



Nelson County Planning Commission Meeting Minutes June 23rd, 2021

Present: Chair Mark Stapleton and Commissioners Chuck Amante, Phil Proulx, Mike Harman, and Ernie Reed

Absent: Mary Kathryn Allen

Staff Present: Dylan Bishop, Director and Emily Hjulstrom, Planner/Secretary

Call to Order: Chair Stapleton called the meeting to order at 7:00 P. M. in the General District Courtroom, County Courthouse, Lovingston.

Chair Stapleton reviewed the following public hearing guidelines:

Nelson County Planning Commission

Public Hearing Guidelines

Adopted 4-25-2018

1. The Presentation by the Petitioner's representative(s) will be limited to fifteen (15) minutes. If it is difficult to fully explain a complex proposal orally within the time limit, it is recommended that the petitioner submit in advance to the Planning and Zoning Office written information that can be mailed to the Planning Commission prior to their respective meetings.
2. Speakers representing a group will be allowed five (5) minutes to speak if their presentation will reduce the number of persons to make a public comment.
3. Subsequent speakers will be allowed a maximum of three (3) minutes each and cannot allocate their time to another individual.
4. Speakers must come to the podium, give their name and address before making their remarks.
5. Speakers will be timed by a staff assistant and given notice when they have one (1) minute left and when their time has expired. Upon notification the speaker shall relinquish the podium and return to their seat.
6. Speakers are asked to not be repetitive and to insure their remarks are relevant to the request at hand.
7. When the public hearing is closed the Planning Commission will deliberate on the agenda item, during which the public may remain present but will not be allowed to speak. Members of the Planning Commission may ask questions of anyone in the audience in order to seek clarification of issues that were brought out at the hearing.
8. Abusive and inappropriate language will not be tolerated.
9. The Chair will fairly enforce the above rules.

Review of the minutes May 26, 2021

Ms. Proulx noted that Mary Kathryn Allen was listed as voting on the Gladstone rezoning in place of her own vote. She also clarified that Mr. Cox was a consultant on the Zoning Ordinance update and not the Comprehensive Plan. Ms. Hjulstrom noted that she has made the corrections.

Mr. Haman made a motion to approve the May 26th minutes. Mr. Amante seconded the motion.

Yes:

Mark Stapleton

Phil Proulx

Charles Amante

Mike Harman

Ernie Reed

Ms. Bishop noted that the applicants for Special Use Permit #325 withdrew their application before the meeting.

Public Hearings

Rezoning #319 – R-1 to A-1

Ms. Bishop presented the following information:

Nelson County Planning Commission

To: Planning Commission
From: Dylan M. Bishop, Director of Planning & Zoning *DMB*
Date: June 23, 2021
Re: Rezoning #319 – R-1 to A-1 – Betty Garey – 1224 Avon Road

BACKGROUND: This is a request to rezone property from Residential, R-1 to Agricultural, A-1 to align the zoning designation with the use of the property.

Public Hearings Scheduled: P/C – June 23; Board – July 13 (tentative)

Location / Election District: 1224 Avon Road / North District

Tax Map Number(s) / Total acreage: 7-A-55 / 8.16 acres +/- total

Owner/Applicant Contact Information: Betty Garey, 1224 Avon Road, Afton, VA 22980, 540-569-6481, bettygarey@mindspring.com

Comments: This property contains two zoning designations, also referred to as “split-zoning.” It is staff’s understanding that a strip of R-1 Residential zoning along each side of the road was established when the Zoning Ordinance and Map were adopted. Paper maps from 1995 show this strip of zoning as well. As shown on the *Afton Zoning* attachment, these roads include Afton Mountain Road, Avon Road, Critzer Shop Road, and Old Turnpike Road. This also includes portions of Route 151, Tanbark Drive, and Windy Acres Circle. It is staff’s belief that the purpose of this was to concentrate areas of residential development, and protect agricultural properties in the Afton area.

