



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

**Madison County Planning Commission
Workshop Meeting**

May 20, 2020

The Madison County Planning Commission Workshop meeting was called to order by Chair, Mike Mosko, in the County Administration Building auditorium at 6:30 p.m. A quorum was established with the following members present: Mike Fisher, Mike Mosko, Nan Coppedge, Fay Utz, Peter Work, Pete Elliott, Steve Carpenter; and Francoise Seillier-Moiseiwitsch by electronic communication. Danny Crigler was absent. Also present were Ligon Webb, County Planner; Clay Jackson, BOS liaison; and Sean Gregg, County Attorney.

The February 19, 2020 workshop meeting minutes will be reviewed at the next meeting.

Ligon Webb presented the following cases:

Case No. S-06-20-10: Subdivision request by Madison Home, Inc. (Pete and Norma Nelson) to subdivide an existing 15-acre parcel creating two new parcels with residue. The three parcels will contain 4.1 acres, 4.2 acres, and 6.5 acres, and are zoned A-1. The property is located on Ridgeview Road (Rt. 607), TM 24-37. VDOT finds the request generally acceptable, there are existing entrances for each parcel, and there is Health Dept. approval.

Case No. S-06-20-11: Subdivision request by Diane Atkins, Executor for the Madeline Tatum Carter Estate, to subdivide an existing 155.8-acre parcel creating three new lots with residue. The proposed lots will contain 13 acres, 14.6 acres, 5.8 acres, and 122.2 acres residue. This land is located on Elly Road (Rt. 607), TM 50-35, and zoned A-1. Lot 1 would be accessed from Medley Mountain Road, Lots 2 and 3 from Elly Road. A new 50' easement from Elly Road will be created on Lot 2 to access the residual parcel. Steve Carpenter asked if there would be a problem with a right angle in the easement, thinking of a previous subdivision. Pete Elliott asked if a boundary adjustment could change the parcels, and Mr. Webb replied that a boundary adjustment could not be used to create a new lot. If approved, this would be a "four in ten" subdivision and no other divisions could be made for 10 years. The request has VDOT and Health Dept. approvals.

Fay Utz's committee was asked to review Zoning Article 14, **Minimum Off-Street Parking**, as it pertains to the **new Venue/Event policy** reducing the minimum size to 10 acres. The suggestion is one space for every two people, and one space for each employee. Francoise Seillier-Moiseiwitsch asked if cropland would be included as open space, and everyone agrees it would.

Steve Carpenter reported on the review of the Planning Commission's By-Laws to reflect more accurate and modern ways of doing business, and responsibilities. Sean Gregg reported the State Code allows attendance through electronic means for two meetings per calendar year.

Other items included:

- Francoise Seillier-Moiseiwitch reported she is continuing with the viticulture education program.
- Mike Fisher reported the cell tower in Uno/Somerset has met resistance from Orange County, but the company is still pursuing it. He and Pete Elliott support it for public safety concerns.
- Ligon Webb distributed detailed plans for the event venue, Crescere, in Uno.
- Mike Snyder reported the RV campground at Oak Hill is making progress in their remodeling.
- Peter Work commented how important the need is for high speed and reliable internet service throughout the entire county.
- Steve Carpenter remarked that with little tourism business since March 2020, comparing the tax revenue with March-May 2019 might be a way to show how much tourism revenue is generated.

Because of the Covid-19 pandemic, the Planning Commission will next meet at 5:30 p.m. on June 3, with the BOS meeting at 7:00 p.m.

There being no further business, the meeting was adjourned at 8:00 p.m.

Nan Coppedge, Secretary

Approved

Certified

PUBLIC NOTICE

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

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

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

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

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

Ligon Webb, County Planner

FOR OFFICE USE ONLY:

Zone: A1

Tax Map No: 43-2

By who? 2020-0195

Fee Amount: \$2100

Date Paid: 3/10/2020

Receipt #:

Check #: 3454



MADISON COUNTY APPLICATION FOR A SUBDIVISION REQUEST

Date:

Property Owner:

Name: Scott and Katherine Devitt

Address: 933 E Saddle River Road

Phone No.: 571-379-1032

E-Mail:

Address of Subdivision Request:

Route No.: RT. 631

Road Name: Leon Road

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

Name: See Above

Address:

Phone No.:

E-Mail:

Type of subdivision request:

[] Family Division

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

TAX MAP: 43-2 ZONING: A1

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

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

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

Signature of Owner / Agent / Surveyor

Date

Print Name

Daytime phone number of Signatory

Surveyor or Engineer:

Name: James W. Cubbage

Address: PO Box 644

Phone No.: 540-229-1264

E-Mail: jcubbage@sdi-pc.com

APPROVAL DATE:



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

April 21, 2020

Madison County Subdivision Officer

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

Dear Madison County Subdivision Officer:

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

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

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

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

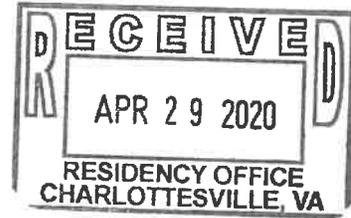
This subdivision approval is issued in reliance upon the certification that approved lots are suitable for "traditional systems," however actual system design may be different at the time construction permits are issued.

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

Sincerely,

Dwayne Dixon, Environmental Health Supervisor

cc: Douglas Jenkins, Private OSE



April 27, 2020

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

From: Mr. Ligon Webb, County Planner

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

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

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

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

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

Regards,



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

Stephen C. Brich, P.E.
Commissioner

1401 East Broad Street
Richmond, Virginia 23219

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

May 19, 2020

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

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

Dear Mr. Webb:

The Department of Transportation, Charlottesville Residency Transportation and Land Use Section has reviewed the plat for the above-referenced parcel dated February 05, 2020 as prepared by Sullivan Donahoe and Ingalls, and offer the following comment:

1. The existing entrance will need to be improved to a low volume commercial entrance and will need to meet VDOT's access management requirements on stopping sight distance. Please provide sight distance lines, please refer to VDOT's Road Design Manual appendix F-, pg., F-105 for details.

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

Sincerely,

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

OWNERS' CONSENT

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

- NOTES:
- NO TITLE REPORT FURNISHED.
 - THIS PLAT IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.
 - BOUNDARY DATA PER PLAT BY WILLIAM P. GIMBEL, DATED NOVEMBER 4, 2009 AND RECORDED IN P.B. 35 PG. 28 AND A CURRENT FIELD RUN SURVEY BY SULLIVAN, DONAHOE AND INGALLS ON AUGUST 6, 2019.
 - MERIDIAN PER PLAT BY WILLIAM P. GIMBEL, DATED NOVEMBER 4, 2009 AND RECORDED IN P.B. 35 PG. 28.
 - NO PORTION OF THE PARCELS SHOWN HEREON ARE LOCATED IN THE F.I.R.M. 100 YEAR SPECIAL FLOOD HAZARD AREA ZONE "A", AS INDICATED ON FEMA MAP #51113C0200C, DATED JANUARY 5, 2007. HOWEVER, THE PARCELS ARE LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
 - PROPOSED HOUSE, WELL AND DRAINFIELD LOCATIONS ARE SHOWN ON A PRELIMINARY PLAT ON FILE AT THE COUNTY HEALTH DEPARTMENT, DEVIATIONS REQUIRE APPROVAL.
 - RECORD OWNER:
 SCOTT W. DEVITT AND KATHERINE P. DEVITT
 PER LR #090001872
 - TAX MAP 43, PARCEL 2 ZONED A1.
 - ALL PROPERTY CORNERS TO BE MARKED WITH IRON RODS UNLESS OTHERWISE NOTED.

