



Agenda
Joint Meeting
Madison County Planning Commission &
Madison County Board of Supervisors
Wednesday, July 1st, 2020 7 p.m.
County Administration Building Auditorium
414 N. Main Street, Madison, Virginia 22727



Planning Commission

Call to Order

Pledge of Allegiance & Moment of Silence

- 1) Determine Presence of a Quorum
- 2) Approval of Agenda (Additions or Changes)
- 3) Review of Minutes from the June 3, 2020 Joint Hearing
- 4) 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 numerous lodging areas, a welcome center & restaurant, a conference center and several other associated buildings/structures. The applicant estimates site build-out will contain roughly 100 temporary structures. In addition, development includes paved roadways, hiking trails and equestrian trails and parking areas. Prior to the development of any area(s) or structure, the applicant should be required to submit a site plan to be reviewed by Council. The applicant should 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 parcel 73A has a postal address of 2427 S. Blue Ridge Turnpike, Rochelle, VA

**Delayed – To Be Advertised
for a public hearing on
8/5/2020 at 7 p.m.**

5) Items from Public or Planning Commission

6) Adjournment

Madison County Planning Commission
June 3, 2020

The Madison County Planning Commission meeting was called to order by Chair, Mike Mosko, in the County Administration Building auditorium, at 5:30 p.m., to avoid overlap with the BOS meeting, per COVID-19 criteria. A quorum was established with the following members present: Fay Utz, Peter Work, Nan Coppedge, Mike Mosko, Mike Fisher, Danny Crigler, Steve Carpenter, and Pete Elliott; Francoise Seillier-Moiseiwitsch was absent. Also attending were Ligon Webb, County Planner; Sean Gregg, County Attorney; and Jack Hobbs, County Administrator.

The submitted **agenda** was approved on motion by Danny Crigler, seconded by Steve Carpenter, with all members voting aye. Motion was made by Pete Elliott, seconded by Mike Fisher, to approve the **minutes of the February 19, 2020** workshop meeting as submitted, and carried, with all members voting aye. In the May 6 minutes, the next meeting date should be corrected to June 3, 2020, and that members participating by electronic means attended “virtually.” Motion was made by Danny Crigler to approve the **May 6, 2020 minutes** with the above corrections, seconded by Steve Carpenter, and carried, with all members voting aye.

Case No. S-06-20-10: A subdivision request by Madison Home Inc. (Pete and Norma Nelson) to create two new lots with residue on a 15-acre parcel (TM 24-37), zoned A-1 on Ridgeview Road (Rt. 607). The new lots would be 4.1 acres, 4.2 acres, and 6.5 acres, and all have existing entrances on Ridgeview Road. This request has VDOT and Health Dept. approvals, and meets A-1 parcel requirements. Motion was made by Fay Utz to recommend approval of Case No. S-06-20-10 to the BOS, seconded by Mike Fisher, and carried, with all members voting aye.

Case No. S-6-20-11: A subdivision request by Diane Atkins, Executor for the Madeline Tatum Carter Estate, to subdivide an existing 155.8-acre parcel, creating 3 new parcels. The new parcels would contain 13 acres, 14.6 acres, and 5.8 acres, leaving 122.2 acres residue. This land is on Elly Road (Rt. 607), and zoned A1, (TM 50-35). The 13-acre lot will be accessed from Medley Mtn. Road, and the remaining parcels front on Elly Road, and will use a new 50’ right-of-way on Lot 2, from Elly Road. The request has VDOT and Health Dept. approvals. Mr. J.W. Griffith is an adjoining landowner who spoke against the subdivision because he does not want increased traffic on the private road, Briarwood Lane, which goes through this parcel. Mr. Griffith says there are five users of Briarwood Lane. Sean Gregg stated the subdivision request has no impact on Mr. Griffith’s concerns. There was discussion on accessing all of the 122.2-acre residue, but no further subdivisions are possible for 10 years (4 in 10 rule). Motion was made by Mike Fisher to recommend approval of Case No. S-6-20-11 by the BOS, seconded by Danny Crigler, and carried, with all members voting aye.

Fay Utz will have a report on parking requirements for events/venues at the next meeting.

There was discussion on the time of upcoming meetings and COVID19 requirements. Mr. Webb suggested meeting at 4:00 p.m. on July 1, expecting high attendance for the SUP for Barbara Miller’s event/venue. Carty Yowell and Pete Elliott stated it is more productive for the BOS and PC to meet at the same time. Motion was made by Mike Fisher to resume meeting at 7:00 p.m. for Joint BOS meetings, and 6:30 p.m. for workshop meetings, beginning June 17. The motion was seconded by

Danny Crigler, and carried, with all members voting aye. Mr. Webb reported live streaming of the meetings will be an ongoing practice.

Mike Fisher reported on several items:

- there is no activity on the proposed cell tower in the Uno/Somerset area (Orange County objections)
- proposed notifying adjoining land owners, even if a state road separates the parcels
- asked that BZA cases be recapped for the Commission; Mr. Webb stated the meetings are posted on YouTube, and most recently 3 cases were approved, 1 withdrawn, and 1 denied.

Motion was made by Mike Fisher to adjourn the meeting at 6:09 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

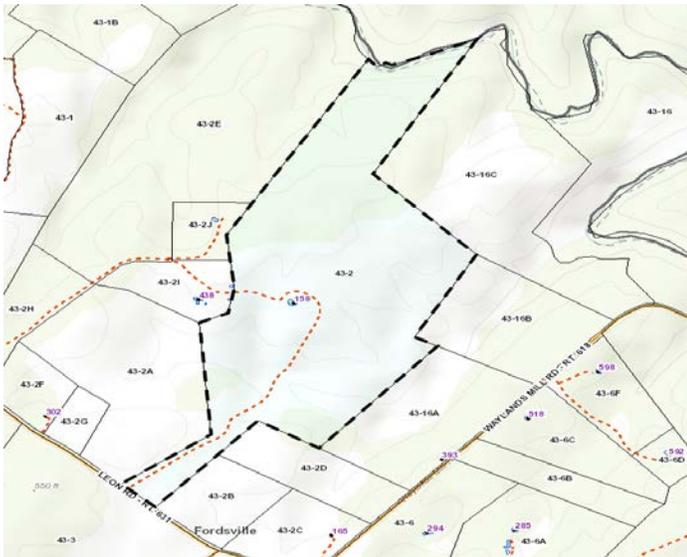
APPROVAL DATE:

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

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

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

Visuals:





Recommendation: Approval

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



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

April 21, 2020

Madison County Subdivision Officer

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

Dear Madison County Subdivision Officer:

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

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

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

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

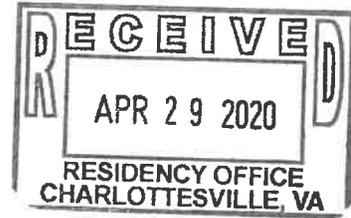
This subdivision approval is issued in reliance upon the certification that approved lots are suitable for "traditional systems," however actual system design may be different at the time construction permits are issued.

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

Sincerely,

Dwayne Dixon, Environmental Health Supervisor

cc: Douglas Jenkins, Private OSE



April 27, 2020

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

From: Mr. Ligon Webb, County Planner

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

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

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

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

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

Regards,



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

Stephen C. Brich, P.E.
Commissioner

1401 East Broad Street
Richmond, Virginia 23219

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

June 23, 2020

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

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

Dear Mr. Webb:

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

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

Sincerely,

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

OWNERS' CONSENT

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

- 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.
 - 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.

N/F
 SCOTT W. DEVITT &
 KATHERINE P. DEVITT
 TAX MAP 43-2A
 P.B. 36 PG. 83
 LR #120001042

N/F
 JAMES G. LEFFEL &
 JEANNINE M. S. LEFFEL
 TAX MAP 43-2B
 P.B. 31 PG. 67
 LR #170001115

N/F
 MICHAEL J. ELIAS SR. &
 KIMBERLY A. ELIAS
 TAX MAP 43-2D
 P.B. 31 PG. 67
 LR #140000779

N/F
 MICHAEL J. ELIAS SR. &
 KIMBERLY A. ELIAS
 TAX MAP 43-16A
 P.B. 33 PG. 8
 LR #140000779

SETBACK REGULATIONS

FRONT: 50' OR MORE FROM ANY STREET RIGHT-OF-WAY (50' OR GREATER OR 100' FROM CENTERLINE OF LESS THAN 50')

SIDE: 25'

REAR: 50'

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

DRAINFIELD DELINEATION BY
DOUGLAS L. JENKINS
[Signature] 3 MAR 20
 #OSE# 1940001230 DATE: _____

CARLA SHAFER
 Notary Public
 State of New Jersey
 My Commission Expires April 16, 2020
 I.D.# 2215944

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'