According to documents submitted by the applicant, this property has been operating as a farm since the 1940s. The application indicates that there are turkeys, goats, ducks, and pigs on the property, some of which are bred for sale. The property contains 2 ponds which are currently being dredged, a hay field, and vegetable and herb gardens. Structures on the property include a single-family dwelling, pole barn for equipment storage, barn, and other accessory structures supporting the farm operation. The applicant also owns approximately 60 acres on the west side of Avon Road, however the property is not part of this request. There are no development plans submitted as part of this request.

DISCUSSION:

Land Use / Floodplain: This area is residential and agricultural in nature. Zoning in the vicinity is a strip of R-1 along each side of the road with A-1 zoning behind and beyond. There are no 100-year floodplains on this property.

Access / Traffic / Parking: Property is accessed by an existing entrance on Avon Road, and no improvements are required as part of this request.

Utilities: The property is currently served by private well and septic.

Proffers: There are no proffers submitted as part of this request.

Comprehensive Plan: This property is located in an area designated rural residential in the Comprehensive Plan, "which would allow low density residential and compatible non-residential uses in rural areas where agriculture is not the predominant use. Clustering of residents further protects rural areas... These sites are adjacent to identified development areas and adjacent to existing institutional (typically schools) or small-scale industrial uses. These areas are not expected to be served by water or sewer and therefore must be developed at a density consistent with groundwater availability and the lot sizes needed to accommodate septic systems."

Attachments:
Application
Letter from Applicant/Owner
Aerial with Buildings
Aerial View
Zoning
Afton Zoning
Satellite Imagery

Ms. Proulx noted that she would like to recuse herself from the discussion on the grounds that she lives on the same road as the applicant.

Chair Stapleton opened the public hearing at 7:07

Chair Stapleton closed the public hearing at 7:07

Mr. Harman made a motion to recommend approval of Rezoning #319 R-1-A-1. Mr Amante seconded the motion.

Yes:

Mark Stapleton

Ernie Reed

Charles Amante

Mike Harman

Abstain:

Phil Proulx

Special Use Permit #324 - Public Garage

Ms. Bishop presented the following information:

Nelson County Planning Commission

To: Planning Commission
From: Dylan M. Bishop, Director of Planning & Zoning *DMB*
Date: June 23, 2021
Re: SUP #324 – Public Garage – Fulkerson – 12689 Thomas Nelson Hwy

BACKGROUND: This is a request for a special use permit for a public garage on property zoned A-1 Agriculture.

Public Hearings Scheduled: P/C – June 23; Board – July 13 (tentative)

Location / Election District: 12689 Thomas Nelson Hwy / East District

Tax Map Number(s) / Total acreage: 45-A-41 / 30.31 acres +/- total

Applicant Contact Information: Aaron Fulkerson, 567 Rio Road East, Charlottesville, VA 22901, 434-996-6060, vgmana21@yahoo.com; Fred Fulkerson, 1636 Townwood Court, Charlottesville, VA 22901, 434-962-1072, fredfromva@gmail.com (contract purchasers)

Owner Information: Elizabeth Pierce, 176 League Lane, Lovingston, VA 22949

Comments: This property currently contains two single-family dwellings – one will be the primary residence of the applicant, and the second will be a residential rental. The proposed public garage building is approximately 2,400 square feet, and proposed hours of operation are Monday through Friday, 8:00 a.m. to 5:00 p.m. The proposed garage is approximately 200 feet from the edge of the right of way.

DISCUSSION:

Land Use / Floodplain: This area is residential and agricultural in nature. Zoning in the vicinity is A-1. There are no 100-year floodplains on this property.

Access / Traffic / Parking: Property is accessed by an existing entrance on Thomas Nelson Highway which serves the existing two dwellings. The same entrance is proposed to be utilized to access the garage, and will be required to be upgraded to satisfy commercial entrance requirements. The current driveway is approximately 12 feet wide, which will be required to be widened to 22 feet to allow for internal circulation and access. The parking ordinance requires 2 parking spaces for each service bay. The applicants are proposing 20 spaces, which more than satisfies this requirement.

Lighting: The applicants are proposing a maximum of two light poles in the parking lot, with supplemental lighting attached to the front of the building. Lighting shall be arranged to deflect glare away from adjoining properties and public streets.

Utilities: The property is currently served by private well and septic. Each dwelling is on its own system. Comments from the Health Department indicate that the proposed garage can be served by the existing septic system.