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

SUBSCRIBED AND ACKNOWLEDGED BEFORE ME THIS 26th DAY OF February, 2020.
 BY: Scott W. Devitt
Katherine P. Devitt
Carla Shafer 2215844
 NOTARY PUBLIC REGISTRATION NO.
 MY COMMISSION EXPIRES THE 16th DAY OF April 2020

CARLA SHAFER
 Notary Public
 State of New Jersey
 My Commission Expires April 16, 2020
 I.D.# 2215844

CERTIFICATE OF APPROVAL

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

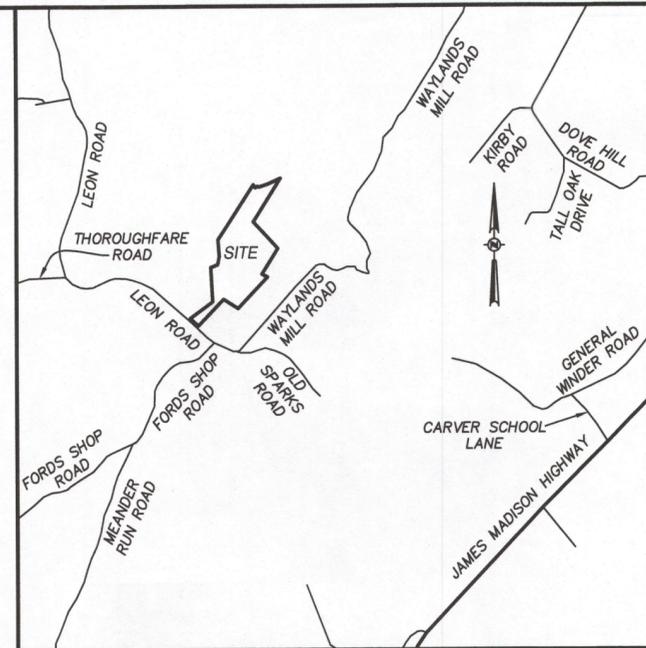
COUNTY AGENT Dylan Jones DATE 5/21/20
 VDOT DATE 4-20-20
 VIRGINIA DEPT. OF HEALTH DATE

LINE TABLE

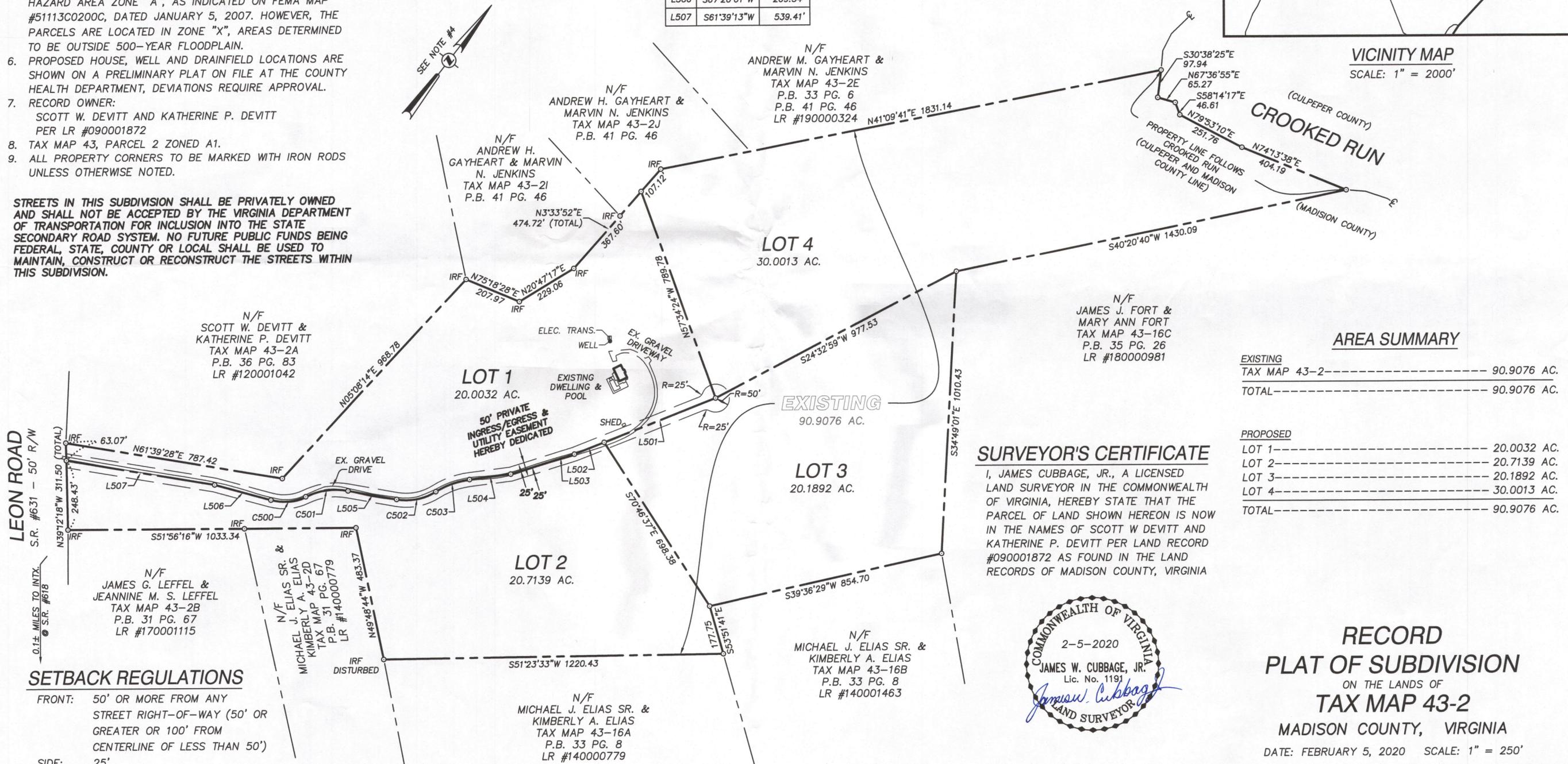
LINE	BEARING	DISTANCE
L501	S30°57'22"W	430.20'
L502	S30°57'22"W	114.59'
L503	S35°01'49"W	239.35'
L504	S45°02'35"W	149.62'
L505	S62°26'27"W	176.94'
L506	S67°20'01"W	209.54'
L507	S61°39'13"W	539.41'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	TANGENT	CH. BEARING	CHORD
C500	180.00'	40°39'36"	127.74'	66.69'	N47°00'13"E	125.07'
C501	250.00'	35°46'01"	156.06'	80.67'	S44°33'26"W	153.54'
C502	200.00'	42°04'10"	146.85'	76.91'	N41°24'22"E	143.57'
C503	300.00'	24°40'18"	129.18'	65.61'	S32°42'26"W	128.19'



VICINITY MAP
 SCALE: 1" = 2000'

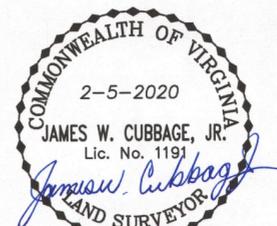


AREA SUMMARY

EXISTING	PROPOSED
TAX MAP 43-2----- 90.9076 AC.	LOT 1----- 20.0032 AC.
TOTAL----- 90.9076 AC.	LOT 2----- 20.7139 AC.
	LOT 3----- 20.1892 AC.
	LOT 4----- 30.0013 AC.
	TOTAL----- 90.9076 AC.