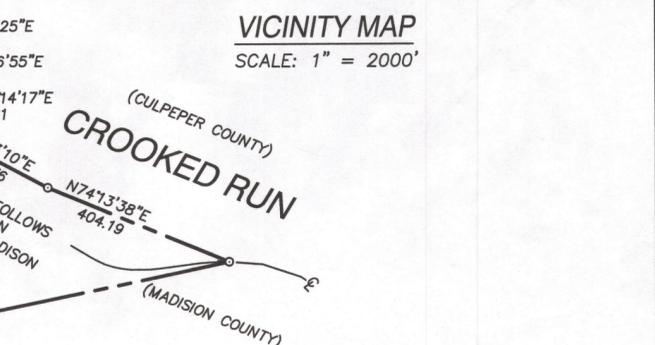
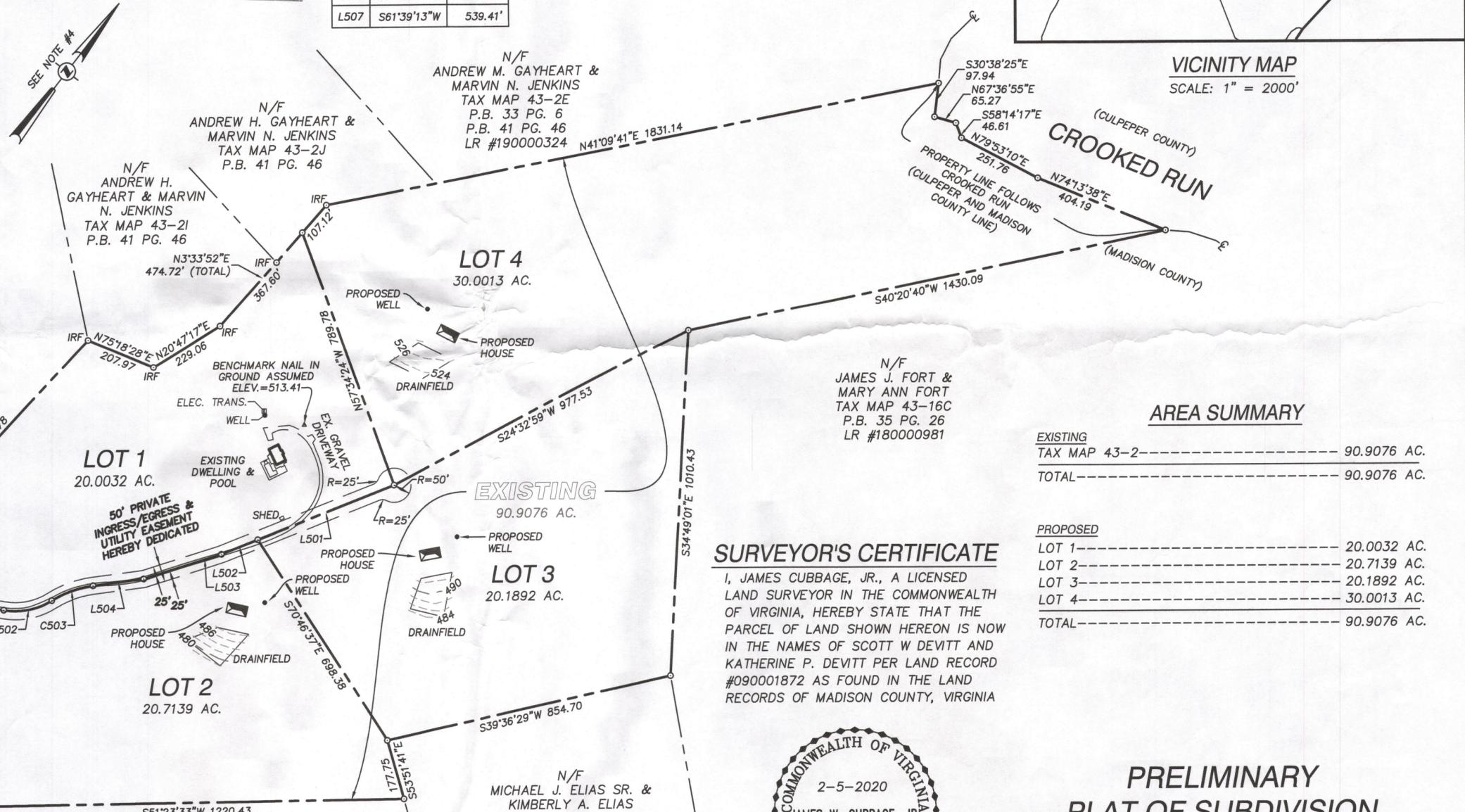
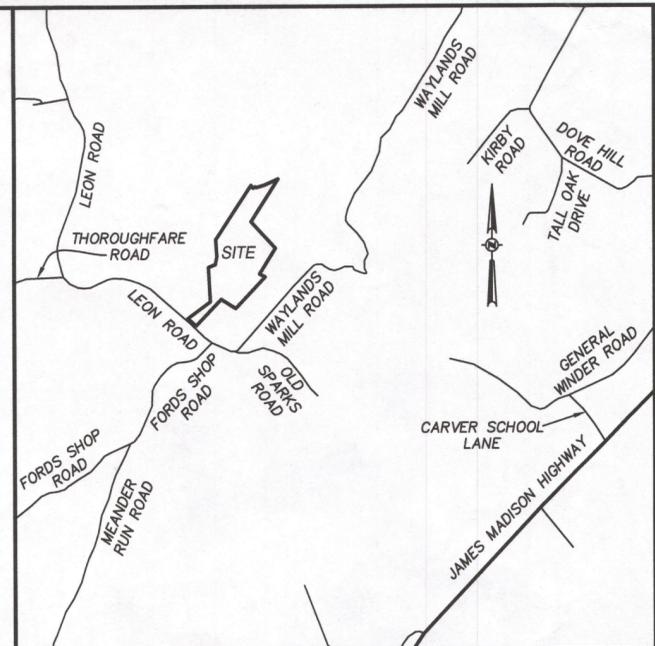
CERTIFICATE OF APPROVAL

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 [Signature] DATE 5/21/20
 VDOT [Signature] DATE 4-21-20
 VIRGINIA DEPT. OF HEALTH DATE _____

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'



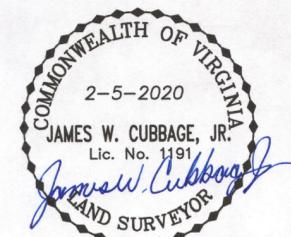
AREA SUMMARY

EXISTING	ACRES
TAX MAP 43-2	90.9076
TOTAL	90.9076

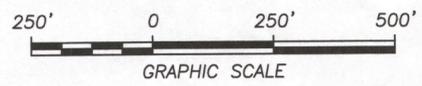
PROPOSED	ACRES
LOT 1	20.0032
LOT 2	20.7139
LOT 3	20.1892
LOT 4	30.0013
TOTAL	90.9076

SURVEYOR'S CERTIFICATE

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



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



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: _____

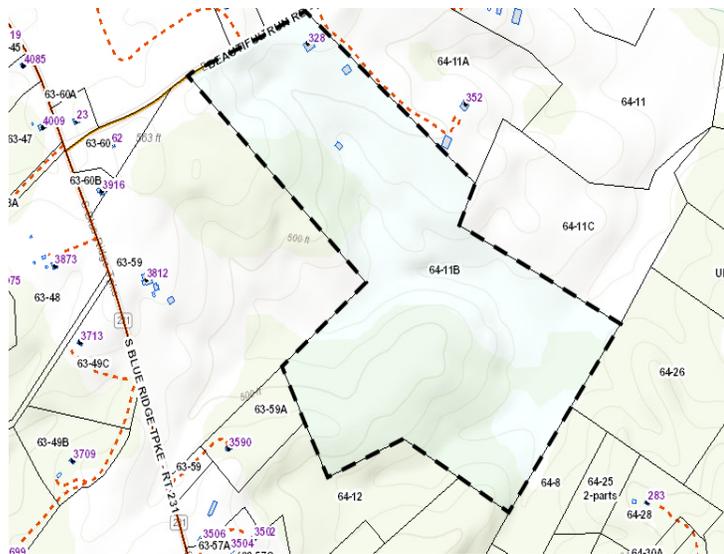
APPROVAL DATE: _____

**Subdivision Request by Robert & Allison Yeaman
to
Subdivide a 82.7 Acre Parcel Zoned A1 (Agriculture)**

Background: This subdivision request is presented by Robert and Allison Yeaman to subdivide an existing 82.7 acre parcel. The subdivision would create three (3) new parcels with a residue parcel. The survey also contains a boundary line adjustment with an adjoining parcel also owned by the Yeaman's. VDOT has reviewed the subdivision and finds it to be acceptable. VDOT has signed the plat. The "new" parcels have surveyed/mapped septic drain fields with completed soil tests and the residual has an existing approved septic site. The soil tests indicated the soils will support a conventional septic system. Madison County's Department of Health (VDH) has provided an approval letter and signed the plat.

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

Visuals:





Recommendation: Approval

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



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.

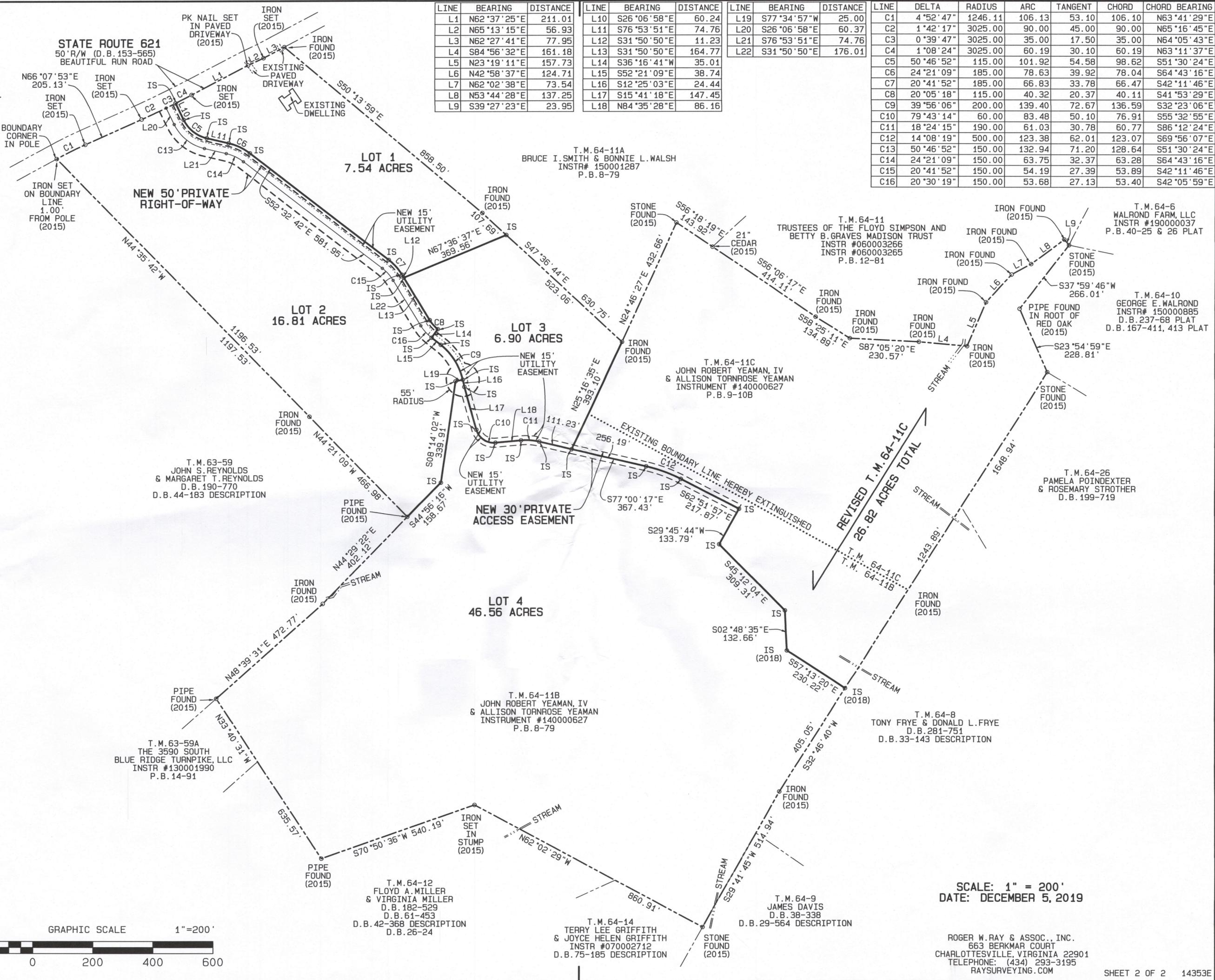
If you have further questions, please contact Willis Bedsaul at (434) 422-9866.