Erosion & Sediment Control: Because land disturbance is proposed to exceed 10,000 square feet, an Erosion & Sediment Control Plan will be required.

Comprehensive Plan: This property is located in an area designated rural residential in the Comprehensive Plan, "which would allow low density residential and compatible non-residential uses in rural areas where agriculture is not the predominant use. Clustering of residents further protects rural areas... These sites are adjacent to identified development areas and adjacent to existing institutional (typically schools) or small-scale industrial uses. These areas are not expected to be served by water or sewer and therefore must be developed at a density consistent with groundwater availability and the lot sizes needed to accommodate septic systems."

Should the Planning Commission recommend approval of this request, staff recommends the following conditions:

1. A final site plan shall be approved by all appropriate agencies.
2. Hours of operation shall be limited to Monday-Friday, 8:00 a.m. to 5:00 p.m.

Attachments:
Application
Letter
Concept Site Plan
Zoning
Satellite Imagery

Chair Stapleton opened the public hearing at 7:12 PM

Chair Stapleton closed the public hearing at 7:12 PM

Mr. Amante made a motion to recommend for approval Special Use Permit #324 Public Garage with the following conditions:

- **A final site plan shall be approved by all appropriate agencies.**
- **Hours of operation shall be limited to Monday-Friday, 8:00 a.m. to 5:00 p.m.**

Mr. Harman seconded the motion.

Yes:

Mark Stapleton

Ernie Reed

Charles Amante

Phil Proulx

Mike Harman

Special Use Permit #326 – Banquet Hall

Ms. Bishop presented the following information:

**Nelson County
Planning Commission**

To: Planning Commission
From: Dylan M. Bishop, Director of Planning & Zoning *DMB*
Date: June 23, 2021
Re: SUP #326 – Banquet Hall – Sklar/TAW Construction – 8761 Irish Road

BACKGROUND: This is a request for a special use permit for a banquet hall on property zoned A-1 Agriculture.

Public Hearings Scheduled: P/C – June 23; Board – July 13 (tentative)

Location / Election District: 8761 Irish Road / Central District

Tax Map Number(s) / Total acreage: 36-A-20 / 319.34 acres +/- total

Applicant Contact Information: TAW Construction (Dorenda Etue), 10004 Lickinghole Road, Ashland, VA 23005, 804-441-1677, detue@taw.us.com

Owner Information: Majic Mountain Farm LLC (Randy Sklar), P.O. Box 367, Mechanicsville, VA 23111, 804-314-7114, randy.sklar@sklartechology.com

Comments: This property is currently being utilized for agricultural and residential purposes. The applicants are requesting to construct a 4,997 square foot structure to be utilized as a banquet hall. A banquet hall is defined as "a facility for hosting public and/or private events, including, but not limited to, weddings, receptions, social events or parties, and/or workshops, which is used as a venue for social, cultural, recreational, and/or educational activities. Banquet halls do not include lodging accommodations."

DISCUSSION:

Land Use / Floodplain: This area is residential and agricultural in nature. Zoning in the vicinity is A-1. There are no 100-year floodplains on this property.

Access / Traffic / Parking: Property is accessed by an entrance on Irish Road. The feasibility of the proposed entrance is being reviewed by VDOT. The parking ordinance requires one parking space for each 100 square feet of assembly area. There are 54 proposed parking spaces with satisfies this requirement.

Utilities: The sewage disposal system will be required to be designed by an engineer and approved by the Health Department, and the well will be required to be approved by the Office of Drinking Water.

Erosion & Sediment Control / Stormwater: Because land disturbance is proposed to exceed one acre, an Erosion & Sediment Control Plan will be required, as well as a Stormwater Management Plan approved by DEQ.

Comprehensive Plan: This property is located in an area designated rural and farming in the Comprehensive Plan, which "would promote agricultural uses and compatible open space uses but discourage large scale residential development and commercial development that would conflict with agricultural uses. The Rural and Farming District would permit small scale industrial and service uses that complement agriculture."