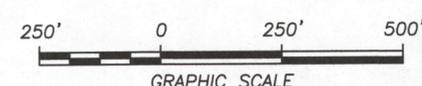
SURVEYOR'S CERTIFICATE

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



RECORD PLAT OF SUBDIVISION

ON THE LANDS OF
TAX MAP 43-2
 MADISON COUNTY, VIRGINIA
 DATE: FEBRUARY 5, 2020 SCALE: 1" = 250'
SULLIVAN DONAHOE AND INGALLS
 P.O. BOX 614 - FREDERICKSBURG, VIRGINIA 22404
 PHONE: 540-898-5878



REVISIONS

NO.	DATE	DESCRIPTION

FOR OFFICE USE ONLY:

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

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

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



MADISON COUNTY
APPLICATION FOR A SUBDIVISION REQUEST

Date: **5/12/2020**

Property Owner:

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

Address of Subdivision Request:

Route No.: 621
Road Name: Beautiful Run Road

Applicant: Owner Agent Surveyor

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

Type of subdivision request:

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

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

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

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

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

Signature of Owner / Agent / Surveyor

12 May 2020
Date

John Robert Yeaman
Print Name

757-814-9600
Daytime phone number of Signatory

Surveyor or Engineer:

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

APPROVAL DATE: _____



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

May 27, 2020

Ligon Webb, Madison County Planner

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

Dear Madison County Subdivision Officer:

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

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

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

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

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

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

Sincerely,

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

Emily Bourdon
Environmental Health Specialist



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

Stephen C. Brich, P.E.
Commissioner

1401 East Broad Street
Richmond, Virginia 23219

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

March 16, 2020

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

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

Dear Mr. Webb:

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

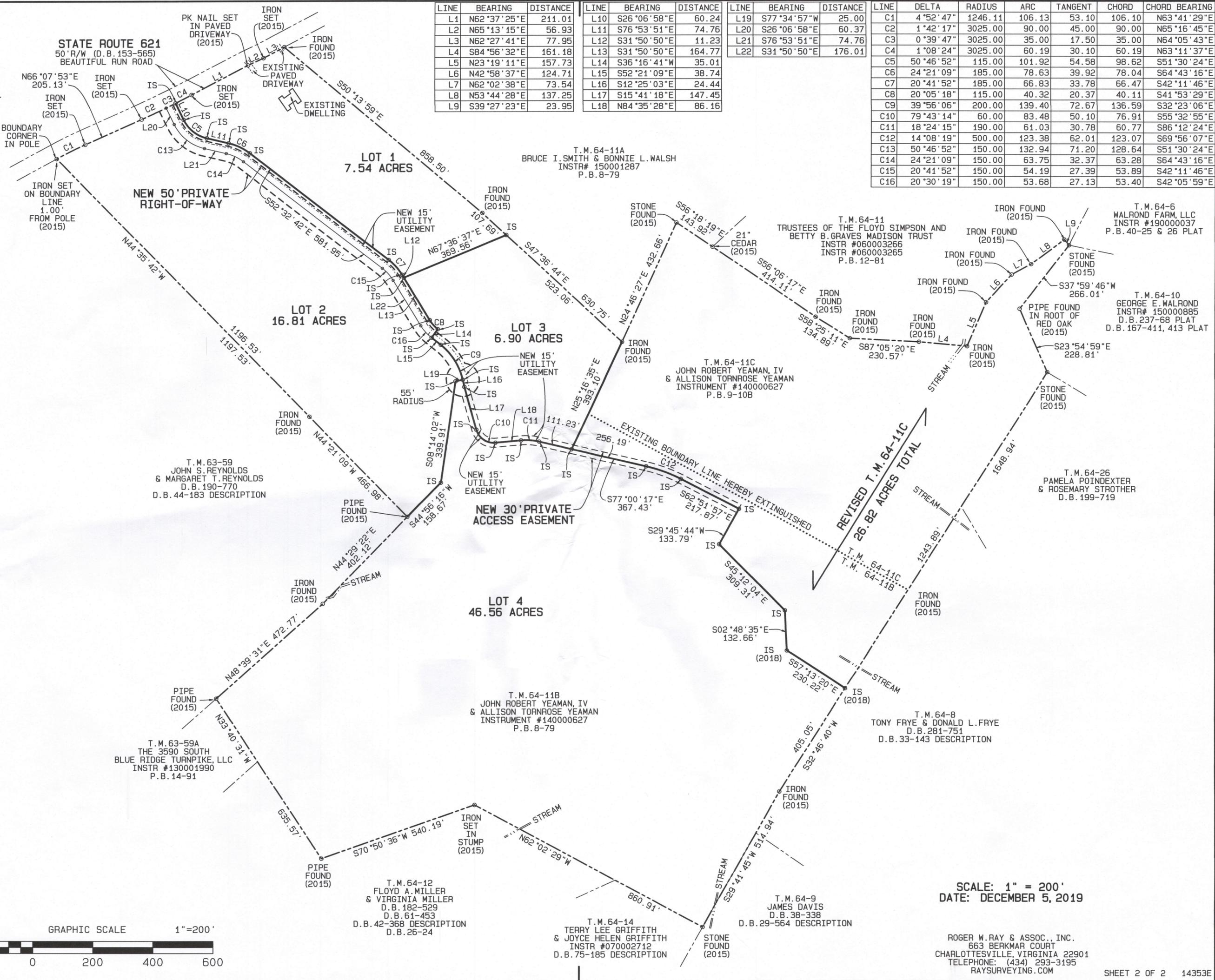
If you have further questions, please contact Willis Bedsaul at (434) 422-9866.

Sincerely,

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



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
L1	N62°37'25"E	211.01	L10	S26°06'58"E	60.24	L19	S77°34'57"W	25.00	C1	4°52'47"	1246.11	106.13	53.10	106.10	N63°41'29"E
L2	N65°13'15"E	56.93	L11	S76°53'51"E	74.76	L20	S26°06'58"E	60.37	C2	1°42'17"	3025.00	90.00	45.00	90.00	N65°16'45"E
L3	N62°27'41"E	77.95	L12	S31°50'50"E	11.23	L21	S76°53'51"E	74.76	C3	0°39'47"	3025.00	35.00	17.50	35.00	N64°05'43"E
L4	S84°56'32"E	161.18	L13	S31°50'50"E	164.77	L22	S31°50'50"E	176.01	C4	1°08'24"	3025.00	60.19	30.10	60.19	N63°11'37"E
L5	N23°19'11"E	157.73	L14	S36°16'41"W	35.01				C5	50°46'52"	115.00	101.92	54.58	98.62	S51°30'24"E
L6	N42°58'37"E	124.71	L15	S52°21'09"E	38.74				C6	24°21'09"	185.00	78.63	39.92	78.04	S64°43'16"E
L7	N62°02'38"E	73.54	L16	S12°25'03"E	24.44				C7	20°41'52"	185.00	66.83	33.78	66.47	S42°11'46"E
L8	N53°44'28"E	137.25	L17	S15°41'18"E	147.45				C8	20°05'18"	115.00	40.32	20.37	40.11	S41°53'29"E
L9	S39°27'23"E	23.95	L18	N84°35'28"E	86.16				C9	39°56'06"	200.00	139.40	72.67	136.59	S32°23'06"E
									C10	79°43'14"	60.00	83.48	50.10	76.91	S55°32'55"E
									C11	18°24'15"	190.00	61.03	30.78	60.77	S86°12'24"E
									C12	14°08'19"	500.00	123.38	62.01	123.07	S69°56'07"E
									C13	50°46'52"	150.00	132.94	71.20	128.64	S51°30'24"E
									C14	24°21'09"	150.00	63.75	32.37	63.28	S64°43'16"E
									C15	20°41'52"	150.00	54.19	27.39	53.89	S42°11'46"E
									C16	20°30'19"	150.00	53.68	27.13	53.40	S42°05'59"E



STATE ROUTE 621
50' R/W (D.B. 153-565)
BEAUTIFUL RUN ROAD

LOT 1
7.54 ACRES

LOT 2
16.81 ACRES

LOT 3
6.90 ACRES

LOT 4
46.56 ACRES

T.M. 64-11A
BRUCE I. SMITH & BONNIE L. WALSH
INSTR# 150001287
P.B. 8-79

T.M. 64-11
TRUSTEES OF THE FLOYD SIMPSON AND
BETTY B. GRAVES MADISON TRUST
INSTR #060003266
INSTR #060003265
P.B. 12-81

T.M. 64-6
WALROND FARM, LLC
INSTR #190000037
P.B. 40-25 & 26 PLAT

T.M. 64-10
GEORGE E. WALROND
INSTR# 150000885
D.B. 237-68 PLAT
D.B. 167-411, 413 PLAT

T.M. 64-11C
JOHN ROBERT YEAMAN, IV
& ALLISON TORNROSE YEAMAN
INSTRUMENT #140000627
P.B. 9-10B

T.M. 63-59
JOHN S. REYNOLDS
& MARGARET T. REYNOLDS
D.B. 190-770
D.B. 44-183 DESCRIPTION

T.M. 64-26
PAMELA POINDEXTER
& ROSEMARY STROTHER
D.B. 199-719

T.M. 64-11B
JOHN ROBERT YEAMAN, IV
& ALLISON TORNROSE YEAMAN
INSTRUMENT #140000627
P.B. 8-79

T.M. 64-8
TONY FRYE & DONALD L. FRYE
D.B. 281-751
D.B. 33-143 DESCRIPTION

T.M. 63-59A
THE 3590 SOUTH
BLUE RIDGE TURNPIKE, LLC
INSTR #130001990
P.B. 14-91

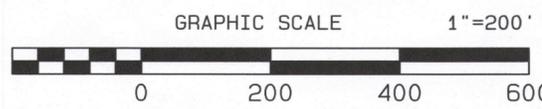
T.M. 64-12
FLOYD A. MILLER
& VIRGINIA MILLER
D.B. 182-529
D.B. 61-453
D.B. 42-368 DESCRIPTION
D.B. 26-24