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

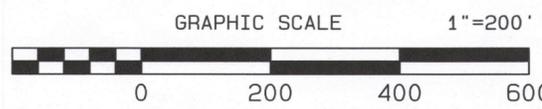
T.M. 64-12
FLOYD A. MILLER
& VIRGINIA MILLER
D.B. 182-529
D.B. 61-453
D.B. 42-368 DESCRIPTION
D.B. 26-24

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



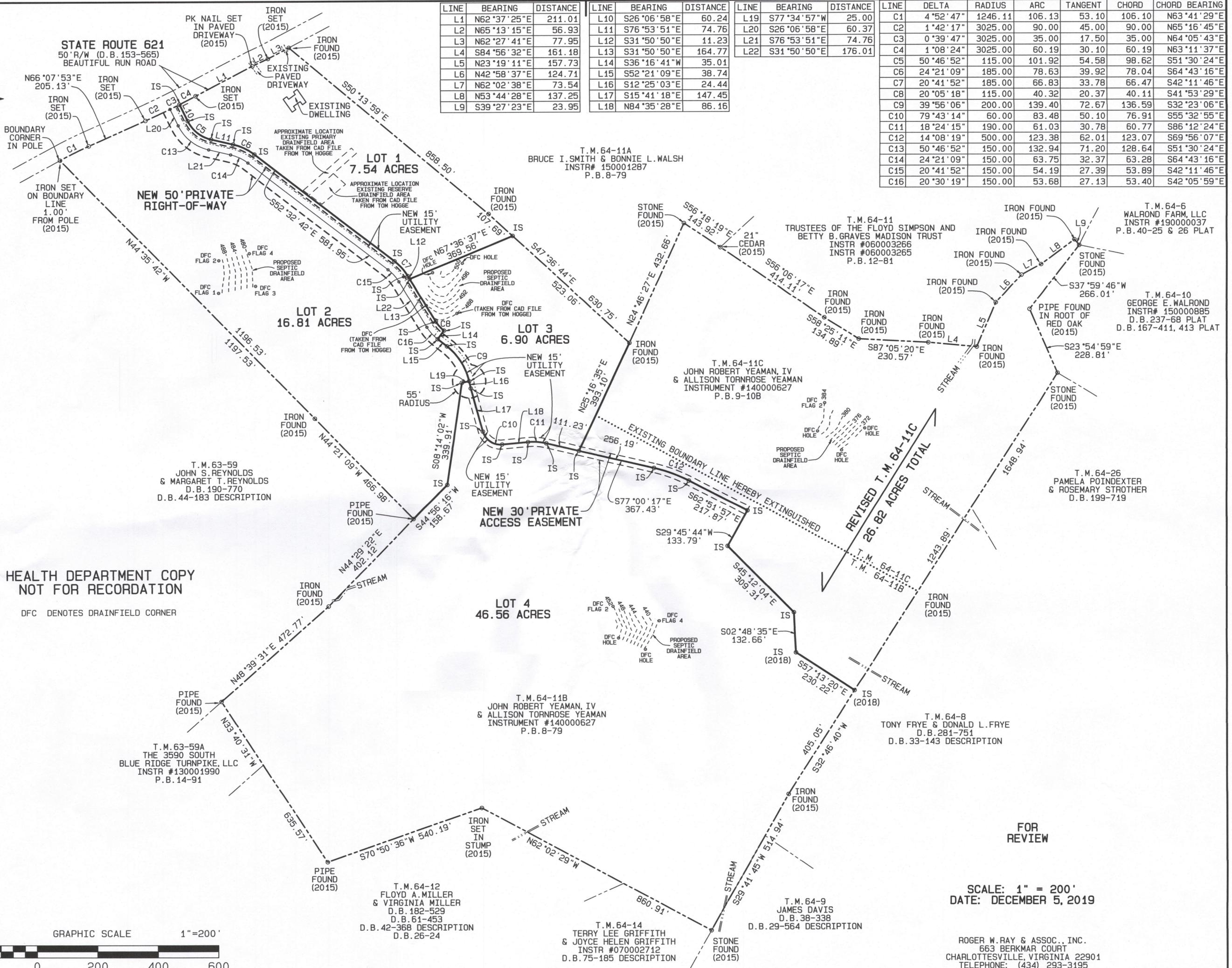


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L21	S76°53'51"E	74.76
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LINE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
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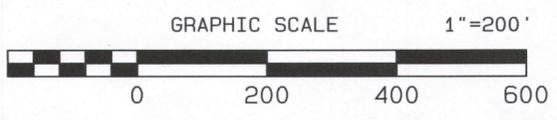


HEALTH DEPARTMENT COPY
NOT FOR RECORDATION

DFC DENOTES DRAINFIELD CORNER

FOR REVIEW

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.



AGRI-RESORT & SPA

ROCHELLE, VIRGINIA

June 30, 2020

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

RE: Conditions of Crescere

Dear Ligon Webb:

Please include the following with Case No: SU-07-20-14 special use permit request by Crystallis LLC (Barbara Miller). The intent of the information provided is to provide community members with transparency regarding the objectives and potential phasing of our project. We have clarified and expanded upon some topics from the letter dated 6/26/2020. As the applicant, the voluntary terms and conditions written herein shall become binding to the special use permit application, be fully enforceable by the County and shall be fully transferrable.

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

The mission of Crescere Agri-Resort is founded upon sustainability, conservation, education and providing guests with access to nature. Our restaurant is intended to double as a teaching facility, showcasing alternative energy usage, energy conservation as well as promotion of local products and businesses. Glamping sites will allow guests to safely interact with nature, learn about farming and conservation, and to relax in beautiful Madison County.



AGRI-RESORT & SPA

ROCHELLE, VIRGINIA

The anticipated number of lodging units to be built on site is anticipated to be approximately 41 units accommodating approximately 225 guests (assuming occupancy of 2-6 guests per unit). It is our hope to eventually be able to provide accommodations for the majority of guests for events such as a “destination wedding” or corporate retreat. We anticipate the majority of units will accommodate 2-5 people, but several units may accommodate larger families/groups with an occupancy of 12-15 people. We acknowledge lodging units/structure must conform to the Virginia Uniform Building Code, and the total occupancy of individual lodging units (and all buildings) will have a set occupancy limit.

The submitted Site Plan (page 6 of 9) does not show lodging units for employee housing. The total number of employee lodging units shall not exceed a total of five (5) units. The location of these employee lodging units is to be determined and will be addressed in future Site Plan submittals.

The proposal also includes, but is not limited to, the following (non-lodging) buildings and support structures: restaurant/welcome/learning center, farm store (part of restaurant building), spa cottage, boat house, bridal/groom suites, event center (wedding/conference venue), snack shacks, open air pavilions for outdoor activities, bar, farm center, storage, laundry, and a lodge for glamping guest gatherings.

Any land disturbance related to the construction of agriculturally exempt buildings will be excluded from the Site Plan regulations (as they are currently in the County code) but we acknowledge such development is not exempt from erosion/sediment control permits if said disturbance is greater than 10,000 square feet in area.

On property, guests may partake in recreational uses including but not limited to; dining, shopping for local goods in the farm store, attending educational seminars, cooking classes, crafting, enjoying indoor and outdoor music (with evening music restrictions outlined below), outdoor events/festivals (limited in quantity outlined below), spa treatments, weddings, corporate or industry conferences/conventions, team building activities, hiking, ATV, bird watching, kayaking, swimming, sun bathing, rafting, informal sports/games (i.e., yoga, volley ball, corn hole, softball, etc...), campfires, picnicking, farm tours, BBQ, specialty entertainment (i.e., karaoke, open mic nights, comedy, murder mystery, wine tasting, star gazing, etc...) and holiday celebrations.

Events will be categorized by three (3) distinct types. These events are as follows:

- 1) **Private Events** - private events shall mean there is no outside or public promotion/advertising of the event. As the name suggests, attendees shall be on-site for a common purpose and/or celebration. Examples of private events are weddings, reunions, corporate retreats, trade groups, common



AGRI-RESORT & SPA

ROCHELLE, VIRGINIA

interest hobby groups and other similar groups. There will be no restrictions on the size and number of attendees to such events, but it is understood building occupancy will be a limiting factor, and the total occupancy of structures (i.e. event center) will be limited per the Virginia Uniform Building Code.

- 2) **Minor Public Events** – a minor public events shall mean an event in which outside promotion/advertising is minimal. Attendees are expected to be on-site (overnight) guests and off-site (non-overnight) guests. These events will be expected to have a minimum of 25 guests, but not exceed 750 total off-site guests. These events shall be small scale music events, group hikes (e.g., hiking under the star), “pick your own” harvest, corn mazes, and other similar events and activities. There will be no limit on the number of such events; however, the majority of such events will take place from April to November.
- 3) **Major Public Events** – a major public event shall mean an event in which outside promotion/advertising is significant. Such events will be promoted regionally, and attendance is expected to exceed seven hundred fifty (750) off-site guests. A month prior to each event, a representative from Crescere will meet with the representatives from the County’s Sheriff’s and Zoning Office to discuss event details and traffic management plans. Such events shall be limited to six (6) in any given calendar year, and any additional event over six (6) shall require approval by the Madison County Board of Supervisors; in addition, any event anticipated to draw more than 2,000 guests shall require specific approval by the Madison County Board of Supervisors.

