NELSON COUNTY PLANNING COMMISSION
Meeting Agenda
November 19, 2025

General District Courtroom, 3rd Floor, Nelson County Courthouse, Lovingston

- **7:00 – Meeting Convenes / Call to Order**
- **Unfinished Business:**
    - **SUP #250260 – Conference Center in A-1 Agriculture (The Monroe Institute, Faber)**
- **Board of Supervisors Report**
- **Other Business:**
    - **Potential Work Order Amendment for ZOSO Update**
- **Upcoming Scheduled Meetings:**
    - **Continue to December 17, 2025 – 5:00 p.m. Joint Work Session with BOS on ZOSO Update**
    - **December 17, 2025 – 7:00 p.m. Regular Planning Commission Meeting**

Nelson County Planning Commission

To: Planning Commission

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

Date: November 19, 2025

Re: SUP #250260 – Conference Center in A-1 – The Monroe Institute

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

Public Hearings Scheduled: P/C – October 22; Board – December 9 (tentative)

Location / Election District: 365 Roberts Mountain Road (Faber) / Central District

Tax Map Number(s): 33-3-2D, 34-12-3, 34-A-35, 34-12-4, 33-5-1C, 34-12-1

Total Acreage: 44.44 acres

Owner Information: The Monroe Institute and The Centre Inc. (represented by Allyn Evans)

Applicant Information: Julia Moore, Justin Shimp (Shimp Engineering, P.C.)

Comments: This property is home to The Monroe Institute, founded in 1971. This was prior to the adoption of the zoning ordinance, and is therefore considered a legal nonconforming use. Any expansion of a nonconforming use requires compliance with the current zoning ordinance. The Monroe Institute is proposing to expand its operations and develop a conference center to include residential quarters, offices, a cafeteria, common services area, a gift shop, meeting rooms, a studio, and a storage space. The expansion would accommodate 90 total guests (increased from approximately 28 guests), with a proposed footprint of 33,658 square feet. A project narrative and photo renderings of the proposed facility are included as an attachment to this report. The applicant also held a community meeting with neighbors in the area on October 4.

A conference center is defined as, “A facility for hosting public and/or private events, including, but not limited to, weddings, receptions, social events or parties, workshops, and/or conferences, which is used as a venue for social, cultural, recreational, and/or educational activities. Conference centers may include lodging accommodations.”

At their meeting on October 22, the Planning Commission held a public hearing at which several community members spoke. Concerns were raised regarding the proposal’s compatibility within the existing community, and potential impacts from expanded operations such as increased traffic. Other concerns include ensuring an adequate water supply and impacts to existing wells in the area.

DISCUSSION:

Land Use / Floodplain: This area is rural, residential, and institutional in nature. Zoning in the vicinity is A-1 Agriculture. There is some regulatory floodplain on the parcels containing the existing water system, although no development is proposed in this area.

Access / Traffic / Parking: The property is accessed by an existing entrance on Roberts Mountain Road via Rocky Road. Some paving improvements are proposed on Roberts Mountain Road, and at least 41 additional parking spaces are proposed.

Utilities: The property is served by existing utilities. Parcels 33-5-1C and 34-12-1 contain the existing water system, and are included as part of this application should any improvements be required. No structures or other development are proposed on these lots.

Land Disturbance: Proposed land disturbance is anticipated to be 5.43 acres, which would require approval of an Erosion and Sediment Control Plan by the Building Inspections Department, and a Stormwater Management Plan by DEQ.

EMS: The turnaround circle shown on the site plan will be required to be constructed to ensure fire apparatus can navigate.

Comprehensive Plan: This property is located in a *Rural Area* as designated by the Nelson 2042 Future Land Use Map. The core concept is to ensure the protection of the County's rural landscape and economy by maintaining open space, scenic views, and agricultural uses with compatible low density residential uses. Primary land use types include institutional uses, farms, agriculture, forestry, agritourism uses, parks, recreation and trails. Alterations and retrofits to existing low density single-family areas is appropriate and encouraged.

