlson

12384 Merriewood Drive

Somerset 22972

**RECEIVED 6/30/2020**

Mr. Webb,

Barbara Miller's requests for her event/venue are unbelievable. Things are getting out of control and must, for the sake of everyone in Madison County, be reined in. There are the neighbors and their livestock, the impact on the river, the traffic on our country roads. Please remember who was here first and why.....do not let this event/venue damage everything the residents love about Madison County.

Thank you,

Jennie Hill Robinson

**RECEIVED 6/30/2020**

Although I don't live in Madison County (I am a Orange resident)I do have serious concerns with granting a SUP for this project without a great deal of additional consideration.

I am all for tourism but lean towards tourism that will only have positive effect on all surrounding property owners and it is doubtful that this project will have nothing but a negative impact to those that live around it.

Please be careful as this could have a terrible effect on all of us.

Thank you.

David A Scibal

**RECEIVED 6/30/2020**

To the Board:

I am a landowner on Longshot Lane in Rochelle who would be directly impacted by this new resort. I am writing to express my opposition to it in the strongest possible terms. We purchased our farm in Rochelle due to its rural character, quiet, and charm. Having a major resort go up around the corner — completely at odds with the agricultural zoning — would change the nature and character of Rochelle forever. As Blue Ridge Turnpike is the natural cut through from 29 to Ken-Walt, our roads would be choked with resort traffic and our ears ringing from cars and loud concert music. A decline in the quality of life in Rochelle is inevitable.

While I am all in favor of sustainable economic development, I have lived for years in Northern Virginia and seen first hand the disasters that occur when local governments buy in to the false promises of developers. Unless you believe there is a demand among Madison residents for low wage house cleaning and service jobs, please do not be fooled in to approving this proposal.

Thank you,

Brad Bennett

833 Longshot Lane

Rochelle, VA

(202) 538-9074

**RECEIVED 6/30/2020**

Good morning.

I am writing in regard to the proposed resort development on the Rapidan River. I have learned that you plan to go to meeting on July 1 regarding this SUP. Given the scale of the proposed effort, and that this SUP was only proposed this May, I would like to request that the meeting be postponed to July 28th, at the earliest. This will allow the county and surrounding areas adequate time to assess the proposal and respond appropriately. A resort of this size would have a significant impact on the county, and pushing this request through without providing the residents time to fully understand the impacts to this agricultural area, would be unfair and would not serve the county's best interest.

Thank you,

Julie Fithian

Sent from my iPhone

**RECEIVED 6/30/2020**

Dear Supervisors and Commissioners,

Please distribute this email to the Madison County Planning Commission and the Madison County Board of Supervisors and include it in the public record.

As residents of Madison County, we deserve to have a voice and a vote. Don't rush deciding on **Case No WU-07-20-14** please wait until all residents have been given proper notice and can be heard.

The current proposal would be **detrimental to our current environment** and the beauty we all enjoy in Madison County. Unlimited venues would not only cause **uncontrollable traffic** on Rt 231 but also **noise pollution**, this must be reconsidered. Landowners and residents of Madison County live here to nurture the land and to live in peace and beauty not to hear noise and music venues through midnight on any given day or to have the landscape tarnished. We are extremely concerned with the amount of noise and the plans to having outdoor music being played until midnight. This is an unreasonable disruption to all the residents.

From Madison County's own website, we pulled this quote:

*Madison County has been a crossroads of history for over 11,000 years.*

Paleo-Indians, the royal governor Alexander Spottswood and the Knights of the Golden Horseshoe, as well as Civil War Generals Stonewall Jackson and J. E. B. Stuart along with their men have all been visitors to Madison County.

We are proud to invite you to this beautiful, historic and exciting region of Virginia

**Why would consideration be given to tarnishing this beautiful historic land with a commercially zoned property in the middle of agricultural and residential properties?**

We feel that this SUP **Case No WU-07-20-14:**

- Violates our rights as residents, how could this **SUP** be going to vote prior to proper notice being given to residents that this **SUP** would directly impact
- Have the local and adjoining property owners been legally notified
- There has not been a legal public hearing sign staked at the entrance to Crescere
- Is being jammed through without giving residents and landowners a voice
- Will have an impact on the Rapidan River as well as light and noise pollution
- Negatively impacts the quality of life of Madison Counties residents

While we are new residents to Madison County, what appealed us to moving here was the peacefulness, the air quality, the openness, and the amount of natural beauty we see and experience each day. We know what negative impact density of buildings has on the ecosystem being former residents of a large metropolitan city.