Should the Planning Commission recommend approval of this request, staff recommends the following conditions:

1. A final site plan shall be approved by all appropriate agencies.
2. The parking area and structure shall be screened with landscaping from adjoining properties and roadways.
3. Lighting shall be directional and glare shielded to prevent pollution to adjoining properties, roadways, and the dark night sky.
4. There shall be no amplified sound after 9:00 p.m. on Sundays-Thursdays and events shall be limited to 10:00 p.m. There shall be no amplified sound after 10:00 p.m. on Friday-Saturday and events shall be limited to 11:00 p.m.

Attachments:
Application
Site Plan
Aerial
Zoning

Ms. Bishop then read the definition for Out-of-Door, Accessory Use: "The following out-of-door activities are accessory uses to a Banquet Hall, Conference Center, Corporate Training Center, Restaurant, Brewery, and Distillery: receptions, dining, and entertainment, such as musical or other cultural performances, which (i) are conducted in connection with the primary permitted use, (ii) do not involve amplified sound later than 9:00 p.m. on Sundays through Thursdays or later than 10:00 p.m. on Fridays or Saturdays, and (iii) host no more than 500 attendees at any one time during the activity. Unless otherwise specified in (ii), all such accessory activities are limited to 10:00 p.m. on Sundays through Thursdays, and are limited to 11:00 p.m. on Fridays and Saturdays."

Mr. Scott Courtney is with Resource International and here to represent the applicants. He presented the following information:

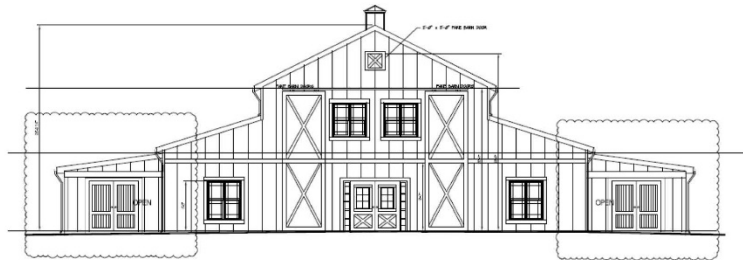
SKLAR EVENT CENTER SUP #326 - Banquet Hall



Barn Elevations Front and Rear



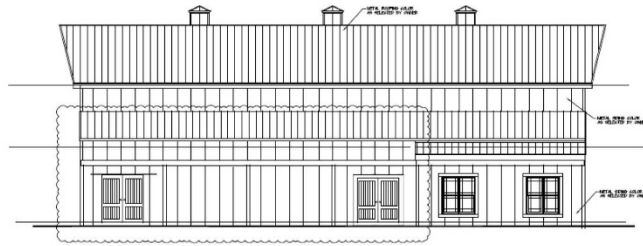
REAR ELEVATION 1/4" = 1'-0"



FRONT ELEVATION 1/4" = 1'-0"



Barn Elevations Left and Right Sides



RIGHTSIDE ELEVATION 1/4" = 1'-0"



LEFTSIDE ELEVATION 1/4" = 1'-0"