After midnight all outdoor music shall cease or be moved inside.

Employment will vary from low to high season. We estimate employment for Phases 1 & 2 to be approximately 65 with a mix of full-time employment (approx. 20), and part-time hourly employment (not including extra catering staff and outside vendors required for private events). We also anticipate outsourcing to local businesses for tasks we don’t intend to do in-house or for needs that are variable in nature (ex. spa service providers, laundry services, extra staffing for events, entertainment, maintenance...).

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

- The project’s entrance will conform to VDOT recommendations and requirements; with the understanding that improvements would likely be phased as the project is built-out.
- Substantial changes or revisions to the site’s layout or services/activities would necessitate amending the special use permit and require a public hearing.



AGRI-RESORT & SPA

ROCHELLE, VIRGINIA

- All non-farm related structures will meet the Virginia Uniform Statewide Building Code.
- No permanent structures will be located/constructed in an identified floodplain.
- All necessary permits and insurance for events will be attained prior to events.
- Adequate on-site parking will be made available for guests, staff and owners.
- The Virginia Department of Health will be responsible for review and approval of all wells for human use and septic systems on the site.

Sincerely,

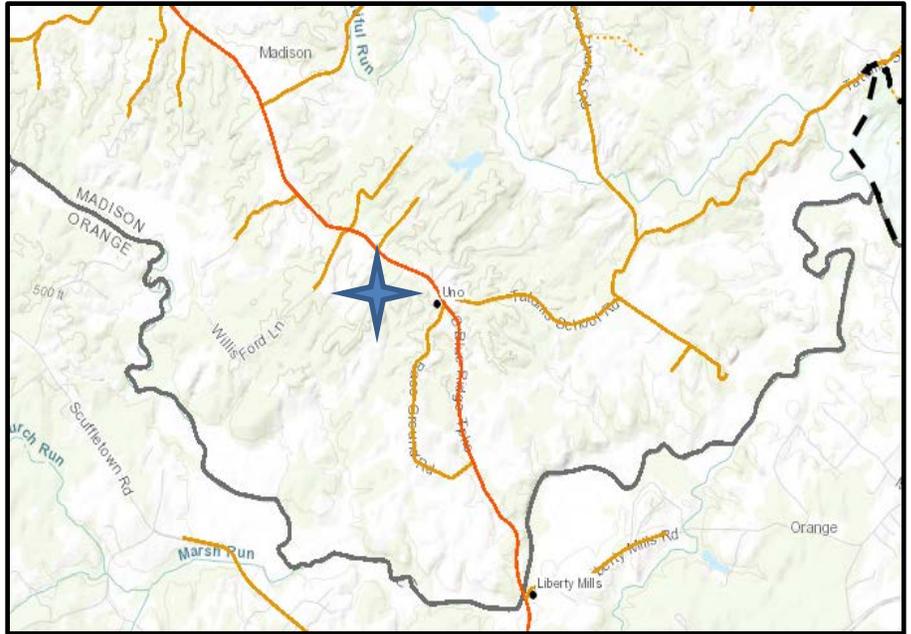
Barbara Miller

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

for a

Event/Venue Use on A1 Zoned Properties

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



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

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

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

Event Center (proposed 11,500 sq ft)

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

Spa Building (proposed 2,500 sq ft)

Open Air Pavilion (unknown proposed size)

Upgraded Existing Pavilions (unknown size)

Damn Bar (unknown proposed size)

Farm Center (unknown proposed size)

Lodge Building (proposed 2,000 sq ft)

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

Nine (12) Riverview Glamping Sites (unknown proposed size)

Eight (8) Family Campsites (unknown proposed size)

The site plan (page 6 of 9 of packet submitted by applicant) shows a total of forty-two (42) overnight accommodations and eight (8) ancillary or support buildings/structures.

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

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

Per the submitted site plan the County Planner estimates the 42-over-night accommodations could accommodate roughly 126 guests on site.

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

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

Prior to the construction of any proposed phase, the County will require an engineered E/S plan for the entire site.

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

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

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



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

The nature of this proposed facility will result in higher “surges” (see k factor) during events, both public and private. Many of the events will be private in nature, and surges will likely be below (or near) the roads existing k factor of 145. For instance, a private event with 500 attendees (using three attendees per vehicle which is likely low) would result in a surge of 167 vehicles entering or exiting the site in an hour.

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

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

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

- 1) Phasing Plan – the proffer letter makes mention of a phasing plan, and the County Planner believes it meets the intent of the event/venue ordinance. A project this size has many variables which make estimating a highly detailed phasing plan difficult; however, it is anticipated the site will develop in multiple phases, and each phase will require a site plan submittal to the County.
- 2) The proffer letter states the number of overnight lodging units to be “approximately 50”; by the County Planner’s count the submitted site plan (page 6 of 9 of the applicant’s submittal) shows 41 overnight units. Also, the applicant states the lodging units “would accommodate 225 guests.” Given that there appears be a disconnect between the site plan and the proffer letter regarding the total number of lodging units, the total number of overnight guests is higher than expected too.

- 3) Number of public events & noise: The applicant has proffered “the number of annual large public events will be no more than 12; and any additional event over 12 would require specific approval by Madison County Board of Supervisors. A large public event would be defined as an advertised event or gathering in which the general public is invited (regardless if a fee is collected or not) where the group exceeds 1000 people over the course of the event. We plan to adhere to an outdoor music cut-off time of 12 a.m.”
- 4) The letter provides eight “bullet points” which reiterate adherence to required processes or reviews; these points range for VDH and VDOT approvals to required site plan submittals. Although these processes require adherence, clearly listing them is beneficial.

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

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

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

Site Visuals:



Recommendation: Table**June 27, 2020**

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

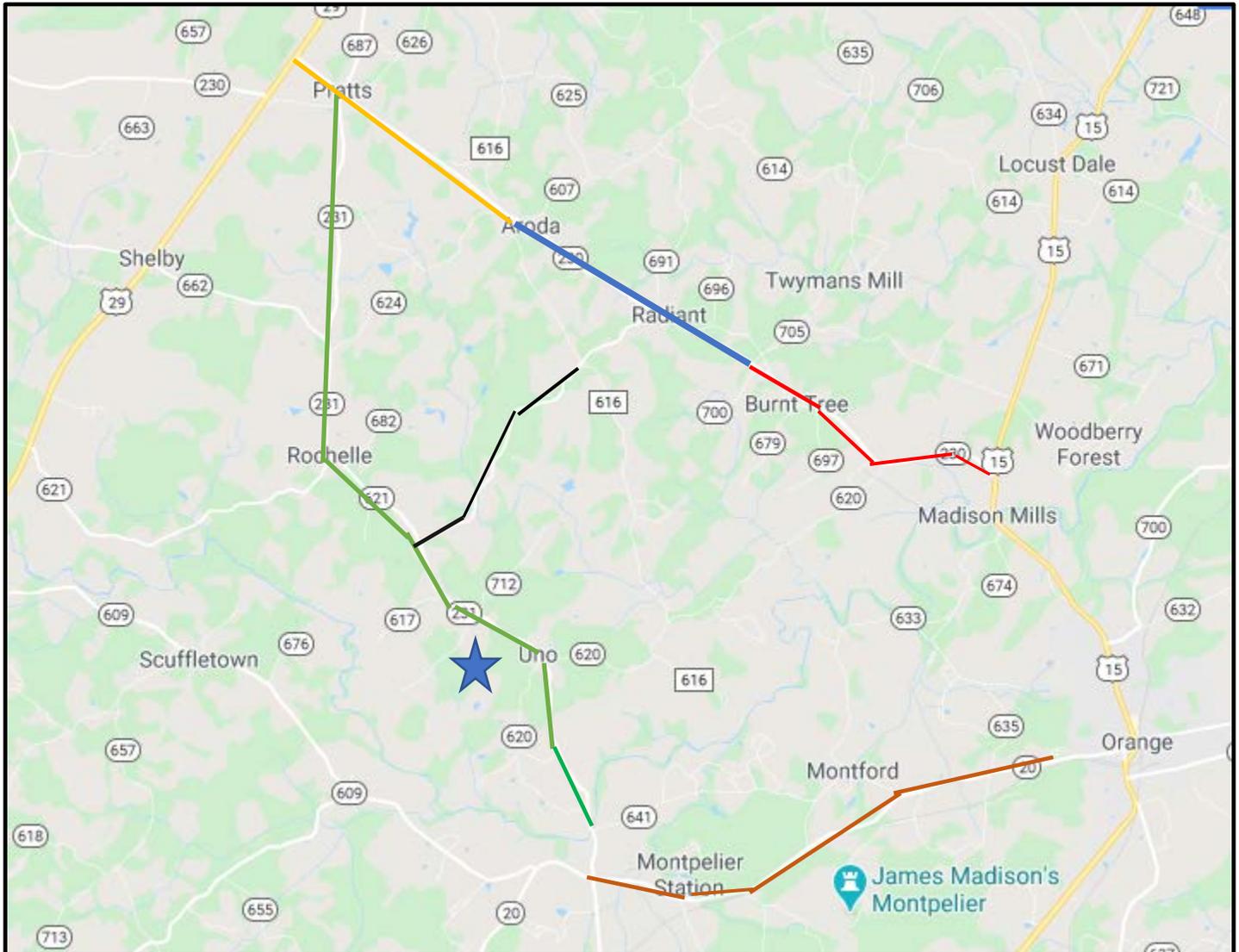
However, questions remain specifically regarding the number of lodging units, the annual number and definition of public events. In the opinion of the County Planner the proffered conditions related to these issues are vague and need improvement. If tabled, and the applicant is agreeable, the County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

Selected 2019 Road Segment Traffic Counts

Source: VDOT

AADT = Average Annual Daily Traffic

K Factor = Vehicles Per Hour During Peak Hour



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

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

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

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

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

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



June 3, 2020

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

From: Ligon Webb, County Planner

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

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

As described in the project narrative the development would provide (and offer) “conference and retreat facilities; educational and entertainment facilities; dining and picnicking facilities; camping and glamping facilities; hiking, cycling, fishing, canoeing, rafting, tubing, wildlife observation shelters, boat landings/docks, 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 sp ft), and 5) various other support and accessory structures...in total the project narrative states it would contain 60,000 sp ft of permanent & temporary structures "under roof" ...