Respectfully waiting your judicious and righteous decision,

Christina and William Rother

Belle Mont Farm

**RECEIVED 6/30/2020**

Hello Madison County Planning Commission:

It has come to my attention that a big resort style development is being planned along the Rapidan River on the border of Madison and Orange Counties. I want to heartily express my disapproval for the development and believe it is totally out of character with the area. I have a farm in Orange County on the Rapidan a bit downstream of the proposed development and I am afraid of the potential for serious pollution of various sorts emanating from the development. Not to mention the increased traffic on roads that are largely rural in nature. I strongly urge you to deny the group plans for the resort.

Respectfully yours,

Peter W. Tuz

MerryDale Stables

Orange, VA

**RECEIVED 6/30/2020**

Mr. Webb: Please include this email as part of the public record on the Crescere Resort SUP and distribute this email to the members of the Madison County Planning Commission and Board of Supervisors.

Dear Supervisors and Commissioners,

My wife, Amy Neale, and I farm and live next door to the proposed Crescere Resort LLC.

We were surprised that the number of overnight guests and the number of annual public events had grown since the June 17th workshop. Over night guest numbers grew from 100 to 225. Annual public events for 1000 or more people grew from 6 to 12. These are two changes that need more discussion.

Also, am I correct in reading there can be amplified music 7 days and nights a week until midnight? How much lighting will be needed to keep 1000 or more people safe until 12:00 am? These are just a few of our concerns and questions.

We ask that you table this decision so new questions can be asked and answers can be worked out.

Sincerely,

Doug Hill

**RECEIVED 6/30/2020**

As a farmer and land owner, over looking the proposed development I am in total opposition to this project. It will bring light and sound pollution to a beautiful, peaceful part of Virginia. Look what development has done to Charlottesville, Fredricksburg, and the rest of Virginia. This resort will just be the beginning, with more to follow, as those land owners(not in easement) choose to sell rather than live here. It will be very hard to "turn down" future special use permit requests in Madison County if this one is approved. People have been coming here from up North for years, and making changes, that only helped the locals loose a great quality of life and history. VOTE NO

Regards,

David C. Bluthardt

**RECEIVED 6/30/2020**

Good morning,

I am writing in reference to the newly submitted Special Use Permit for a 749+ acre rural resort, proposed by Crystallis LLC, located on S. Blue Ridge Turnpike.

I reside on the property that borders the agricultural acreage that would like to be altered to a commercial development, and have some concerns. I feel that the PC and BoS needs to wait on accepting or denying this project until all voices are heard, and all inquiries answered. I notice that this is being rushed through without adequate time for neighbors to analyze what is being proposed and potentially accepted. We need time to deliberate and eventually address the proposal.

The impacts of such a large establishment will be felt throughout our rural community.

We are a family that enjoys nature and the usage of our Rapidan River from Spring through Fall. Environmental impacts of such magnitude could be potentially devastating to our ecosystem, along with concerns about *the utilization of this River*. Rest assure, I am all for the concept of Agritourism in Madison County, yet I feel that the *size and magnitude of this proposal* is not a true representation of the rural Farm/Agricultural life.

Noise issues are another area of concern. We love the quiet of Madison county, hence living here. We also love the animal life who dwell here because of the peacefulness. I am concerned about the impacts of noise pollution and how it will affect all around us. Noise travels easily in the county, and to be overwhelmed by the sound of concerts and varying events would interrupt what solitude we do have. Once again, it is the scale that is of concern.

Our driveway lies at the bottom of a hill that is rather close to Crescere's driveway. It is already dangerous for us, with the stream of traffic today, and the added traffic would induce loads of apprehension.

Please reschedule the public hearing so our voices and concerns can be acknowledged, our questions answered, in hopes that we can come to some resolution that may be more suited for the area.