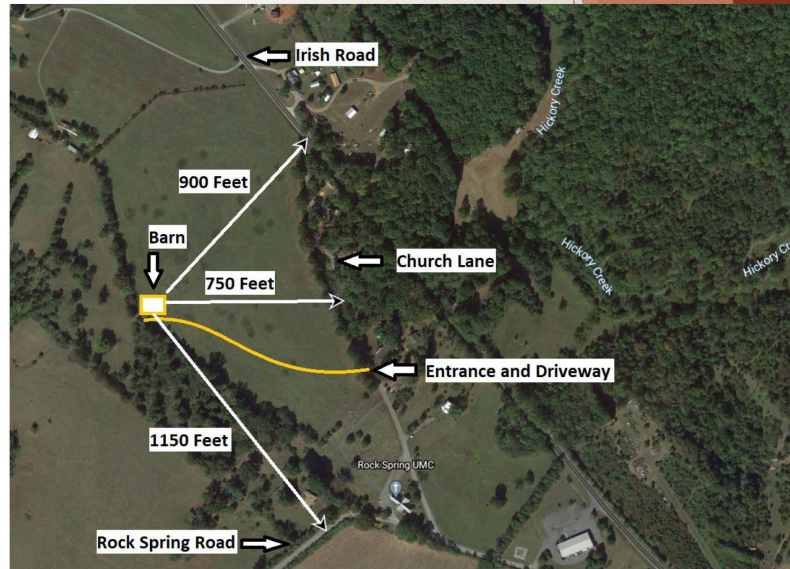
Limitations

- ▶ Frequency
- ▶ Attendees
- ▶ Noise



Entrance

- ▶ Traffic
- ▶ Sight Distance



Mitigation

- ▶ Trees
- ▶ Light Fixtures



He noted that Mr. Sklar and Mr. Amos are out of town on a business meeting and send their greetings. He added that the building is designed and intended to be more like a farm structure with enclosed patio areas along the sides. He noted that they are envisioning an average of one event per month in the first year. He stated that there has been a website for this project but that it is currently online to see if there is any interest in the facility but that the telephone number on the website isn't real. He added that the owner would like to have 2-3 events per months and eventually 2-3 per weekend but that it isn't really feasible and that they would likely not have the opportunity to do that much business. He

noted that attendees would be limited to 300 per event. He explained that they do not plan to have any outdoor concerts. He noted that after speaking with Mr. Kessler from VDOT, they agreed that there would be at most about 150 cars.

He noted that there would be limits on the time frames that they could make amplified noise. He explained that he understands that sound carries and that neighbors would be able to hear it. He then showed the proposed site of the Banquet Hall. He noted that they had looked at placing it on Irish Rd but that there wasn't enough sight distance. He added that he is looking into an entrance off of Church Ln and that VDOT is reviewing it. He explained that the proposed entrance is approximately 650 ft from the intersection of Rock Spring Rd and Church Ln and about 50 ft from the property corner. He noted that they are trying to ensure that there won't be much light pollution impact from the cars of the people leaving events.

He noted that the barn would be about 1200 ft from Rock Spring Rd, 900 ft from Irish Rd, and 750 ft from Church Ln. He added that they would use landscaping and tree plantings to try to mitigate some of the noise. He noted that the proposed shoe box light fixtures would be dark sky compliant.

Mr. Harman asked if VDOT had made any comments on the feasibility of the project. Ms. Bishop noted that she had spoken with VDOT that morning and that they had stated that the entrance on Rock Spring Rd. was feasible. Mr. Courtney explained that when he spoke with VDOT, they discussed placing the entrance on Church Ln that had 80 cars per day and that it could take them straight to Irish Rd. Where Rock Spring Rd. had 100 cars per day and had a very sharp turn. Mr. Harman asked where the applicant was proposing the entrance. Mr. Courtney stated that they are currently proposing the entrance on Church Ln. Ms. Bishop noted that Mr. Kessler stated that he would prefer the entrance to be on Church Ln due to there being less traffic, and that she didn't think it was far fetched for the entrance to be feasible there.

Mr. Amante asked about the nearby cemetery. Mr. Courtney noted that it was right next to the church. Mr. Amante asked how many houses were on Church Ln. Ms. Hjulstrom noted that there were four houses. Mr. Amante asked if they were looking at moving the entrance closer to Irish Rd but have it still be on Church Ln. He noted that this would mean less disturbance for the people that live on Church Ln. Mr. Courtney noted that VDOT has a requirement of being at least 250 ft from an intersection to a commercial entrance.

Mr. Reed noted that he was at the site earlier in the day, he asked what would happen with the old entrances. Mr. Courtney noted that the two entrances will remain as access for residential uses only. Mr. Reed noted that he would like to see a site plan that includes the entire property, the roads, and the relationship between the road, the parking, and Church Lane. He added that he visited the site earlier in the day and was confused. He added that the absence of a site plan is problematic.

Ms. Proulx asked where the 300 person limit came from. Ms. Bishop noted that this limit came from Building Code and that the building would need sprinklers if it went over a capacity of 300. Ms. Proulx asked if there were anything else that would limit the amount of people. Ms. Bishop noted that if they wanted to increase the size of the building they would be need to amend their site plan.