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

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

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

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

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

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

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



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

Stephen C. Brich, P.E.
Commissioner

1401 East Broad Street
Richmond, Virginia 23219

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

June 10, 2020

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

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

Dear Mr. Webb:

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

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

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

Sincerely,

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



June 30, 2020

Madison County Planning Commission
Madison County Board of Supervisors
% Ligon Webb, County Planner
PO Box 1206
414 N. Main Street
Madison, Virginia 22727
(Transmitted via email)

Re: SU-07-20-14 Crystallis LLC Special Use Permit for Crescere Rural Resort

Dear Mr. Webb (Ligon), Planning Commission, and Board of Supervisors,

The Piedmont Environmental Council (PEC) respectfully submits this letter in response to the application identified as SU-07-20-14 submitted by Crystallis LLC on [May 15](#) and revised [June 26](#) for the Crescere Rural Resort (Crescere) located on Tax Map IDs 64-71, 64-73, 64-73A, 68-1, 68-2A, 68-2 and 69-1.

PEC requests that the SUP be denied in its current form, or that the public hearing process be tabled until July 28 (at the earliest) to allow for full review and analysis of the application by the county's residents, particularly as the application was substantially revised on June 26.

PEC understands the importance of tourism, especially the economic benefits it brings to Madison County. At the same time, PEC raises the importance of protections to mitigate environmental impacts, Madison citizens' peaceful enjoyment of their community, and the likely traffic impacts.

The citizens of Madison County deserve to have their resources protected. Similarly, without the protection of the county's natural resources, beauty, and quiet atmosphere, tourists would not view the county as a destination worth visiting. This SUP should not negatively impact the public health, safety, or welfare nor the county's natural resources. **The SUP should not be approved as currently submitted.**

In order to address these potential impacts, the SUP should be updated to include the staff recommendations provided in the Special Use Permit – Crescere Agri-Resort: Project Overview, Ordinance Requirements & Project Consideration letter submitted to the applicant on June 3, 2020.

The Applicant submitted supplemental updates to the SUP on June 26, only three (3) business days prior to the public hearing. These substantial changes (discussed further below) support PEC's request to deny the current application and extend the public hearing so that the citizens of Madison County have an appropriate amount of time to review and comment.

- **Increased Public Annual Events:** The original SUP requested two (2) annual, public events per year. The supplemental updates requested 12 annual, public events per year (**a 400% increase**). Each of these events would allow for over 1,000 guests to attend. It is PEC's understanding that public events with less than 1,000 guests would not be included as one of the 12 public events per year, meaning an unlimited amount of events with less than 1,000 guests could be held.¹ **PEC does not support the attendance allowed for this amount of public events, and suggests an upper limit be included for the maximum number of guests for public events.**
- **Private Events:** The supplemental updates include no language specific to the number of private events allowed per year; nor do they address the amount of guests allowed per private event. Both of these allowances need to be included in the permit. Without this clarity, transportation, noise, and environmental impacts could potentially exceed those of public events. PEC does not support private events having more guests allowed than public events.
- **Environment:** Given the increased amount of estimated overnight guests (250) requested in the supplemental updates, with no given maximum on the amount of overnight guests, the potential for environmental impacts is much greater than originally anticipated. The increased amount of overnight guests, coupled with the unrestricted amount of guests for both public and private events, has resulted in **incalculable needs/requirements for septic and potable water use**. The Rapidan River is an important resource that not only provides clean drinking water to our community, but also serves as a water source for agriculture and habitat for plants and animals. Septic and potable water use are both

¹ "A large public event would be defined as an advertised event or gathering in which the general public is invited (regardless if a fee is collected or not) where the group exceeds 1000 people over the course of the event." (Supplemental Updates submitted by Crystallis LLC on June 26, 2020)

dependent on environmental conditions at the site. Without having the proper testing done upfront, the capacity for these utilities is unknown. Therefore, environmental site conditions should be analyzed, with the results used as a formal means to determine appropriate attendance capacities.

- **Noise and Quiet Hours:** The supplemental updates requested a music cut-off time of 12 am. This requested cut-off time will be detrimental to the public health, safety, and welfare of both adjoining and nearby residents and livestock. PEC recommends the county require a music cut-off time of 9 pm, in addition to limiting the number of music events allowed per year. **As currently written, the SUP would allow for music to play until midnight for 365 days per year with no restriction on noise levels.**
- **Transportation:** More clarity is needed to better understand potential transportation impacts, especially as it relates to Fire and Emergency Medical Service (EMS) response times and capacities. Given the unlimited number of guests allowed for during each of the 12 public events, there are obvious transportation impacts that could not only cause road congestion but could result in difficulty for Fire and EMS to appropriately respond to future calls on the property and throughout the entire county. An analysis of Route 231's capacity for safe driving conditions, coupled with Fire and EMS recommendations for safe attendance maximums, should be utilized to determine the appropriate number of maximum guests allowed on site at any given time.
- **Unspecified Building Footprints:** Both the supplemental and original applications discuss the inclusion of support buildings, including a dam bar, farm center, and open air pavilion. It is important to note that these support buildings have unspecified building footprints. The square footage of each of the buildings should be included, in order to better understand the potential impacts and average daily guests.
- **Perpetual SUP:** It is PEC's understanding that the current SUP runs with the land, and would allow for future property owners to rely upon the approved permit for Crystallis LLC. The county must recognize that future property owners may have different environmental and business ethics than the current applicant. For this reason, the SUP should provide the clarity and protections necessary to preserve the rural character of Madison County for perpetuity, regardless of the land owner's intentions.



Thank you for taking the time to review PEC's thoughts on this important matter. Please include this letter in the county's public submission forum, read it aloud on my behalf during the public hearing, and feel free to contact me with any questions or requests for additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Hawk". The signature is written in a cursive style with a large, circular initial "C".

Christopher Hawk
Land Use Representative - The Piedmont Environmental Council
(804)337-6716

Greenway Farm
48 Madison Mills Lane
Madison Mills, VA 22960-5002
June 30, 2020

Madison County Virginia Board of Supervisors
Madison County Virginia Planning Commission
Madison County Virginia Zoning Department
(Attn. Ligon Webb)
302 Thrift Road, P.O. Box 1206, 414 N. Main Street
Madison, VA 22727
(Submitted electronically by email)

Dear Members of the Madison County Board of Supervisors, the Madison County Planning Commission, and the Madison County Zoning Department,

My wife and I are residents of, and property owners in, Madison County, on the Rapidan River at Madison Mills. We are submitting public comments regarding Crystallis LLC's proposed Special Use Permit Application for the Crescere Resort, LLC proposed development (Madison County Public Hearing Case Number SU-07-20-14). Please ensure that a copy of these comments is provided to each member of the Board of Supervisors, each member of the Planning Commission, and each member of the Zoning Department, as well as a copy included in the County file regarding this project. Please add us to the list of persons who desire to receive notice of actions on and /or related to Case Number SU-07-20-14 and/or actions associated with the Crescere Resort project.

Our preliminary comments are the following at this time, and we reserve the right to add additional comments as new, revised and/or updated information becomes available:

- The proposed special use permit is vague and ambiguous with respect to specific quantification of well and septic requirements. The proposed application implies that wells and septic fields will be added as needed. This is an untenable starting point. Precise estimates are essential to determining whether current water supplies and septic fields can be accommodated. As the application fails to provide even a rough estimate, the impacts of the proposal are impossible to determine. Consequently, the base assumption in evaluating the application must be that sufficient capacity may not be available and the environmental impacts may be harmful. It cannot just be assumed that wells can be drilled and septic fields installed. It is imperative that studies be performed to identify the maximum number of wells and the number and size of septic fields the property can support as part of ascertaining the viability of the proposed development. This basic, but critical information, is essential to setting the maximum number of event and overnight guests the property could support. The last version of the proposal speaks of large event gatherings, defined as 1000+ persons, with no cap on total number of persons allowed, and 250 overnight guests in the first phase, again with no cap. Without supporting documentation from the applicant providing basic information on what the

property could sustain for total well and septic use, it is impossible to determine if State or County Health requirements could be met.

- The proposal speaks to the number of cars per hour that may use the facility. However, the numbers do not appear to align with the thousands of day guests proposed for twelve (12) large events per year. To put the proposal in perspective, the large events equate to a 10% increase in county population for each event, all focused at the event site and on the supporting rural county roads. At best, the numbers provided appear, without any supporting information, to assume that significant carpooling would be the norm and does not take into account single occupancy vehicle traffic. A detailed surge study to determine whether the facility roads, entrance to Blue Ridge Turnpike (Rt 231), and the local roads can accommodate the projected surge and must take into account single occupancy vehicle traffic.
- There does not appear to be any consideration on the impact of large events (1000+ persons, with no cap) or of overnight use (250+ persons, with no cap), on the projected ability of Police, Fire, or EMS to respond to an emergency at the facility or to respond to neighboring properties. The surge traffic at the end of an event attended by thousands, would be logically expected to overwhelm Rt 231, and other local roads. It is imperative to study how the impacts of large events and overnight guests might jeopardize the health and safety of neighbors should they need emergency support, as well as the attendees and overnight guests at the facility should they encounter an emergency.
- The proposal states that outdoor loud noises (i.e. music) would be stopped at midnight. This is very late for a quiet rural setting in an area zoned for agricultural use, especially given the total lack of restrictions proposed for the number of such loud events that might occur in a year, month, or week. Nor is any consideration given to Sundays, or allowance to ensure some expectation by neighbors of days without noise. Since no statement is made, it must be assumed that the applicant would expect to be able to move noisy activities indoors after midnight. There is no limit on indoor noise in the application. Under a reasonable person standard, a reasonable person, knows loud indoor bars and event facilities can often be heard far beyond the outside walls of the facilities. As written, the proposal provides no assurance to neighbors that there will not be unacceptable noise levels throughout the night. Additionally, there does not appear to be any definition of what constitutes “outdoor” or “indoor”. Would a stage with roof, a back wall, and possibly partial side walls constitute “indoors” and hence be exempt from the midnight noise cut-off? Would an event facility with large doors and windows allowing steady indoor to outdoor transit of guests be expected to provide any significant reduction in noise from a large event? Clarification and limitation are essential before this application should move forward. The County should take the time to interview neighbors of other local (Madison, Orange, etc.) event venues to find out what issues (especially noise and traffic) may have arisen due to inadequate due diligence associated with issuing Special Use Permits.
- The last-minute changes to the proposed special use permit application, submitted three (3) business days before the July 1, 2020, Board of Supervisors/Planning Commission meeting, deprive Madison County citizens of the opportunity to fully evaluate and comprehensively comment on the proposal. Talking with other Madison County citizens, none were aware of the expanded scope of the project as it is represented in the June

27, revised package. They were all under the impression that the project was frozen at the earlier smaller scope posted at/before mid-June.