Also, who is this intended to serve? The affluent, or the varying socioeconomic households of Madison County? I would hope that it is not out of the economic reach of our neighbors, and is intended to be an inclusive establishment.

I love the idea of teaching communities the importance of sustainability, of providing jobs for those in our area, and for agritourism to be an essential part of helping a farm during difficult times, and of promoting the small businesses in our county, but is a mega resort what we need in order to do this?

We who reside in this area need to weigh the pros and cons before coming to any conclusive decision.

I appreciate your time,

***Bridget Ramo Joyce***

S Blue Ridge Turnpike

Rochelle Va 22923

RECEIVED 6/30/2020

*Ligon,*

*Copied below is a note by Peter Rice to Clay Jackson asking that the decision on the SUP be postponed so that all members of the community can weigh in. I would like to echo Peter's request. As a member of the committee that recommended the TOT for Madison County, I am generally in favor of more tourism as a source of revenue for the county. But this is a large project that will set a precedent for future applications. Rushing it through in the middle of a pandemic without a separate public hearing in front of the Planning Commission seems particularly ill-advised. Please add my email to those addressing this issue.*

*Thanks for your consideration*

*David Crowe*

*Hood, Va.*

*Clay,*

*I understand that the public hearing for this SUP is scheduled for July 1, only 45 days after the application was filed. What I have seen of the proposal raises a number of serious concerns about the impact of the plans for developing this "rural resort" for the citizens of the County. Especially since this is the first application for a Rural Resort designation, it seems that the process should be deliberate and not rushed through the Planning Commission and BOS.*

*I respectfully appeal that the public hearing on this application be postponed until at least the July 28 meeting.*

*Sincerely,*

*Peter G. Rice*

*2784 Shelby Rd,*

*Madison, VA 22727*

**RECEIVED 6/30/2020**

To the Madison County Board of Supervisors and Planning Commission

Re: Crescere Resort Special Use Permit—Public Comment

Dear Supervisors and Commissioners:

I am writing to respectfully urge the Board of Supervisors to delay its Public Hearing and vote on the Crescere Resort SUP until its next meeting on July 28, at the earliest.

I have two reasons for urging this delay:

First, the applicant's proffer letter is dated June 26, 2020. The County Planner's full report with response to the proffer letter is dated June 27, 2020. The Public Hearing and vote on the SUP are scheduled for tomorrow, July 1, 2020. This means that the public will have had only three or four days to study the application with the proffer and the County Planner's full report with response to the proffer. There has been a contracted timeline overall for consideration of this SUP, but it seems especially unreasonable to expect members of the public to respond to an SUP application in an informed and thoughtful way when crucial documents have become available only three or four days before a hearing and a vote.

My second reason for urging a delay in the Supervisors' Public Hearing and vote is that the County Planner has made significant criticisms of the proffer letter that have gone unanswered. Referring to the proffer letter, the County Planner writes in his report:

It is recommend the submitted site plan be a proffered condition of the special use permit. Currently, it appears to be inconsistencies [sic] 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 guest appears to be significantly higher than anticipated. (p. 27)

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"). (p. 27)

**In fact, the County Planner suggests tabling the SUP so that the issues he raises can be addressed:**

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. (p. 29)

The issues here are important, and the positions that the applicant and the County Planner take **on them differ significantly**. For example, in his letter to the applicant of June 3, 2020, the County Planner suggests limiting to two the number of public events that could be held before it was necessary to ask permission from the Board of Supervisors (p. 33); the application sets that number at twelve.

If the County Planner himself has written on June 27 that the SUP application needs more work, I do not see how there can be a Public Hearing and a vote on the SUP on July 1.

I have many serious concerns about the Crescere proposal and if a vote were to be taken, I would hope that the SUP application would be denied. But for the purposes of this comment, I am limiting my remarks to the question of delaying the Supervisors' Public Hearing and vote on the SUP until July 28, or later.

Thank you for your attention and for your service to Madison County.

Yours very truly,

James Collins

Somerset

**RECEIVED 6/30/2020**

Gentlemen,

I write today concerning the proposed resort on the Rapidan River which is before the Joint Board of Supervisors and Planning Commission meeting on July 1, 2020. I reside at Mount Sharon Farm in Orange County so you might ask why would I be concerning myself with Madison County matters.