Recommendation: At their meeting on October 22, the Planning Commission voted to defer this application to the November meeting, to allow all Commissioners to review and discuss prior to making a recommendation. The applicant submitted proposed conditions based on community feedback. Staff recommends that the Planning Commission should recommend approval of SUP #250260 for a conference center at The Monroe Institute to the Board of Supervisors, with the following conditions:

1. Prior to issuance of a certificate of occupancy for the expanded use, the access road (Roberts Mountain Road) shall be widened to a minimum of 18' and re-paved. This shall extend to the new entrance proposed for the expanded facility. If such expansion requires an approval vote from the New Land community association and that vote is unsuccessful, this condition shall be void.
2. Site lighting shall be full cut-off, dark sky compliant fixtures
3. The line of sight, looking north-west from the entrance of Roberts Mountain Road onto Rocky Road shall be improved to meet a minimum line of sight required by Stopping Sight Distance per VDOT regulations.
4. If a fire suppression storage tank is required, the tank shall be screened from view of Roberts Mountain road with screening landscaping that will achieve at least 1/2 the tank height at 10 years' growth.
5. Rainwater capture features, rain gardens or similar, shall be installed at the roof downspouts to improve SWM capture and infiltration.
6. A water supply test shall be conducted prior to the Board of Supervisors' action on the SUP request.

All applications for Special Use Permits shall be reviewed using the following criteria:

a. The use shall not tend to change the character and established pattern of development of the area or community in which it proposes to locate;

b. The use shall be in harmony with the uses permitted by right in the zoning district and shall not affect adversely the use of neighboring property;

c. The proposed use shall be adequately served by essential public or private services such as streets, drainage facilities, fire protection and public or private water and sewer facilities; and

d. The proposed use shall not result in the destruction, loss or damage of any feature determined to be of significant ecological, scenic or historic importance.

Attachments:
Application/Narrative
Site Plan
Zoning and Floodplain
Applicant Slides from October 22, 2025 PC Meeting
Letter from Virginia Groundwater LLC
Draft Minutes from October 22, 2025 PC Meeting
Public Comments

SHIMP ENGINEERING, P.C.
Design Focused Engineering

September 19, 2025

Dylan Bishop
Nelson County Department of Planning and Zoning
80 Front Street
Lovingston, VA 22949

RE: Monroe Institute Special Use Permit Submission

Dear Dylan,

Please find enclosed submission materials for the Monroe Institute's Special Use Permit and Minor Site Plan Application.

Included in this resubmission are:

1. Project Narrative
2. Permit Application
3. Minor Site Plan 24x36 (two copies)
4. Minor Site Plan 11x17 (eight copies)
5. Illustrative Exhibits
6. Owner Authorization to Submit

If you have any questions, please do not hesitate to contact us at julia@shimp-engineering.com, or justin@shimp-engineering.com or by phone at 434-227-5140.

Best regards,

Julia Moore
Shimp Engineering, P.C.

PERMIT APPLICATION:
Nelson County Department of Planning & Zoning

TO THE ZONING ADMINISTRATOR: Special Use Permit (*application type*) # 250260 (*application number*)

1. The undersigned hereby petitions the Planning Commission and/or Board of Supervisors for approval of the following (check appropriate box):

- ■ Special Use Permit
- ☐ Rezoning from _____ to _____
- ☐ Conditional Rezoning from _____ to _____
- ☐ Other: _____
- ☐ Subdivision
- ■ Site Plan – Minor
- ☐ Site Plan – Major

Reason(s) for request:

The Monroe Institute seeks to expand their operations and build a new conference center. Please see attached narrative for additional details.

(Please use reverse or attach additional sheet if more space is needed.)

2. Applicant(s) and Property Owner(s):
(Please provide names of applicants and property owners and indicate applicable title; if applicant is not the property owner, please show relationship, i.e. lessee, contract purchaser, etc.)

■ Applicant ☐ Property Owner Name: Julia Moore, Justin Shimp

Mailing Address: 912 East High St. Charlottesville, VA 22902

Telephone #: 434-227-5140 Email Address: julia@shimp-engineering.com

Relationship (if applicable):

☐ Applicant ■ Property Owner Name: Monroe Institute, represented by Allyn Evans

Mailing Address: 365 Roberts Mountain Road Faber, Virginia 22938

Telephone #: 434-361-1500 Email Address: allyn.evans@monroeinstitute.org

Relationship (if applicable):

(Please attach additional sheet if more space is needed for applicant(s) / property owner(s) info.)

3. Location and Characteristics of Subject Property:

a. Address of Property (specific location, route numbers, street names, voting district, etc.):
365 Roberts Mountain Road Faber, Virginia 22938

b. Official tax map number: Tax Map Parcels 33-3-2D, 34-12-3, 34-A-35, 34-12-4, 33-5-1C, and 34-12-1

c. Acreage of property: 17.57, 7.06, 3.52, 5.33, 5.96, 5.00 respsectively

d. Present use: Conference Center

e. Present zoning classification: A-1

f. Zoning classification of surrounding properties: A-1

4. Affidavit: The undersigned applicant(s) and/or property owner(s) certifies that this application and the foregoing answers, statements, and other information herewith submitted are, in all respects, true and correct to the best of their knowledge and belief. Also, the applicant(s) and/or property owner(s) gives permission for members of the Planning Commission, Board of Supervisors, and County Staff to visit and view the subject property.