- The proposal package available to the public at/before mid-June indicated there might be up to two (2) large public events per year with one thousand (1,000) or more attendees. The last-minute June 27, 2020, update increased this to twelve (12) events per year with 1,000 or more participants each. Neither package proposed setting limits on how many thousands of guests might attend these large public events.
- The number of overnight guest accommodations (campsites, glamping sites, and cabins) is different in each version of the proposal with the one consistency that the number increases with each revision. Additionally, while each iteration proposes a number of sites/guests, none propose limit caps on numbers.
- The proposed special use permit cannot be fully evaluated at this time because it is incomplete by failing to provide even an estimated size for the following proposed facilities, all of which are listed in the applicant's submission as "unknown proposed size" or as "unknown size" – Open Air Pavilion, Upgraded Existing Pavilions (number of "existing pavilions" is not provided either), Damn Bar, Farm Center, Fourteen Hilltop Glamping Sites, Nine Riverview Glamping Sites, and Eight Family Campsites. Without an understanding of the size of those facilities, the total proposal is ambiguous and incomplete and no Board, Zoning, or Planning Commission can possibly have knowledge of what the applicant is actually asking those bodies to approve in a special use permit. Moving forward without complete information would be an arbitrary and capricious act on the part of those bodies.
- Supporting documents from VDOT, Department of Health, etc. appear to have been prepared before the last rounds of proposal updates and do not appear to have been prepared with knowledge of the recently enlarged scope now being proposed. Those entities must have an opportunity to consider the enlarged scope before any action is taken on the proposed special use permit.
- The property is roughly rectangular with the long sides adjoining neighbors. The narrow dimension of the property has to absorb gathering facilities, event pavilion, camp/glamp/cabin sites, restaurant, spa, parking, etc. Parking appears to be an afterthought in the documents provided, but looking at the property dimensions it appears that to accommodate all of these requirements it is likely that infringement on the privacy of neighbors and the risk of improper use of the flood plain would be a potential undesirable and unsustainable impact. This is a basic site plan geometry issue that a reasonably thought out proposal must address. By failing to address this matter, the proposed application is incomplete and does not meet any standard for forwarding the application toward finalization and approval.
- The rapid evolution of the proposal to date, especially the steady and significant expansion of number of guests and events, demonstrates that the applicant has not finalized the scope of use intended for the resort. Many critical issues that need to be resolved in order to consider approving the project have been in flux and therefore are not fully understood by the Agencies that need to provide approval or by the local citizens that may be adversely impacted by the project. The County needs to send the proposal back to the applicant with instructions that a final proposal with adequate

supporting material be provided to the County. The County should not continue to review the application until it has received all essential supporting material. When those materials have been received, they must be made available to the public in a timely fashion for review and comment. Allowing major changes to the project proposal three business days before the public hearing does not provide adequate or reasonable time for public notice for proper review.

- The proposal indicates many special uses for which impacts and remediation are not discussed in the proposal. Equestrian activities are listed, but there are no identified provisions for stables, pastures, trails, or safe separation of equestrian activities from other uses. Canoeing is listed, but the Rapidan does not have put-in/take-out access points upstream or downstream of the proposed resort that could support even a small fraction of the proposed guests on a busy weekend. Madison and Orange Counties (the two sides of the Rapidan) already have significant difficulty with abuse of the existing access points, and greatly increasing use without additional appropriate access point development will only make existing problems worse.
- Allowing an applicant to move forward assuming that the range of concerns identified above and identified as “undefined” in the proposal might be addressed “down the road” sets up future conflicts where the applicant can claim to have been misled when the County fails to perform due diligence and the applicant makes significant investments in a project that could have been ruled untenable at the outset if the County had done its homework.
- Madison County does not have well developed broadband internet service. In this time of COVID-19 challenges, citizens have to rely on the internet to keep up with activities like this project proposal. Citizens with limited internet access have to rely on timely postings of large project files so that they can make arrangements to acquire the material. When the County arbitrarily accepts spur of the moment, and especially last minute updates from applicants, Citizens are unfairly burdened trying to keep up. The County needs to follow standard protocols for setting review periods, posting material at the start of the period, and not allowing changes during the period.
- Citizens of Madison County place their trust in their elected and appointed officials, and as such expect that they can trust these officials to do due diligence in ensuring that applicant proposals are thoroughly reviewed and citizens are given fair opportunity to comment. The Crescere project was not adequately defined prior to initial posting for public comment and the County has allowed the applicant to make significant changes, effectively doubling, or more, the impact of this project three business days prior to public hearing. This violates the trust of county citizens and logically causes persons to question motives on both sides. General government ethics requirements use the standard of “would this process be deemed acceptable to a reasonable person?” We believe that it falls far short of the ethical standards expected of our public officials.

Since the critical information necessary for a proper review of the application was still evolving three business days before the July 1, 2020, hearing, and is still not complete, we ask the Madison County Board of Supervisors, Planning Commission, and Zoning Department to reject the application and require, before resubmission, that the applicant finalize their proposal and address the critical missing elements. If the applicant re-applies, County Officials should ensure

that the application is complete (includes supporting documentation of claims and plans) before posting for public comment. When the posting is made, the County should not allow the applicant to modify the posting, thus ensuring that all citizens have access to one set of documents that is consistent for all reviewers.

Respectfully Submitted by,

submitted electronically, signed original on file

Gilbert K. (Chip) Queitzsch, Jr.

540-672-8417

Greenway.Farm@verizon.net

submitted electronically, signed original on file

Mary Stroh Queitzsch

mary.s.queitzsch@gmail.com

**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 Spotswood 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

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 1st 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.