My reasons are twofold:

- (1) The land in question fronts on the Rapidan River which separates it from Orange County
- (2) Often planning exceptions and decisions in one jurisdiction become precedents for decisions in other especially adjoining counties

Madison and Orange counties are known for their fertile land, majestic views and agrarian lifestyle. Now and then, the owner of a beautiful parcel allows say a family wedding or event, possibly even an event for benefit of a local charity, on their land. It is quite another matter to openly encourage a large 'Woodstock type' gathering on one's land with the goal of making it a 'for profit' business.

A large gathering creates noise and light pollution, not to mention the extremely loud noise which disturbs not only immediate neighbors but those who otherwise enjoy the peaceable use of their agricultural green space and live many miles away. In addition, this type of use will lower the values of all adjoining agricultural land including parcels across the river in Orange County.

The glamping aspects of this proposal are merely another way of making profit by creating housing on a denser basis than that allowed by the present zoning.

What does Madison County have to gain from this proposal other than a bad reputation for making a disastrous exception for cheap development that no sensible person would want or encourage?

I urge you to continue protecting your own beautiful county and to be a good neighbor to Orange County landowners across the river by denying this damaging proposal.

Sincerely,

Charles H Seilheimer, Jr

Owner

## **RECEIVED 6/30/2020**

Dear Supervisors and Commissioners,

Please distribute this email to the Madison County Planning Commission and the Madison County Board of Supervisors and include it in the public record.

As residents of Madison County, we deserve to have a voice and a vote. Don't rush deciding on **Case No WU-07-20-14** please wait until all residents have been given proper notice and can be heard.

The current proposal would be **detrimental to our current environment** and the beauty we all enjoy in Madison County. Unlimited venues would not only cause **uncontrollable traffic** on Rt 231 but also **noise pollution**, this must be reconsidered. Landowners and residents of Madison County live here to nurture the land and to live in peace and beauty not to hear noise and music venues through midnight on any given day or to have the landscape tarnished. We are extremely concerned with the amount of noise and the plans to having outdoor music being played until midnight. This is an unreasonable disruption to all the residents.

From Madison County's own website, we pulled this quote:

*Madison County has been a crossroads of history for over 11,000 years.*

Paleo-Indians, the royal governor Alexander Spottswood and the Knights of the Golden Horseshoe, as well as Civil War Generals Stonewall Jackson and J. E. B. Stuart along with their men have all been visitors to Madison County.

We are proud to invite you to this beautiful, historic and exciting region of Virginia

**Why would consideration be given to tarnishing this beautiful historic land with a commercially zoned property in the middle of agricultural and residential properties?**

We feel that this SUP **Case No WU-07-20-14:**

- Violates our rights as residents, how could this **SUP** be going to vote prior to proper notice being given to residents that this **SUP** would directly impact
- Have the local and adjoining property owners been legally notified
- There has not been a legal public hearing sign staked at the entrance to Crescere
- Is being jammed through without giving residents and landowners a voice
- Will have an impact on the Rapidan River as well as light and noise pollution
- Negatively impacts the quality of life of Madison Counties residents

While we are new residents to Madison County, what appealed us to moving here was the peacefulness, the air quality, the openness, and the amount of natural beauty we see and experience each day. We know what negative impact density of buildings has on the ecosystem being former residents of a large metropolitan city.

Respectfully waiting your judicious and righteous decision,

Christina and William Rother

**Belle Mont Farm**

**736 Race Ground Road**

**Rochelle, VA 22738**

**Christina 847-682-8450 William 847-226-7820**

[Bellemont736@gmail.com](mailto:Bellemont736@gmail.com)

Dated 06/30/20

**RECEIVED 6/30/2020**

Dear Secretary of the Planning Commission,

Please pass along my letter to both the board of the Planning Commission and the Board of Supervisors. I understand that you are having a joint meeting tomorrow. I am writing to express my concern about the proposed development of land in Madison County along the Rapidan River. From the information that I have gathered this is a large scale event center that will contain restaurants, bars, and a huge outdoor venue along with overnight accommodations. This project is of a very large scale and I am concerned that there has not been enough time to review the impact on the community. We enjoy a scenic and peaceful environment here in our rural county, something which is unique and a rare commodity in this fast developing state. I believe that we should do everything to preserve the rural character of our community and have admired the Madison County BoS and PC for taking the time to listen to its citizens when it comes to development and changes.