T.M. 64-14
TERRY LEE GRIFFITH
& JOYCE HELEN GRIFFITH
INSTR #070002712
D.B. 75-185 DESCRIPTION

T.M. 64-9
JAMES DAVIS
D.B. 38-338
D.B. 29-564 DESCRIPTION

SCALE: 1" = 200'
DATE: DECEMBER 5, 2019

ROGER W. RAY & ASSOC., INC.
663 BERKMAR COURT
CHARLOTTESVILLE, VIRGINIA 22901
TELEPHONE: (434) 293-3195
RAYSURVEYING.COM



FOR OFFICE USE ONLY:

Zone:

Tax Map No:

By who?

Fee Amount:

Date Paid:

Receipt #:

Check #:



**MADISON COUNTY
APPLICATION FOR SPECIAL USE PERMIT**

Date: _____

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

Owner of Record:

Name: CRYSTALLIS LLC

Address: 5291 SCUFFLETOWN RD, BARBOURSVILLE, VA 22923

Phone No.: _____

E-Mail: barbara@crescereresort.com

Applicant:

Name: Crescere Resort, LLC

Address: 5291 SCUFFLETOWN RD, BARBOURSVILLE, VA 22923

Phone No.: _____

E-Mail: barbara@crescereresort.com

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

OF ACRES TO BE COVERED BY SPECIAL USE PERMIT: 749.308

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

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

PROPOSAL/REQUEST: _____

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

Barbara Miller
Signature of Owner or Agent

5/15/2020
Date

Barbara Miller
Print Name

917-570-0155
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: _____
Conditions, if any: _____

Action Taken by Board of Supervisors: _____ Date: _____
Conditions, if any: _____

APPROVED: DENIED: Ligon Webb, Zoning Administrator Date: _____

SHIMP ENGINEERING, P.C.
Design Focused Engineering

May 15, 2020

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

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

Dear Mr. Webb,

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

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

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

Best regards,

Kelsey Schlein
Shimp Engineering, P.C.



June 3, 2020

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

From: Ligon Webb, County Planner

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

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

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

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

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

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

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

14-18.4 Application Requirements:

B. The anticipated installation timetable or phasing plan.

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

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

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

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

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

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

Hello Adam & Willis –

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

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

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

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

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

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

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

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

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



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

Stephen C. Brich, P.E.
Commissioner

1401 East Broad Street
Richmond, Virginia 23219

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

June 10, 2020

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

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

Dear Mr. Webb:

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

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

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

Sincerely,

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

SPECIAL USE PERMIT
CONCEPT PLAN
SP NUMBER PENDING

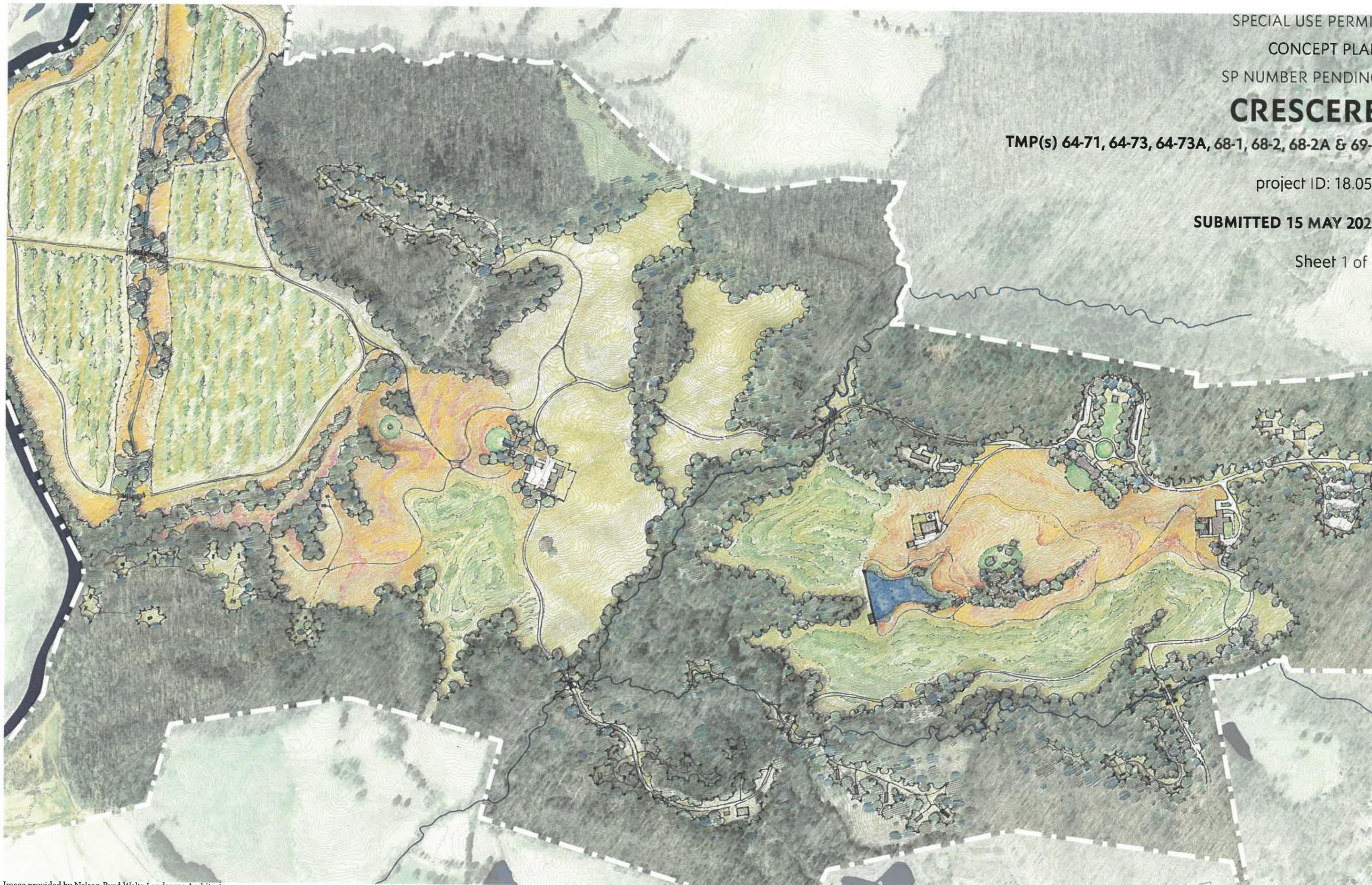
CRESCERE

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

project ID: 18.051

SUBMITTED 15 MAY 2020

Sheet 1 of 9



CRESCERE SITE & SP DETAILS

OWNER

Crystallis, LLC
5291 Scuffletown Rd
Barboursville, VA 22923

DEVELOPER

Crescere Resort, LLC
5291 Scuffletown Rd
Barboursville, VA 22923

TMP(s)

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

ACREAGE

749.308

DISTRICT

Rochelle

SOURCE OF BOUNDARY & TOPOGRAPHY

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

FLOODZONE

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

WATER AND SANITARY SERVICES

Provided by private well & septic

USE

EXISTING: Agricultural
PROPOSED: Rural Resort

ZONING

EXISTING: A1 - Agricultural
OVERLAY: Floodplain

PROJECT NARRATIVE

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

Rural resort development and operations proposed with this application include conference and retreat facilities; educational and entertainment facilities; dining and picnicking facilities; camping and glamping facilities; hiking, cycling, fishing, canoeing, rafting, tubing, wildlife observation shelters, boat landing/docks, and equestrian trails and facilities; administrative, utility service, laundry and construction facilities and staff living quarters. Approximately 60,000 sq. ft. of permanent and temporary structures are proposed on the property. 280,000 sq. ft. of the property entrance and new parking areas are proposed to be paved and nearly 9,000 linear feet of existing dirt roads will be widened to 12' to ensure safe circulation throughout the site and adequate road surface improvements to serve any emergency vehicles. Overall, 98% of the property will remain undisturbed as open space, preserving the rural and agricultural character of the property and ensuring development on the property will not pose a threat to environmental resources.