icj@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

SPECIAL USE PERMIT
CONCEPT PLAN
SP NUMBER PENDING

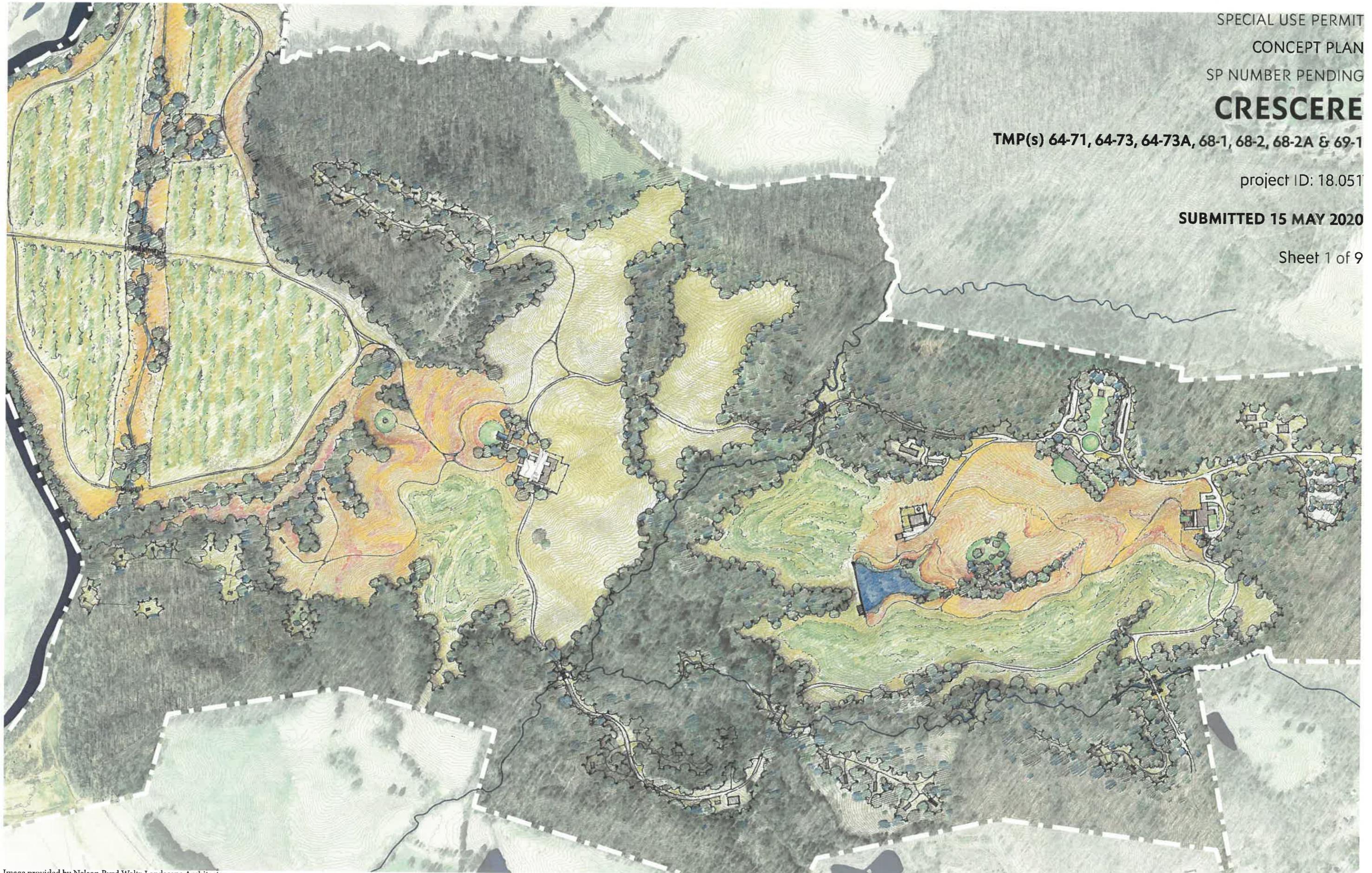
CRESCERE

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

Sheet 2 of 9

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

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CRESCERE SITE & SP DETAILS

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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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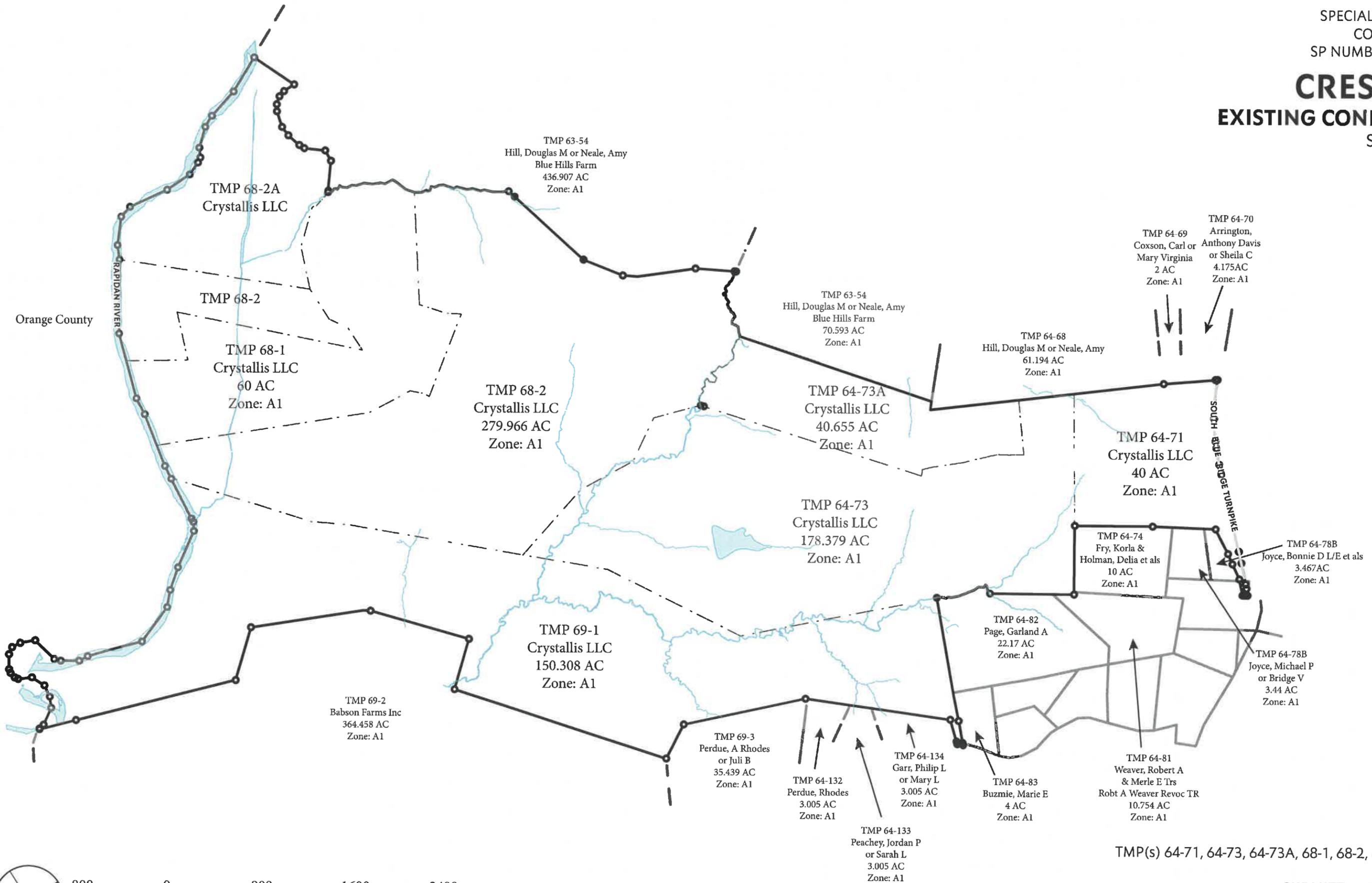
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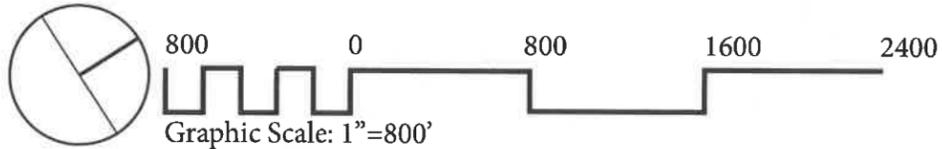
CRESCERE

EXISTING CONDITIONS

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

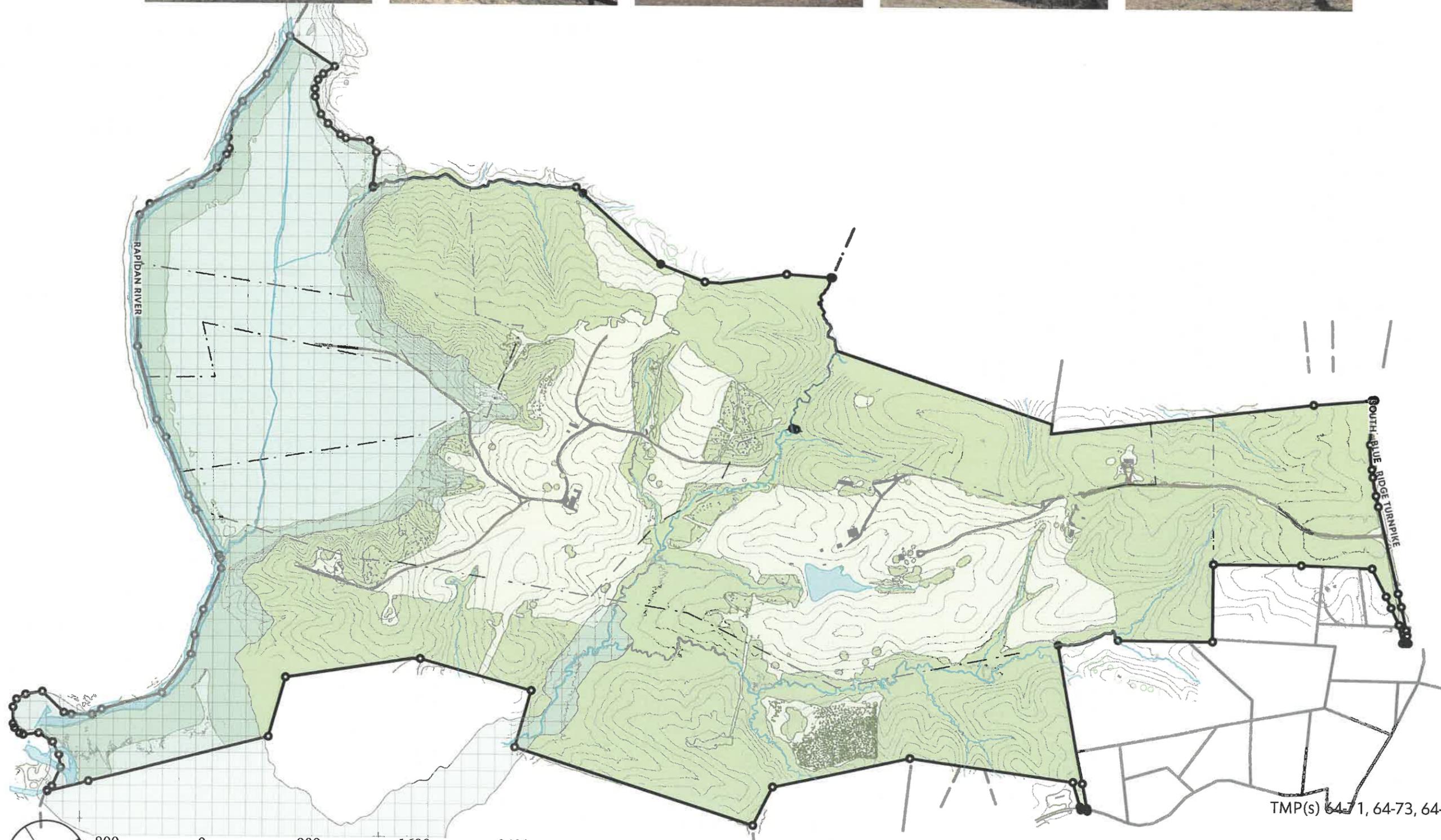


SPECIAL USE PERMIT
CONCEPT PLAN
SP NUMBER PENDING

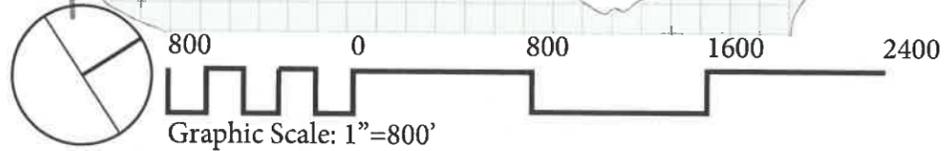
CRESCERE

EXISTING CONDITIONS

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CRESCERE MASTER PLAN

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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.