At this point, all that I am asking is that you reschedule the public hearing to a later date so that your fellow residents can appear and voice their concerns in person. If you are unwilling or unable to reschedule this, I would ask that you deny the Special Use Permit in its current form due to concerns about the size of the proposed project, the noise and pollution generated from the increase in traffic not to mention sewage, water run off into our beloved Rapidan River. In my opinion, the size of the proposed event venue is more of a commercial nature and does not belong in an Agriculturally zoned area. It should not be allowed without some very strong restrictions and limitations firmly in place.

Please let me know when I can attend a meeting in person to express my additional concerns. I am counting on you to do the right thing by your neighbors and give us the appropriate opportunity to respond.

Yours truly,

Rachel Vere Nicoll  
Madison County Resident.

**RECEIVED 6/30/2020**

Dear Members of the Planning Commission and the Board of Supervisors,

What an astonishing proposal from Crystallis LLC related to the development of Ken-Walt Farm, a 740-plus acre property which is zoned for agriculture in Madison County.

The people who live in Rochelle ought to be outraged that the Special Use permit was ever requested in the first place. We have all chosen to live on agriculturally-zoned land because we love the peace and quiet of being in a rural setting, a place without undue traffic and noise, a tranquil place for raising animals, crops and families.

The scale of the proposal is immense and totally out of proportion for a rural property on land that is zoned for agriculture. The amount of traffic it would generate is also enormous and not consistent with the rural character of the property or the neighborhood.

Where on earth the parent company thinks they are going to get the thousands of people they are planning to accomodate is beyond me, but they are certainly not all from around here.

As a citizen and resident of Orange County, the idea of a development of this scale, right on the border of Orange and Madison Counties, on agriculturally-zoned land, gives me the horrors as the next group of developers may try something similar in Orange County.

Please turn down the proposal from Crystallis LLC, for the special use permit and leave this piece of agricultural land as it is, undefiled and unspoiled.

And if you are not able to flatly deny them, please at least table the public hearing process until the end of July to allow time for public review and analysis by county residents regarding this piece of property.

Sincerely yours,

Flossie Fowlkes  
(Florence Bryan Fowlkes)  
P.O.Box 910  
10226 Inverness Drive  
Gordonsville  
VA 22942

## **RECEIVED 6/30/2020**

For the attention of Madison County Planning Commission and Madison County Board of Supervisors.

My name is Michelle Collier and I live on Scuffletown Road, across the Rapidan River on R609 in Somerset, Orange County.

I am writing In regard to the SUP application for Crescere Resort, to express my concern with the haste and quietness with which this proposal is being pushed through. This SUP relates to large scale change in our community, involving complex inter-related topics of economic, social and environmental. It warrants transparency and full participation by local residents and the surrounding communities it impacts. Why such haste, especially in a closed COVID-19 environment?

I ask that the vote on this SUP be postponed from July 1<sup>st</sup> 2020 to allow the local and surrounding communities to better understand the far reaching aspects of this resort and to have a voice. The lack of transparency and speed to process this SUP speaks volumes.

My concerns for the community include how the following will be controlled, upper limits on daily attendance / occupancy, increased traffic, noise levels, trash, policing impact, water, light pollution and overall infrastructure. We ask for a postponement to the vote or a vote of no to the issuance of this proposed SUP as is.

Regards,

Michelle Collier

**RECEIVED 6/30/2020**

Dear Mr. Webb, Planning Commission and Madison County Board of Supervisors,

I am writing to express my strong opposition to the granting of a Special Use Permit for the Crescere Rural Resort. Please include my comments as part of the public record and distribute to the members of the planning commission and the Board of Supervisors.

I am a property owner in Rochelle and moved to Madison County from Greene County because I believed that Madison County valued its farming traditions and rural way of life and sought to keep development to a minimum. I believe this proposed development removes a large tract of viable farmland from its original, intended agricultural use. This is a slippery slope inviting more large scale commercial development at the expense of farmland. The scope and size of this project dramatically alters the rural character of the County. I am shocked by the proposed plan that seeks to significantly alter the usage of the land as well as impose a significant burden on the counties infrastructure of police, fire and rescue and other county services.