Signature: Julia Moore Digitally signed by Julia Moore Date: 2025.09.19 12:57:00 -04'00' Printed Name: Julia Moore

Signature: Justin Shimp Printed Name:

(Please attach additional sheet if more space is needed for applicant(s) / property owner(s) signatures.)

5. Additional information: *(Please attach separate sheet for additional details, explanations, etc.)*

6. Please note: In the event of cancellation or postponement at your request after the initial newspaper advertisement for this application, an additional fee will apply for re-advertisement (determined by the actual cost of the ad). This fee will not apply in cases of Planning Commission or Board of Supervisors deferment.

----------**TO BE COMPLETED BY PLANNING & ZONING STAFF**----------

Pursuant to Article _____, Section _____ of the Nelson County Zoning Ordinance.
Pursuant to Section _____, Subsection _____ of the Nelson County Subdivision Ordinance.

- **Completed application and fee** ($_____) **received on**_____
- **Hearing Notice published on** _____
- **Planning Commission action**: Date of Meeting / Hearing: _____
  Recommendation: _____
- **Board of Supervisors action**: Date of Hearing: _____ Date of Decision: _____
  Action: _____

Nelson County Planning & Zoning Department

(Mailing Address) P.O. Box 558, Lovingston, Virginia 22949 | *(Physical Address)* 80 Front Street, Lovingston, Virginia 22949
(Telephone Number) 434 263-7090 or Toll Free 888 662-9400, selections 4 & 1 | *(Fax Number)* 434 263-7086
http://www.nelsoncounty-va.gov/departments/planning-zoning/

September 18, 2025

Nelson County Department of Planning and Zoning
80 Front Street
Lovingston, VA 22949

Re: **AUTHORIZATION TO SUBMIT LAND USE APPLICATIONS**

The Centre Inc, and the Monroe Institute, authorized representative of the Centre Inc. (the "Owners"), are the owners of Nelson County tax parcels 33-3-2D, 34-12-3, 34-12-4, 33-5-1C, 34-12-1, and 34-A-35 (together, the "Property"). The Owners desire to submit land use applications affecting the Property, such as, but not limited to, Zoning Map Amendments, Special Exception requests, Site Plan Applications, and other similar land use applications affecting the Property (collectively, the "Land Use Applications"). The Owners hereby authorizes the following individuals and entities to submit Land Use Applications on behalf of the Owners in connection with the Property: Justin M. Shimp and Julia Moore of Shimp Engineering, P.C., and authorized representatives of the Monroe Institute. This authorization includes the authority to take any other steps, and submit any other documentation to Albemarle County necessary to effectuate the Land Use Applications on behalf of the Owner.

Allyn Evans
Chief Executive Officer, Monroe Institute

DocuSigned by:
By: Allyn Evans
E6DC5A66AD514CE...

Date: 9/18/2025

SHIMP ENGINEERING, P.C.
Design Focused Engineering

Project Narrative For: **Monroe Institute**

Parcel Description: **Tax Map Parcels 33-3-2D, 34-12-3, 34-A-35, 34-12-4, 33-5-1C, and 34-12-1**

TMP	ACREAGE	EXISTING ZONING	PROPOSED ZONING	COMP PLAN DESIGNATION
33-3-2D 34-12-3 34-A-35 34-12-4 33-5-1C 34-12-1	17.57 7.06 3.52 5.33 5.96 5.00	A-1	A-1 with SUP for Conference Center	Rural Areas/ High Conservation Areas & Natural Corridors

Location:

365 Roberts Mountain Rd, Faber, VA 22938

Project Background:

For over 45 years, the Monroe Institute has occupied multiple parcels in Nelson County, establishing itself as a cornerstone of the community. Founded in 1971 by Robert A. Monroe, the Monroe Institute is "a leading center for exploring and experiencing expanded states of consciousness". The Monroe Institute offers a variety of meditation programs to fulfill its mission in different formats such as day-long workshops to extended residential retreat programs.

The Monroe Institute's parcels are classified as pre-existing, nonconforming uses under Article 11 of the Nelson County Zoning Ordinance. When the Institute was first established, a Special Use Permit (SUP) was not required for its operations, allowing it to operate without additional zoning approvals. Prior to March 9, 2021, Article 11 allowed a nonconforming use or structure to be expanded by up to 50%. However, following a revision to the ordinance on that date, no expansion of nonconforming uses or structures is permitted without an SUP.

In accordance with the updated requirements, the Monroe Institute is now seeking approval to expand its operations and construct a multi-use conference center to serve the community.