DEVELOPMENT IMPACT ANALYSIS

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

16-2.1 Population:

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

16-2.2 Public and Private Services:

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

16-2.3 Environmental Impact:

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

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

INDEX OF SHEETS

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

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

SUBMITTED 15 MAY 2020

project: 18.051

CRESCERE SITE & SP DETAILS

Sheet 3 of 9

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

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

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

16-2.4 Generation of Local Tax Revenue:

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

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

SUBMITTED 15 MAY 2020

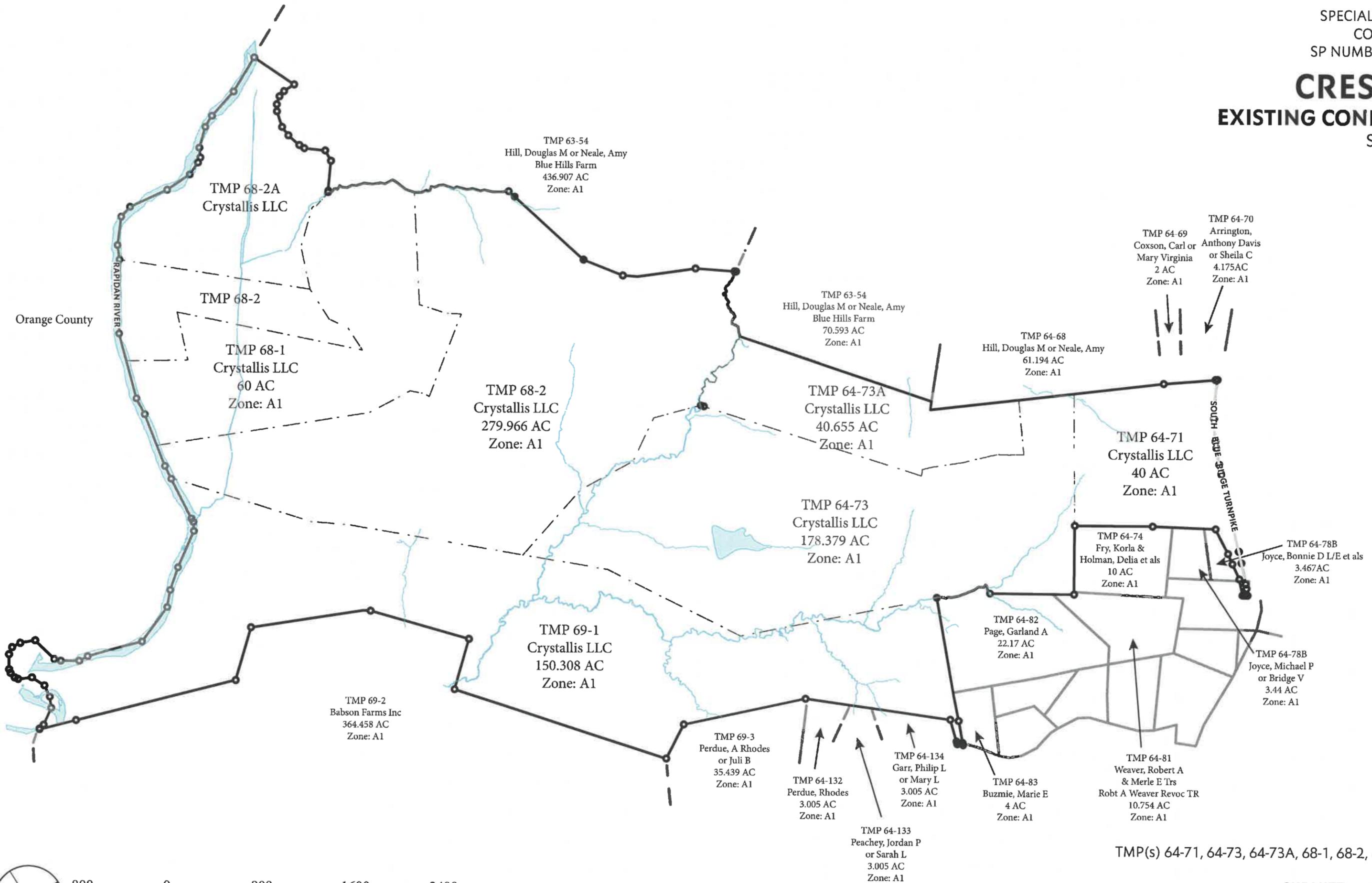
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SHIMP ENGINEERING, P.C.

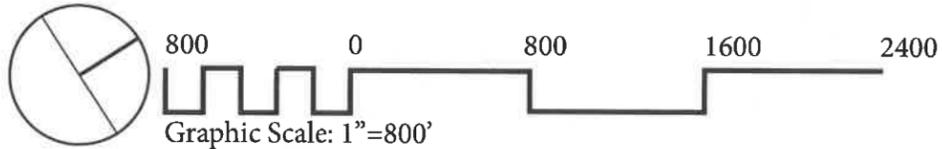
CRESCERE

EXISTING CONDITIONS

Sheet 4 of 9



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



SUBMITTED 15 MAY 2020

project: 18.051

SHIMP ENGINEERING, P.C.

- Legend**
-  Buildings
 -  Road
 -  Treeline
 -  Active Pasture
 -  Water
 -  Floodplain