Here are some of my biggest concerns and objections to this proposal.

1. This project has not received the kind of scrutiny necessary by the Planning Department and public to fully understand and document all of the details associated with a Special Use Permit of this size. An environmental impact study by an independent environmental firm should be required of this and other such large scale development projects prior to any SUP being granted. I am concerned about this development's negative impact on the Rapidan River, endangered species, potential burial sites or historical sites located on the property.
2. The Rapidan River serves an important role as the potable drinking water source for multiple localities downstream, including the Town of Orange. Having lived on the Rapidan River for over 20 years, I can attest to the vulnerability of the river to pollutants. It alternates between excessive flooding and drought and needs to be protected as a resource. There is great concern over the number of developments currently being constructed along the banks of the Rapidan, Greene Landing LLC. And, adding more pressure on this valuable resource threatens to destroy the river's viability.
3. The sheer scale of this project – known and not yet known, necessitates this SUP being denied. An event center of 11,500 square feet, other structures of "unknown proposed size" including open air pavilion, damn bar, and numerous glamping sites need to be further clarified. How can 280,000 sq. ft of impervious pavement and 60,000 sq. ft of permanent and temporary structures not impact the land adversely? Public discussion and County due diligence must be thoroughly investigated.

4. The 50 glamping cabins proposed would accommodate up to 100 overnight guests, quantities otherwise expected in hotel operations. As such, site-specific conditions could create large septic drain field impacts with the potential for environmental impacts on the Rapidan River. Likewise, what specific regulations would be in place to govern the use of the cabins? Will they be governed in the same manner as hotels and B&B's?
5. The issues of noise, traffic, overall impact of placing a substantial development in the midst of a rural farm setting just doesn't make sense for Madison. It is one thing for the planning commission to establish areas in Madison where development can take place and be encouraged, granting zoning changes to allow for greater density. This should always be placed before the citizens of the county to determine whether they approve or disapprove.
6. As Madison County does not currently have a codified noise ordinance, there would need to be significant restrictions in place prior to any approval of the SUP. A similar proposal for an outdoor concert venue in Orange (Liberty Mills) was defeated due to the concern over excessive noise and traffic.
7. Of obvious concern is the issue of increased traffic on a scenic Virginia byway, Rte. 231. Studies need to be made on the importance of understanding the average trips per day increase associated with this SUP, as well as the peak trips per day during larger events (e.g., public music events). This would necessitate increased police, fire/rescue etc....
8. Studies would need to be made to ensure that the massive effects of lighting would not adversely affect neighbors on both sides of the Rapidan River as well as along Rte. 231. Lighting needs to respect neighbors' ability to avoid night sky glow.
9. Occupancy maximums for events and number of public and private events permissible: This is perhaps the most important factor to consider in the assessment of this development. This needs to be significantly restricted to ensure that the density and usage is limited.

I am most distressed at the fact that this SUP is being rushed through without sufficient public hearing and comment and necessary due diligence. The citizens of Madison County deserve better. They deserve to have their resources and quality of life protected. Without the protection of the county's natural resources, beauty, and quiet atmosphere, I and other residents, would not necessarily view the county as a desirable place to live. This large-scale development project should not negatively impact the public health, safety, or welfare or the county's natural resources. The SUP should not be approved as currently submitted and it should be subject to a public debate over its impact and value to the county.

Respectfully,

Jane W. Hammond

Rochelle, VA

**RECEIVED 6/30/2020**

Dear Ligon,

Thanks for getting back to me and offering the opportunity to chat. I will pass on that lest you have to spend much of the conversation correcting my misunderstandings about the situation. I am absolutely not any sort of expert, and I don't have any particular opinion about the application to be considered tomorrow. My concern is more with process and precedent. Piedmont Environmental Council inspired me to write, and I have been the listening partner in numerous conversations with a member of the Planning Commission when we were supposed to be doing the work of a non-profit organization. My reason for writing to you (I also wrote to the five members of BOS.) is to provide a bit of support if you are inclined toward extending the time frame for this proposal.