Mr. Reed noted that 80x80 would make the structure 6400 sq ft and that the application is for something just under 5000 sq ft. Mr. Courtney noted that the difference is probably in the patios that are not enclosed. He noted that there would be just about 5000 sq ft of enclosed space.

Chair Stapleton opened the public hearing at 7:45 PM

Jackie Massie lives at 8628 Irish Rd. She noted that she is concerned about the increase in traffic and that it doesn't matter what road the entrance is on because it will still go through Irish Rd. She noted that it is very hilly and curvy with limited field of view and that years ago they had petitioned VDOT to change the speed from 55 to 45. She added that she is concerned about the music noise and traffic noise. She explained and that people leaving these events could be drinking and then driving. She noted that there would be conflicts with the church services and funerals. She noted that over the years people have pulled over to take pictures of the view there and that people would be disappointed to see that in the view. She noted that she would be disappointed to see the farm chopped up but that her main concern is the traffic.

Greg Amante lives at 1305 Rock Spring Rd. He noted that he recently bought the property from the same owner that the applicant bought his land from. He noted that he doesn't see how the application can proceed without knowing where the entrance is and the exact square footage. He explained that Church Ln and Rock Spring Rd are very small roads. He noted that the applicant said that one event can bring in 150 cars. He noted that he is concerned about water, drainage issues, the road, noise, and property values. He explained that the applicant is going to have high expectations and that if business is booming they can expand. He added that he doesn't see what benefit this project could bring to the community aside from traffic and drunk drivers. He wondered if people were going to stay indoors or bleed out into the fields. He noted that the ordinance says the noise will be over at 9 or 10 but questioned whether weddings would be quiet after that time. He added that there is nothing good coming out of this project.

Diana Tyler lives on Faber Rd. She noted that she is on the Board of Trustees for the Church and the Cemetery. She noted that they already have traffic issues and that people will cut through the church parking lot as a shortcut. She noted that she worried about the noise. She added that they are little but proud of what they have. She explained that if the project did go in, Church Ln would be a better entrance. She noted that they hope the project does not happen.

Jenny Embry lives at 1601 Rock Spring Rd. She noted that the proposed driveway would be right next to her house. She noted that she has already put signs up asking people to slow down so that she can walk with her dog and 4-year-old son. She added that they have already almost been hit several times. She noted she is concerned about the noise and that she sees people at the cemetery all hours of the day and that she would feel bad for loved ones that have to hear loud music from the mountain. She added

that she is not excited about the project, even if it brings in money for the county, and that she doesn't believe it is the best place for it.

Rahul Maitra lives at 8810 Irish Rd. He noted that at night time there is a major deer issue and at some point someone is going to hit a deer. He added that it is a major crossing road for 18 wheelers and logging operations. He noted that the fire department is 100% volunteer and that there is not a police department near there to respond to an accident. He added that he is a CPA, and that from a tax perspective, there aren't that many opportunities for lodging in Nelson County for the people going to these weddings to stay. He explained that the State of VA and Federal would likely benefit but that Nelson County would maybe get just real estate tax if it was owned by a single family LLC. He added that everyone is going to cut through the church parking lot. He added that he has a three-year-old son and that a lot of people have dogs. He added that Nelson is known for not having to leash dogs. He noted that cars will likely park along the driveway itself and not just in the parking lot.

Raymond Cook lives at 6894 Bear Creek Rd and is with the Fire Department in Faber. He added that he attends the church. He explained that he is concerned with the traffic and that there is low sight distance at the intersection of Irish Rd and Church Ln. He explained that he gets along well with VDOT but that he's surprised that they would say that the Church Ln entrance is safer. He added that he is concerned with what allowing this project will mean for the area.

Greg Amante then noted that the all the proposed entrances have been inadequate.

Jackie Massie added that the noise echoes off the mountain and that it would make it more of a disturbance. She added that the Church Ln entrance onto Irish Rd is really bad and that your front end has to be almost out in the road to see to your left.

Chair Stapleton asked Ms. Tyler what type of activities the church has. She noted that they have over 100 members but that during Covid-19 they have around 20-30. She noted that on Sunday morning they have their worship at 9:30 and that they have other meetings during the week. She added that there are always weddings and funerals at the church.