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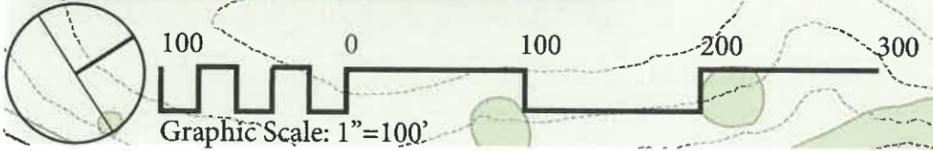
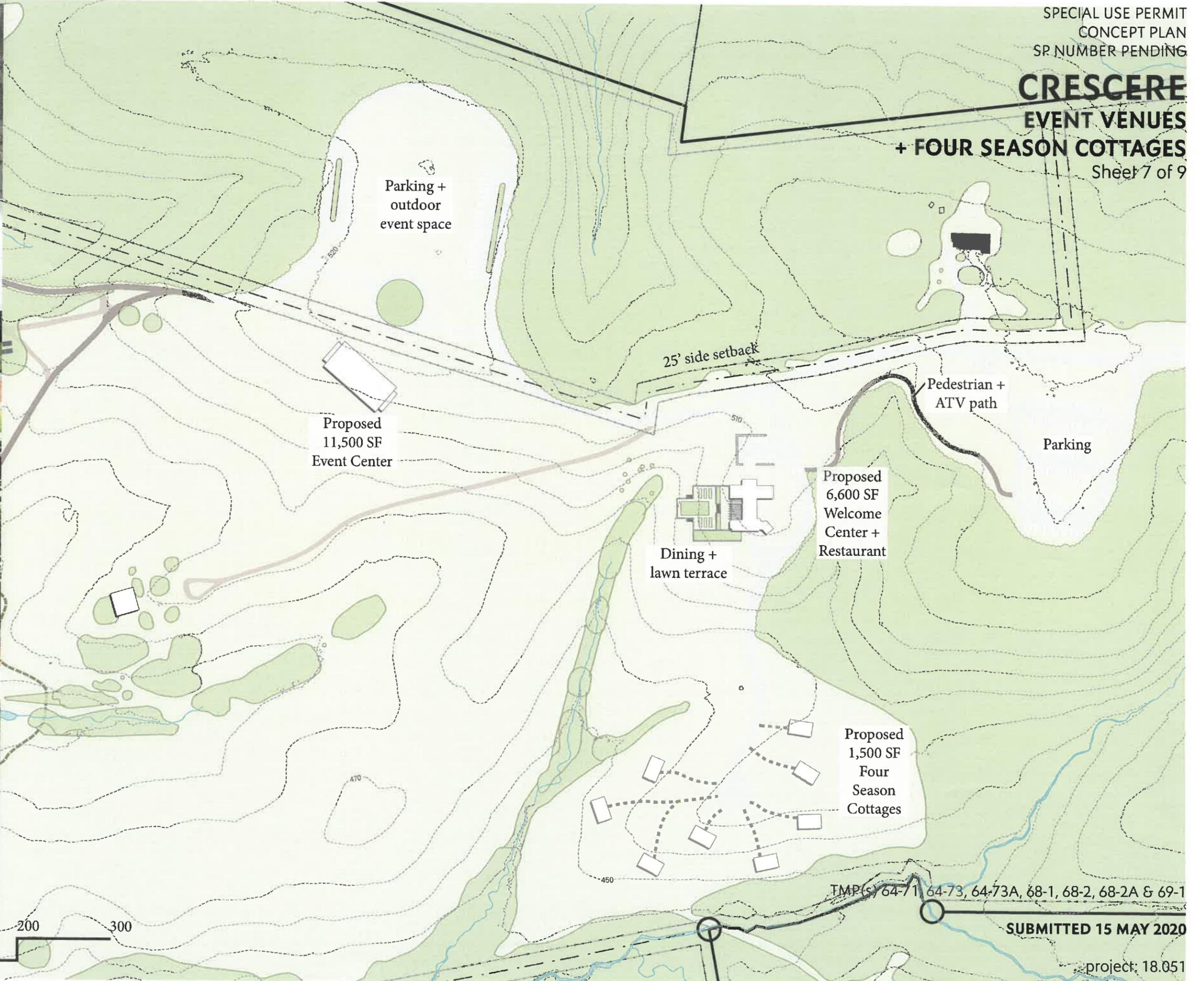
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CRESCERE EVENT VENUES

+ FOUR SEASON COTTAGES

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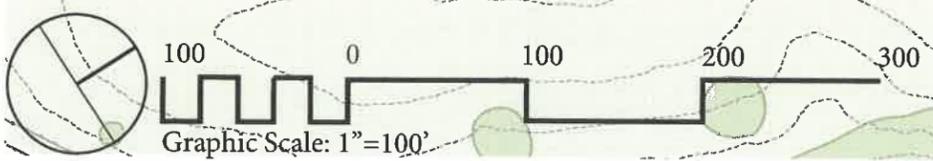
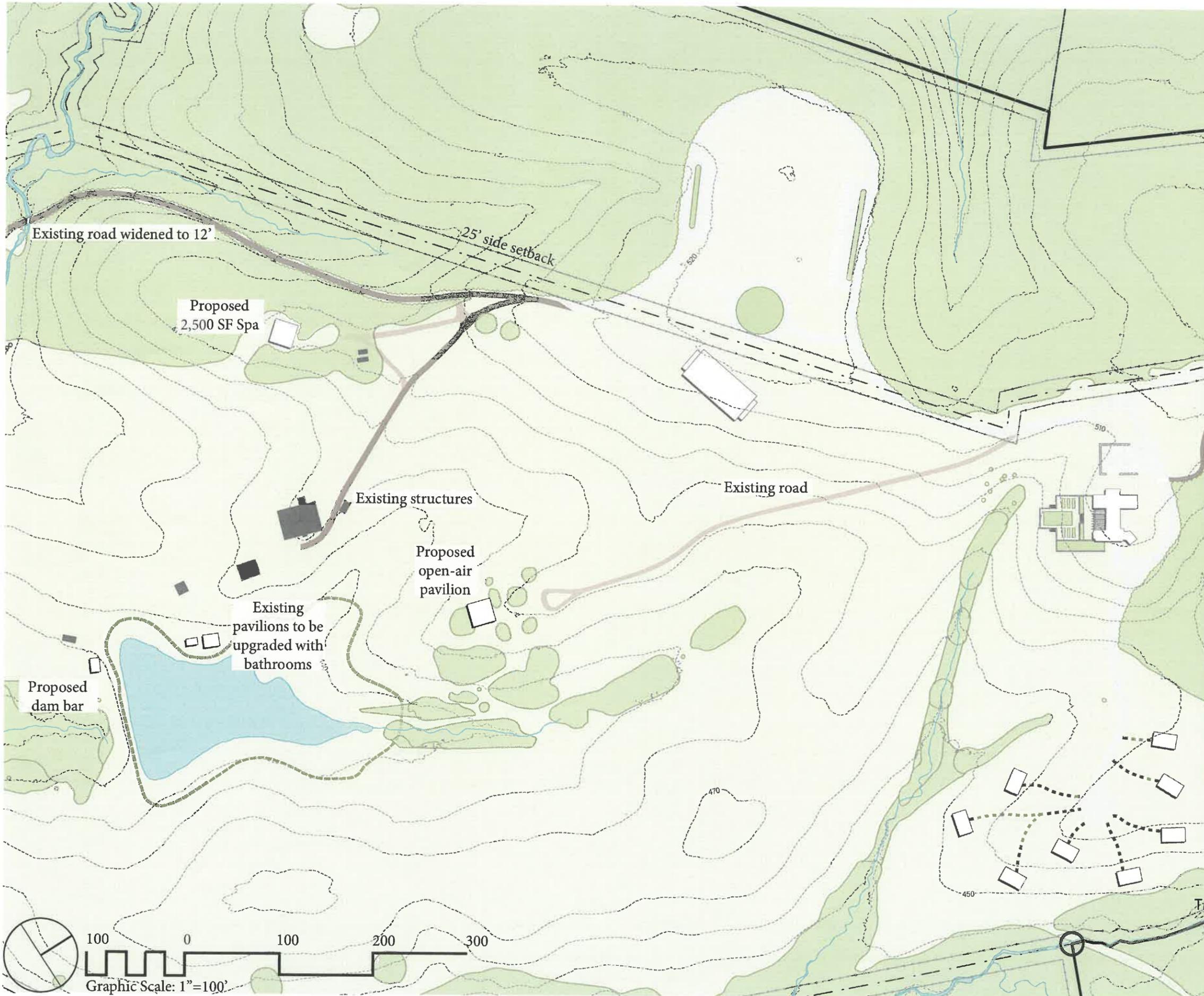


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CRESCERE MEADOWLANDS

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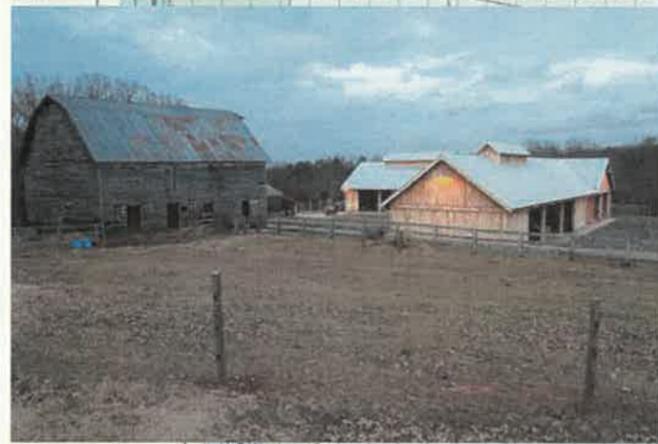
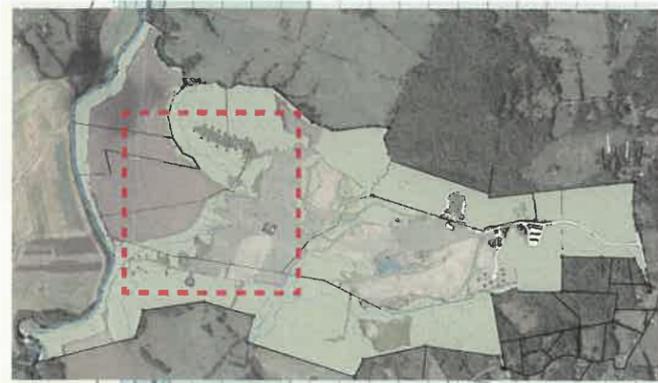
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SPECIAL USE PERMIT
CONCEPT PLAN
SP NUMBER PENDING

CRESCERE FARM CENTER + GLAMPING SITES

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