A bit about me: I am a native of the county, a graduate of MCHS, a retired teacher (not in the local system), and owner of a farm that has been in my family since the 1890s. I am perfectly capable of arguing that those "rich city people" in PEC have no business coming here to our county (that they don't understand) and trying to tell us what to do. On the other hand, I have entered into a conservation easement with PEC in perpetuity. I am not personally all that comfortable with PEC's cheerleading and its existence (in part) to provide a tax shelter for rich people. But I do respect PEC employees' genuine commitment to protecting the environment and their knowledge about regulations and the law. Several years ago, when Dominion Power was on its quest to build huge power transmission lines through the county (and across my property), it was really good to have PEC on my side. I didn't have much to do; PEC fought on my behalf.

About the current issue: I think the ordinance governing these resorts is new. There is little or no precedent for its implementation. This current proposal has to be one of the first to come under the ordinance. But I think the original ordinance has been amended to significantly change the acreage requirements for certain aspects. This is where I worry about precedent: what is perfectly feasible on hundreds of acres may be quite problematic on a smaller tract. PEC seems to be recommending that the process slow down enough to gather opinion and really analyze such things. I support this action because, quite frankly, I think PEC officials are probably better equipped to identify future ramifications of today's decisions than run-of-the-mill local elected officials. Really there need to be a partnership and a good will effort to see multiple sides and hopefully reach a consensus.

Thanks for reading this far (if you did!) and for all your work on behalf of the county. I hope to meet you sometime.

Judy Mahanes

**RECEIVED 6/30/2020**

Hello,

I am writing as a concerned resident of Madison County who lives near the proposed Crescere resort. I literally just heard the news about this proposal and the public hearing scheduled for tomorrow. Please postpone this hearing so that Madison's residents have time to learn more about this proposal.

And if the hearing does happen tomorrow and a decision is made, please reject the Crescere application to build a resort in our incredible rural homeland.

Sincerely,

Lee Catherine Clayton

Rochelle, VA

**RECEIVED 6/30/2020**

231 is a designated scenic byway 2 lane road with limited traffic sight and not

capable of supporting a commercial enterprise with hundreds of people arriving and leaving. Section 15.1-427 requires you to reduce and prevent congestion in the public streets. This request should not be granted in a residential scenic area where noise, lights and traffic are more suited to a commercial area like Route 29.

We were told it would be a wedding venue not something more suited to Northern Virginia

**RECEIVED 6/30/2020**

To whom it may concern:

I wish to go on record as opposing the **newly submitted Special Use Permit for a 749+ acre rural resort**, proposed by Crystallis LLC. [Crescere Rural Resort](#) which would be located on Route 231 and the Rapidan River in Madison County, just northwest of Montpelier. My email may be distributed to the Members of both the Planning Commission and Board of Supervisors, and be included as part of the public record

I am a landowner in Madison County – owning land very close to this development. I do not wish to have the pollution that will go into the river. What about sewage? Septic tanks? Run off? Floods? Drought? I am also concerned about the use of fireworks which could cause my agricultural land and cattle to go up in flames.

**Please remember that once farmland is lost, it is lost forever. Do you want that to happen?**

Sincerely,

Sarah Queitzsch Barnhart

Madison County Landowner – Rt 29/Rt 231/Rapidan River, Part of Greenway Farm

**RECEIVED 6/30/2020**

Dear Madison County Planning Commission Members:

I have been informed through a network of concerned residents of a Special Use Permit that is being considered for approval for a 749+ acre Crescente Resort and tourist venue and complex along the Rapidan in Madison County and bordering Orange County. We are land owners in Greene County on the opposite side of the Rapidan on Fredericksburg Rd. within the area potentially impacted by this resort. Of great concern is the sidestepping by the Madison Board of Supervisors and the Planning Commission of established protocol for due process in informing the public and providing a forum for informed response by the public. Public input has been shut out of the required process. COVID-19 is not a valid reason to cut the public out of the approval process. If COVID-19 imposes barriers to public input then the process must be delayed until due process can be fulfilled. PLEASE RESCHEDULE THE PLANNING MEETING TO A TIME WHEN PUBLIC INPUT CAN BE FAIRLY AND OPENLY PROVIDED.