Raymond Cook added that Church Rd is used by members of the Faber community to walk with their dogs and children because it has less traffic.

Chair Stapleton closed the public hearing at 8:02 PM

Mr. Amante asked if they could include a condition for mandatory traffic control when they have events. Ms. Bishop noted that traffic control is typically done through VDOT but that they could propose any conditions that could mitigate direct impacts of the project and that she thinks that it could be a reasonable condition. He added that they might be able to require signage during the event. Mr. Courtney noted that he didn't think that condition would be unreasonable during certain times. He noted that churches hire a deputy to mitigate traffic all the time and that deputies love the overtime. Mr. Amante noted that he would think they would need more than one person to direct traffic. Mr. Courtney added that getting traffic on and off Church Rd and parking could be put in their plan.

Mr. Amante asked Mr. Courtney if he was confident speaking for the owner and the applicant. Mr. Courtney noted that he is and that Mr. Amos is concerned with everyone's safety. Ms. Bishop added that there has been a condition recommended in the past that required that staff be on site to maintain each event but that it didn't get more specific than that. Mr. Harman asked if there would be a limit on the number of the events that they could have. Ms. Bishop noted that they could recommend a condition to limit events. Mr. Courtney added that he didn't think a condition saying that they couldn't have events Sunday morning is unreasonable.

Chair Stapleton added that he does not think that Mr. Courtney is able to answer the questions as fully as the applicant or owner can. He explained that the nonspecific nature of the application makes him uncomfortable. Chair Stapleton stated that he would like to defer the application. Mr. Amante added that he agreed and would like to see a detailed site plan that shows the whole site. He asked if it was reasonable to ask for a traffic management plan. Ms. Bishop noted that she thought it was reasonable and that they are required for Temporary Event Permits. Ms. Bishop noted that so far it has been noted that the Planning Commission would like to see the entire site on the plan with the building location, driveway, entrance, access, square footage, traffic management, number of events, and event frequency.

Mr. Reed added that it would be helpful to have the applicant present to answer questions. Chair Stapleton noted that there are six public hearing commenters and that the owner should be here to address their concerns.

Ms. Proulx added that she has no problem with postponing the application. She added that she thinks this would be a radical change to the development of the area and that it is not in harmony with uses permitted by right. She added that she is unclear how much they can determine based on traffic but that noise alone and the amount of activity are a change for the community.

Chair Stapleton added that it could conflict with the church. Ms. Proulx noted that you don't plan ahead for funerals and they could conflict with events.

Mr. Amante made a motion to postpone discussion of SUP# 326 until the meeting on July 28th. Mr. Harman seconded the motion.

Yes:

Mark Stapleton

Ernie Reed

Charles Amante

Phil Proulx

Mike Harman

Chair Stapleton noted that there would be no further comments at the next meeting but that it would be open to the public and the Planning Commission could reach out if they have questions. He added that there will be another public hearing when the Board of Supervisors reviews it. Ms. Proulx noted that they can always submit comments ahead of the meeting. Ms. Bishop noted that the next meeting would be July 28th. Mr. Amante clarified that their vote would be to make a recommendation to the Board of Supervisors and that they would have another public hearing before making the final vote.

Special Use Permit #329 - Campground

Ms. Bishop presented the following information:

Nelson County Planning Commission

To: Planning Commission

From: Dylan M. Bishop, Director of Planning & Zoning *DMB*

Date: June 23, 2021

Re: SUP #329 – Campground – Norman – Cabins at Crabtree (Crabtree Falls Hwy)

BACKGROUND: This is a request for a special use permit for a campground use on property zoned A-1 Agriculture.