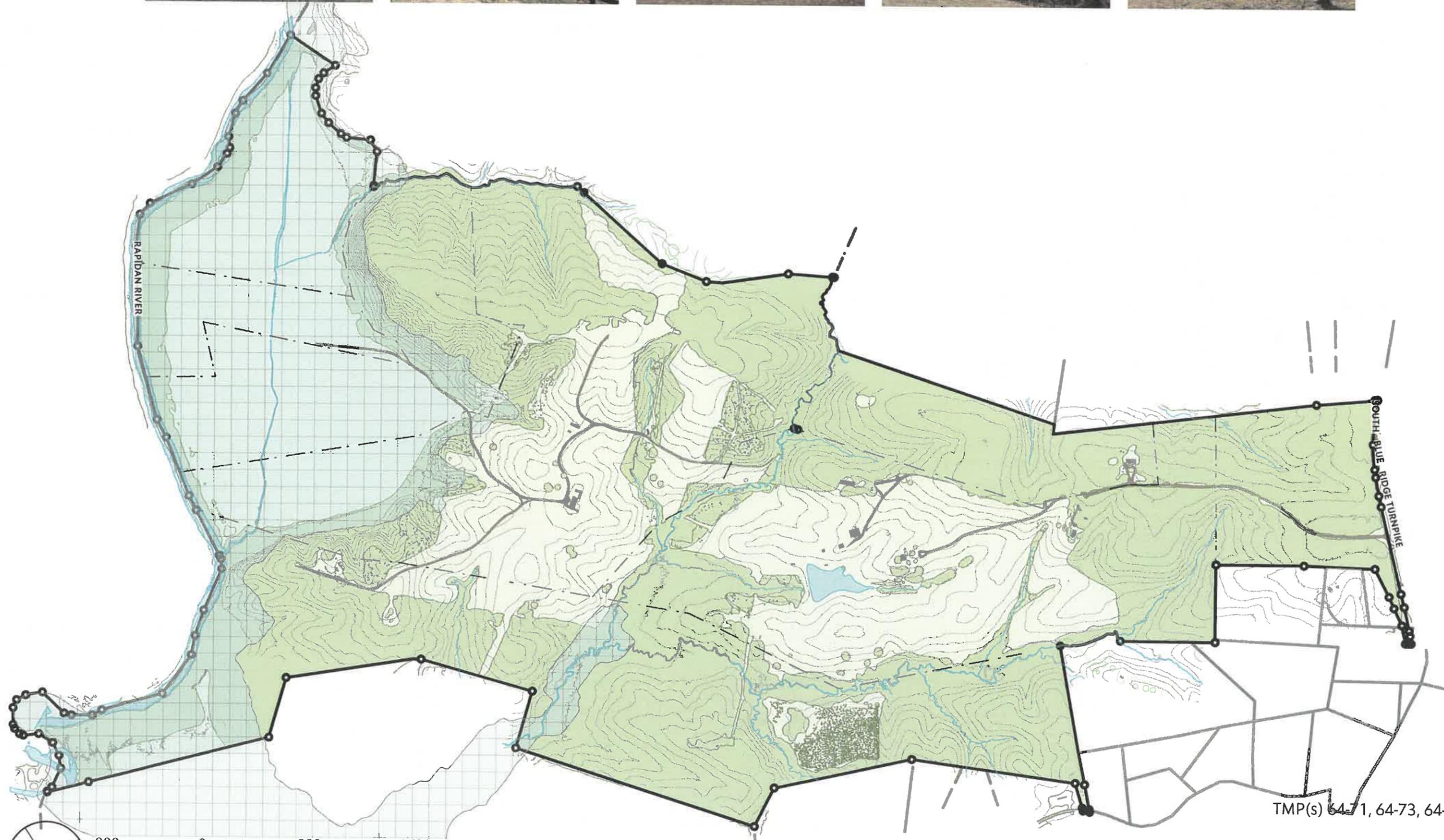


SPECIAL USE PERMIT
CONCEPT PLAN
SP NUMBER PENDING

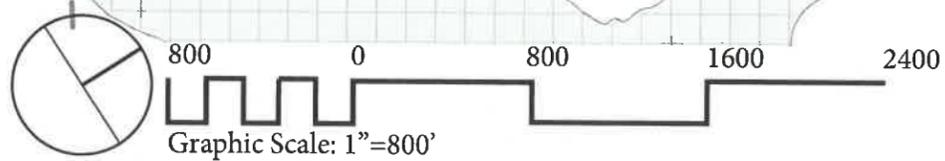
CRESCERE

EXISTING CONDITIONS

Sheet 5 of 9



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



SUBMITTED 15 MAY 2020

project: 18.051

SHIMP ENGINEERING, P.C.

CRESCERE MASTER PLAN

Sheet 6 of 9



LEGEND

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

Notes

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



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

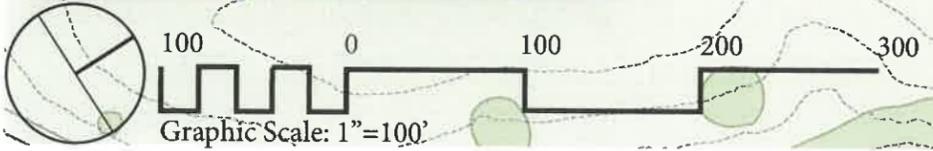
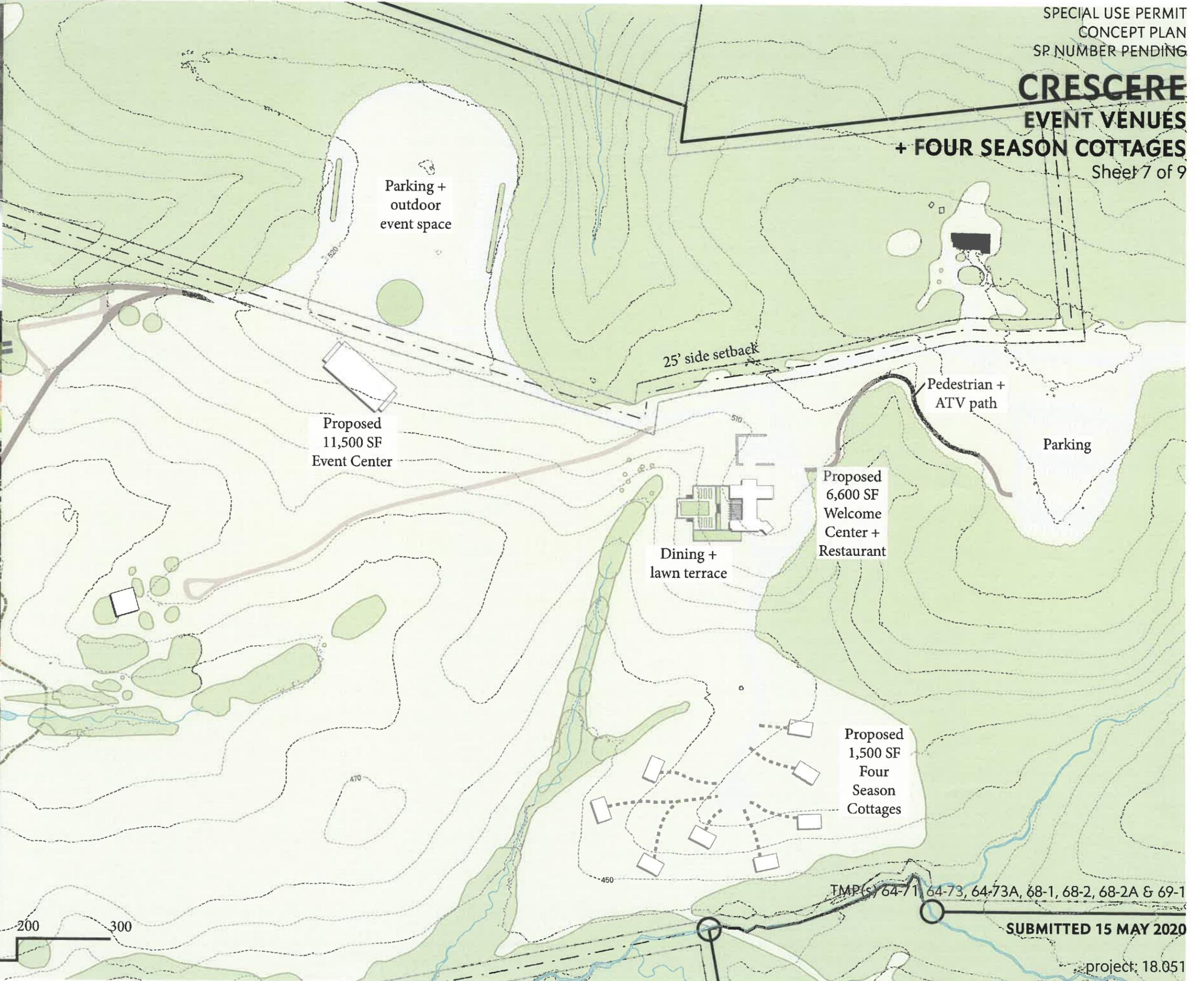
SUBMITTED 15 MAY 2020