The comprehensive and complete plans of the Crescente Resort must be made publicly available and given enough lead time for public review. An open forum must be provided by the Madison Board of Supervisors and the Planning Commission that assures the public access (which an online meeting does not) to express all concerns and to seek answers to all questions raised by the proposal.

We are very concerned about the complete lack of restrictions on noise levels and the scale of the entertainment venue which would change the character of the county and its surrounding community. This proposal raises so many questions that the public has a right to raise and seek answers to.

Please distribute this letter to the members of both the Planning Commission and Board of Supervisors, and include it in the public record of the July 1 meeting.

Thank you for your consideration,

Janine Jagger, Ph.D.

[jj@virginia.edu](mailto:jj@virginia.edu)

6133 Fredericksburg Rd.

Barboursville, VA 22923

**RECEIVED 6/30/2020**

I am writing to you about the planning of the Crescere resort. I live at 2246 S Blue Ridge Tpke Rochelle, very close to the planned resort.

My first concern is the noise with the large venues. The event concert area is at a higher elevation and relatively close to 231. There should be a limited number of large venues of (500 to 1000 persons), like maybe 2 to 3 times a year max, that would be tolerable. The concert venue should be in an area where the noise impact on the community would be to a minimum.

My second concern is the environmental impact on the Rapidan river with this amount of lodging and camping sites which are very close to the river. The camping area and draining fields should not be included in any of the flooding zones.

Regards,

Sophie Laporte

**RECEIVED 6/30/2020**

Hello,

As Madison County citizens who live on the 231 scenic byway in the Old Pratts area, we want to mention that we are opposed to the proposed developement of the Ken Walt Farm property.

We believe that this property should remain agricultural. From past experience in other Virginia counties we have seen the devastation that occurs as one after the other developers buy large tracts, get approval to rezone and begin developement. Once this begins , it snowballs. Look around at other counties which were once beautiful farmland and countryside. One by one developers bought the farm land, got approval for re-zoning and began to build their dream. What was once a beautiful place that people loved to visit and desired to live in becomes just another area lined with businesses , big box stores and subdivisions . Ugly and congested . The crime rate also rises.

And please consider the amount of traffic that will be coming through our small scenic road when there is a big venue.

Please consider these things carefully. We saw the devastation that happened in our previous, once beautiful county. It started slowly and came to a point where there was no stopping it.

We love Madison County. One reason is that you have kept it so pristine. It is unlike any of the surrounding counties in beauty, lifestyle ,pace .Unspoiled by developers. A place that people love to visit for that reason.

Thank you for considering our thoughts. We love Madison County for what it is. We truly respect how this county has taken a stand against what some may call " progress" .

Because of this , Madison County has remained a breath of fresh air. A very rare gem of a place.

Lyndon and Katrina Friend

51 Repton Mill Rd

Rochelle,VA 22738

**RECEIVED 7/1/2020**

I respectfully request that this email be distributed to the members of the Board of Supervisors and the Planning Commission for Madison County.

Dear Members of the Board of Supervisors and the Planning Commission,

I am an owner of Parcels 58 26B and 58 120 in Twyman's Mill. The hearing on the Crescere Rural Resort should be postponed until adequate provisions for public input are available. Given the size of the proposal, the rapid scheduling of the permitting process, and the inability for the public to fully participate, a month's delay should not adversely affect the applicant. Further, in the midst of a pandemic, one wonders how wise it is to proceed with such a development for public safety reasons.

I am not opposed to development, when done correctly and thoughtfully. I was actually investigating opening up a B&B in Hebron Valley a few years ago. Thank you.

Michael Filippello

1552 Twyman's Mill Rd

Radiant, VA 22727

**RECEIVED 7/1/2020**

As a new resident to Madison County, please reschedule the public hearing until after the July 28 meeting (at the earliest). If the public hearing cannot be rescheduled, the Special Use Permit should be denied in its current form due to the various concerns identified. We want to be an active participant in the county to preserve the rural beauty that we've come to love in the 3 months we've lived here.

Respectfully,

Robert & Kimberley Carter

167 Innovation Lane

Madison, VA 22727