Public Hearings Scheduled: P/C – June 23; Board – July 13 (tentative)

Location / Election District: Crabtree Falls Hwy / West District

Tax Map Number(s) / Total acreage: 28-6-7A / 8.36 acres +/- total

Applicant/Owner Contact Information: Richard Norman, 40959 Pacer Lane, Paeonian Springs, VA 20129, 571-212-8880, rnorman@richardnorman.com

Surveyor/Engineer Information: Saunders Surveys, Inc. (P. Massie Saunders), 329 Crabtree Falls Hwy, Roseland, VA 22967, 434-277-8574, massie@saunderssurveys.com

Comments: This property is currently home to the Cabins at Crabtree Falls, where several cabins are available for lodging. The applicant is proposing to construct four decks above ground to be utilized as "glamping" sites, and a bath house. One of the four decks has been constructed as an observation deck that is currently utilized by guests of the cabins. This operation spans multiple parcels; this request for a campground is specific to parcel 28-6-7A, which contains the existing office and home for management.

DISCUSSION:

Land Use / Floodplain: This area is residential and agricultural in nature. Zoning in the vicinity is A-1 and C-1 Conservation (George Washington National Forest). There are no 100-year floodplains on this property.

Access / Traffic / Parking: Property is accessed by Crabtree Falls Highway. The western entrance will be required to be modified and upgraded to a commercial entrance, while the eastern entrance will be vacated.

Utilities: The applicant is currently working with an engineer and on-site soil evaluator on the sewage system for the proposed bath house, which shall be approved by the Health Department.

Comprehensive Plan: This property is located in an area designated rural and farming in the Comprehensive Plan, which "would promote agricultural uses and compatible open space uses but discourage large scale residential development and commercial development that would conflict with agricultural uses. The Rural and Farming District would permit small scale industrial and service uses that complement agriculture."

Should the Planning Commission recommend approval of this request, staff recommends the following conditions:

1. A final site plan shall be approved by all appropriate agencies. The site shall be constructed in compliance with the final approved plan.

Attachments:
Application
Site Plan
Zoning
Satellite Imagery

Chair Stapleton opened the public hearing at 8:20 PM

Chair Stapleton closed the public hearing at 8:20 PM

Mr. Harman asked what glamping is. Beth Ann Driscoll of 11078 Crabtree Falls Hwy explained that glamping is fully furnished camping where they would have their own private bathrooms and electricity and that the structure would remain there permanently. Mr. Reed asked if they surveyed where the road goes. Massie Saunders is the engineer for the project, he noted that it is an old logging road and that the proposed road is going to end at the fourth glamping site. Mr. Reed asked if it was an easement. Mr. Saunders noted that it is internal to their property and that no one uses it. Mr. Saunders noted that he needs to show it there because it's existing but that vehicles can't get up it and that it won't be used.

Mr. Amante made a motion to recommend approval of SUP #329 Campground with the following condition:

- **A final site plan shall be approved by all appropriate agencies. The site shall be constructed in compliance with the final approved plan.**

Ms. Proulx seconded the motion.

Yes:

Mark Stapleton

Ernie Reed

Charles Amante

Phil Proulx

Mike Harman

Other Business:

Mr. Reed asked where we were with the RFP for the Comprehensive Plan. Ms. Bishop noted that she met with TJPDC staff the week before and that she has sent them some information and was waiting to hear back from them. She noted that they were considering waiting until the start of the fiscal year so that they can use regional funding and RTAC funds.

Mr. Harman asked if the applicants for the SUP #325 Assembly Hall were going to be coming back. Ms. Bishop noted that she is not sure. Mr. Amante asked if the playground was part of the private property and if it had ever been given to the County. Ms. Hjulstrom confirmed that it was a part of the privately owned parcel.

Board of Supervisors Report

Mr. Reed noted that they spent a lot of time at the last meeting discussing VDOT and some roads within the County. He noted that there will be a traffic count. Ms. Proulx noted that the traffic count is happening currently on Route 6. Mr. Reed added that there might be more State Police presence in the County. Ms. Proulx asked if they know when they think they might open Route 250. Mr. Reed noted that it might open ahead of schedule, potentially before the end of July. He added that they have established that 64 has been stabilized.

Ms. Harman made a motion to adjourn the meeting at 8:31 PM. Mr. Harman seconded the motion.

Yes:

Mark Stapleton

Phil Proulx

Ernie Reed

Charles Amante

Mike Harman

Respectfully submitted,

A handwritten signature in black ink that reads "Emily Hjulstrom". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Emily Hjulstrom

Planner/Secretary, Planning & Zoning