Project: 18-051

CRESCERE EVENT VENUES

+ FOUR SEASON COTTAGES

Sheet 7 of 9

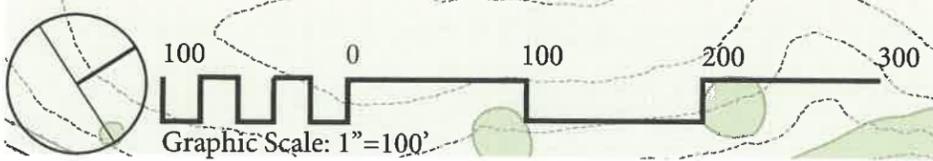
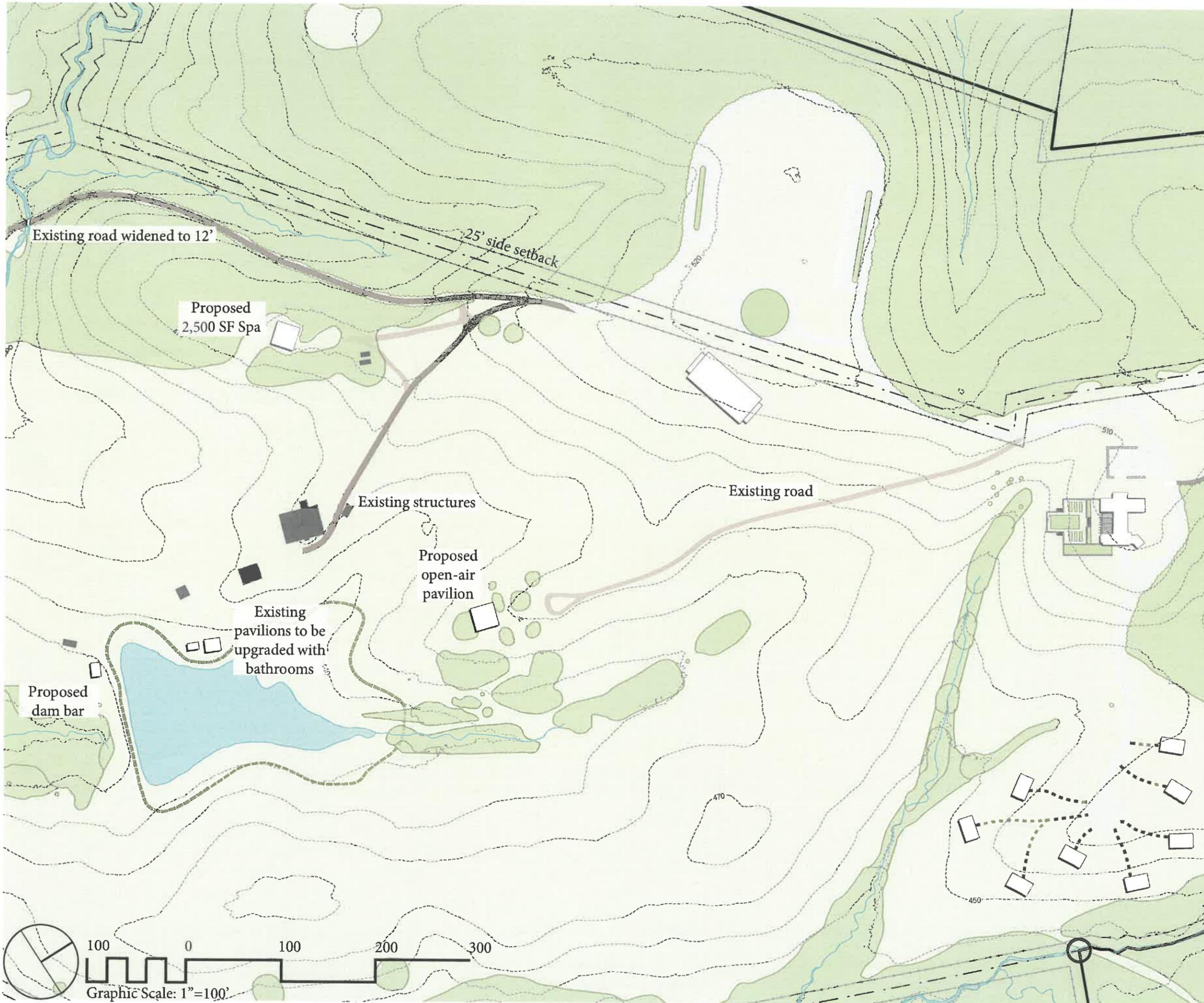


SUBMITTED 15 MAY 2020

project: 18.051

CRESCERE MEADOWLANDS

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

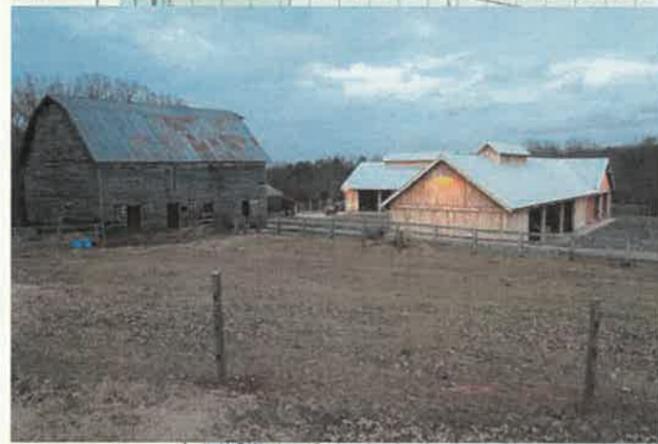
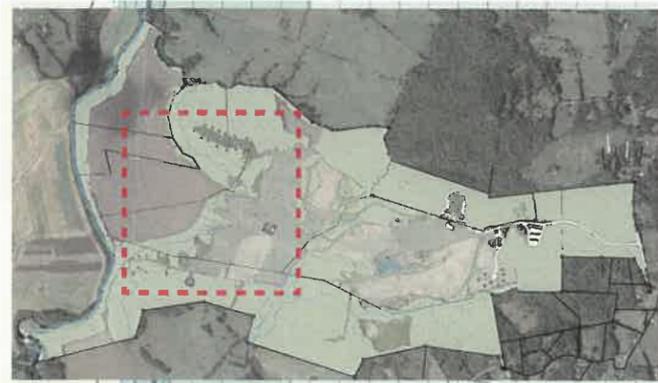
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SPECIAL USE PERMIT
CONCEPT PLAN
SP NUMBER PENDING

CRESCERE FARM CENTER + GLAMPING SITES

Sheet 9 of 9



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

SUBMITTED 15 MAY 2020

project: 18.051

SHIMP ENGINEERING, P.C.

Suggested Changes for By-Laws

Red for words to be removed. Italics for new wording.

BY-LAWS
MADISON COUNTY PLANNING COMMISSION
Adopted: March 18, 1968
Amended: January 1, 1977
February 21, 2007
March 17, 2010
January 18, 2012
April 17, 2013
April 20, 2016
January 17, 2018
January 2, 2019
February 19, 2020
JUNE XX, 2020

ARTICLE 1 – OBJECTIVES

- 1-1. This Commission, established by the Madison County Board of Supervisors on the twelfth day of April, 1966, has adopted the subsequent Articles in order to facilitate its powers and duties in accordance with the provisions of Title 15.2, Chapter 22, Article 2, Code of Virginia.
- 1-2 The official title of this Commission shall be the “Madison County Planning Commission.”

ARTICLE 2 – MEMBERS

- 2-1 The Madison County Planning Commission shall consist of 9 members appointed by the Board of Supervisors, all of whom shall be residents of Madison County.
- 2-2 The members shall be appointed for staggered terms of four (4) years, not to exceed three (3) successive terms. Their successors shall be appointed for terms of four (4) years. Any vacancy in membership shall be filled by appointment by the Board of Supervisors, and such appointment in the case of an appointed member shall be for an unexpired term. A member may be removed by the Board of Supervisors for cause. The Board may provide for the payment of expenses and a

reasonable compensation for members of the Commission who are not county employees.

- 2-3 A member may be removed from office by the Board of Supervisors without limitation in the event that the member is absent from any three (3) consecutive meetings of the Commission or is absent from any four (4) meetings of the Commission within any twelve (12) month period.
- 2-4 All requests for funding by the Planning Commission or its members must be presented to the Planning Commission for approval. The Commission may approve such requests if budgetary funds are available.

ARTICLE 3 – OFFICERS AND THEIR SELECTION

- 3-1 The officers of this Commission shall be a **chairman Chairman** and a **vice-chairman Vice-Chairman** elected annually from the membership of the Commission, whose duties are outlined in Article 4. At any meeting where both the **chairman Chairman** and **vice-chairman Vice-Chairman** are not present, the members shall select from their number a **chairman Chairman** pro tem to preside over such meeting and certify the minutes of such meeting. The Commission shall also select a secretary who need not be a member of the Commission.
- 3-2 A nominating committee for officers shall be appointed by the **chairman Chairman** at the regular meeting in December, and shall report its nominations to the Commission at the workshop meeting in January. Further nominations may be made from the floor at this time. Election of officers shall follow immediately thereafter.
- 3-3 A candidate receiving a majority vote of the members present shall be declared elected and shall take office immediately and serve for one (1) year or until his successor shall take office.
- 3-4 Vacancies in office shall be filled immediately by regular election procedures.

ARTICLE 4 – DUTIES OF OFFICERS

- 4-1 The **chairman Chairman** shall be a member of the Commission and shall:

- 4-1-1 Preside at all meetings.
 - 4-1-2 Appoint committees.
 - 4-1-3 Rule on all procedural questions subject to a reversal by a two-thirds (2/3) majority vote of the members present.
 - 4-1-4 Be informed immediately of any official communications and report same and correspondence he has received and sent at the next regular meeting. Aforesaid communications and correspondence shall be made a part of the Commission's permanent files.
 - 4-1-5 Sign all official papers involving the authority of the Commission.
 - 4-1-6 Certify all minutes.
 - 4-1-7 Carry out other duties as assigned by the Commission.
- 4-2 The vice-chairman **Vice-Chairman** shall be a member of the Commission and shall:
- 4-2-1 Act in the absence or inability of the chairman **Chairman** to act.
 - 4-2-2 Have the powers to function in the same capacity as the chairman **Chairman** in cases of the chairman's **Chairman's** inability to act.
- 4-3 The secretary shall be a resident of Madison County and shall:
- 4-3-1 Keep a written and tape recorded **electronic** record of all business transacted by the Commission at its meetings.
 - 4-3-2 Notify all members of all meetings. A copy of the published agenda for all regular meetings shall be sent to all members.
 - 4-3-3 Keep a file of all official records and reports of the Commission, certifying same.
 - 4-3-4 Attend to the correspondence of the Commission, as it designates, necessary for the execution of its duties and functions, utilizing telephone and telegraph **e-mail** when necessary.
 - 4-3-5 Maintain **Compile** a set of minutes and related public records as hereinafter prescribed.
 - 4-3-6 Serve notice of all special meetings and public hearings.
 - 4-3-7 Prepare and be responsible for the publishing of advertisements relating to public hearings.
 - 4-3-8 Maintain the roll, and make quarterly reports to the Board of Supervisors of each member's attendance and compensation due.

ARTICLE 5 – COMMITTEES

- 5-1 Special Committees may be appointed by the chairman.
 - 5-1-1 Reports by Committees of the Commission shall be submitted in written form when necessary.
 - 5-1-2 A minimum of three Commission members must serve on every committee. Committees may have advisory members that are not members of the Planning Commission.
 - 5-1-3 The Chair of all committees must be a member of the Planning Commission.
 - 5-1-4 Only Planning Commission members have the authority to vote on issues for recommendations to the full Planning Commission.

ARTICLE 6 – MEETINGS

- 6-1 ***The Planning Commission shall meet at least every two months. Unless otherwise specified by the Chair, the Planning Commission shall meet twice each month. One such meeting shall be a Regular Meeting to be followed immediately by a meeting of the Board of Supervisors. The other meeting shall be a Workshop Meeting. Meetings of the Commission shall be held on the first and third Wednesdays of each month.*** When a workshop or regularly scheduled meeting falls on a legal holiday, the meeting shall be held on the following business day ***rescheduled***. A workshop or regular meeting may be canceled by the Chairman, or the Vice-Chairman if the Chairman is unable to act, upon a finding that weather or other conditions are hazardous for the members of the public to attend the meetings. Meetings canceled due to weather or other hazardous conditions may be held on the next business day on which County office are open ***shall be rescheduled***.
- 6-2 6-1-1 All workshop meetings shall be held on the third Wednesday of each month and shall commence at 6:30 P.M. and continue until adjourned by vote of the Planning Commission.
- 6-3 6-1-2 All regular meetings shall be held on the first Wednesday of each month and shall commence at 7:00 P.M. and continue until adjourned by vote of the Planning Commission.
- 6-4 6-2 Special meetings shall be called at the request of the chairman or at the written request of two (2) members of the Commission, such request

being made to the secretary. Notice of all special meetings shall be in accordance with the requirements of the Virginia Freedom of Information Act.

6-5 6-3 All meetings, hearings, records and accounts shall be open to the public, except as permitted by the Virginia Freedom of Information Act.

6-6 6-4 *A quorum for the transaction of business at meetings shall consist of one-half of the Planning Commission members then in office* A majority of the membership of the Commission shall constitute a quorum, and the number of votes necessary to transact business shall be a majority of the quorum present and voting. Voting may be by roll call, in which case a record shall be kept as a part of the minutes.

6-7 6-5 Each person speaking before the hearing shall be asked to state name and address, and a record shall be kept.

6-8 *During times of local, state, or national emergency, the Planning Commission may conduct its meetings through electronic communication, when meeting in person is unsafe or impractical(Virginia Code 2.2-3708.2).*

6-9 *The Madison County Planning Commission may conduct any meeting in which public business is discussed or transacted through electronic communications if, on or before the day of the meeting, a member of the Planning Commission notifies the Chairman of the Planning Commission that they are unable to attend the meeting for any of the following reasons:*

- a. Due to a temporary of permanent disability or other medical conditions that prevents that member's personal attendance.*
- b. The member is unable to attend the meeting due to a personal matter, and the member provides a description of the specific nature of the personal matter to the Chairman.*

No member of the Planning Commission shall be entitled to rely on this provision more than twice in any calendar year.

If the Chairman of the Planning Commission approves he electronic participation set forth in this Section, The Planning Commission shall record in its minutes the fact that a member participated remotely through electronic communications and specific the remote location from which the member participated electronically. The Planning Commission shall also include in its minutes the reason(s) the member participated remotely.

If the Chairman denies participation from a remote location, the basis for such disapproval shall be recorded in the minutes with specificity.

ARTICLE 7 – ORDER OF BUSINESS

7-1 The order of business for both regular and workshop meeting shall be:

(these come directly from Roberts Rules of Order but it does not require that all of them be used.)

7-1-1 Call to order by chairman.

7-1-2 Pledge of Allegiance followed by moment of silence. (This item will not be followed at workshop meetings.)

7-1-3 Roll call.

7-1-4 Determination of a quorum.

7-1-5 Adopt the agenda. Items not appearing on the published agenda must have the unanimous approval of all members present.

7-1-6 Reading of the minutes.

7-1-7 Report of the chairman.

7-1-8 Report of the secretary.

7-1-9 ~~7-1-6~~ Report of special committees.

7-1-10 Unfinished business.

7-1-11 ~~7-1-7~~ Adjournment.

7-2 Motions shall be restated by the chairman or secretary before a vote is taken. The names of persons making and seconding motions shall be recorded as well as the vote.

7-3 Parliamentary procedure in Commission meetings shall be governed by Robert's Rules of Order, current edition.

7-4 The Commission shall maintain a set of minutes and **tape recordings** **electronic records** of all meetings and these shall become a public record.

7-4-1 The secretary shall prepare a set of minutes for all regular, workshop, and special meetings; as well as committee meetings when requested.

7-4-2 All minutes must be signed by the secretary and certified by the Chairman, which shall become the official record.

ARTICLE 8 – HEARINGS

- 8-1 In addition to those required by law, the Commission may, at its discretion, hold public hearings when it **decides decided** that such hearings will be in the public interest.
- 8-2 Notice of such hearings shall be published in accordance with Title 15.2, 1950 Code of Virginia, as amended.
- 8-3 The cases before the Commission or the purpose of the hearing shall be summarized by the chairman or other designated member of the Commission, and parties in interest shall have the privilege of the floor.
- 8-4 Each person speaking before the hearing shall be asked to state name and address, and a record shall be kept.

ARTICLE 9 – AMENDMENTS

- 9-1 These **By-Laws rules** may be changed by a recorded two-thirds (2/3) vote of the entire **membership Commission** if notice of such change is **mailed distributed** at least five (5) days before the meeting. However, should notice of proposed rule changes be **mailed distributed** to each member at least fifteen (15) days before said meeting, the rules may be changed by two-thirds (2/3) vote of those present, providing a quorum is in attendance.
- 9-2 The Commission may temporarily suspend any of these **By-Laws rules** by a unanimous vote of the members present, provided a quorum is in attendance.