Project Proposal:

The Monroe Institute is seeking to expand its operations and establish a conference center. The planned facility will feature three wings arranged around a central circular hub, accommodating residential quarters, offices, a cafeteria, common service areas, a gift shop, meeting rooms, a studio, and storage space. This new building will accommodate an increase in attendees of up to 90 individuals per week.

Consistency with the Comprehensive Plan:

The property lies between two future land use designation areas: Conservation Areas and Rural Areas. The proposed conference center has a compact layout that maximizes efficient land use by situating development toward the front of the parcel, along Roberts Mountain Road. This approach preserves the vast majority of the property as open space, scenic views, and forested land. Such a design is consistent

with the Core Concept for Conservation Areas in the Nelson County Comprehensive Plan: *"Protect natural areas to maximize environmental services, economic potential, and recreation opportunities for the community."* It also aligns with the Core Concept for Rural Areas: *"Ensure the protection of the County's rural landscape and economy by maintaining open space, scenic views, and agricultural uses with compatible low-density residential uses."*

Consistency with the A-1 Zoning District:

The A-1 Zoning District is intended to preserve the county's rural character by accommodating farming, forestry, and limited residential use. As described in the ordinance, *"This district is designed to accommodate farming, forestry, and limited residential use. While it is recognized that certain desirable rural areas may logically be expected to develop residentially, it is the intent, however, to discourage the random scattering of residential, commercial, or industrial uses in this district."* It is important to note that the Monroe Institute's presence on these parcels predates the adoption of these provisions. For more than 45 years, the Institute has operated in harmony with the surrounding rural landscape, contributing to the county's cultural, educational, and economic vitality without disrupting its agricultural and scenic character. Its long-standing integration into the community provides a strong precedent for continued operations and responsible expansion, even within the constraints of the A-1 zoning framework.

Surrounding Uses:

The project site is situated in a predominantly rural and low-density area, surrounded by a mix of uses that include detached single-family dwellings, Roberts Mountain Retreat (part of the Monroe Institute cluster), Adial Baptist Church, and the Pop-Up Church of Virginia. The Monroe Institute has been established in this location for decades, predating most of the surrounding development, and has significantly influenced the overall character of the neighborhood.

Most parcels in the vicinity are at least two acres in size, ensuring generous separation between dwellings and other structures. This spatial buffer helps maintain privacy and preserves the rural atmosphere. Given this context, the proposed expansion and development are well-suited to the area and are expected to integrate harmoniously with existing uses.

Current and Future Neighborhood Conditions:

The Monroe Institute's founder acquired the original 726.6 acre subdivision on November 23, 1976. After Monroe's death, the land was transferred to the Monroe Family trust, which subsequently granted some parcels to the Monroe Institute. Over time, some parcels have been sold, bought, or have become subject to access easements, but the majority of the original subdivision of land remains in ownership of the institute. As one of the county's first alternative educational centers, it paved the way for similar organizations that have since become part of the local landscape. Today, Nelson County is home to about a dozen such institutions, including Synchronicity Foundation (1983), Serenity Ridge Center (1998), Guidance for a Better Life, Roxanne Louise Unlimited Potential Healing Center, Ligmincha Institute, The Vibrancy Path, East Flora Wellness, Jem Yoga Retreats, and others. Collectively, these organizations help define the county's character and contribute significantly to its economic well-being.

Traffic patterns:

Vehicles accessing the Monroe Institute will enter Roberts Mountain Rd. from Rocky Rd. This portion of Roberts Mountain Rd also provides access to Rainbow Ridge Rd, Crystal Ln, Segue Ln, Forest Lane, and Turkey Ln, which collective serve 49 single family detached residential units. These lots are part of The New Land subdivision was begun and created in 1976 by Robert A. Monroe's purchase of 726.6 acres

(recorded in DB 152, p. 693). After the creation of the subdivision, The Monroe Family Trust was the owner of record for the private roads until 2008 when The Monroe Family Trust gifted the private roads to the New Land Property Owners Association per INST#080000126. Additionally, per "New Land Property Owners Agreement" dated December 12th, December 2008, the New Land Property Owners Association are responsible for maintenance and repair of these roads, and the paved portion is to be maintained by the Monroe Institute. When considering any potential traffic of the Monroe Institute's expansion, it is important to consider their historical and crucial role of the maintenance of these roads.

Data from the Institute of Transportation Engineers (ITE) estimates traffic for typical uses. The estimate for the existing 49 single family residential units is shown in Table 1 below.

Table 1. Traffic calculations per ITE Trip Generation Manual, 11th Ed.

Use	**Code**	**Units**	**AM**			**PM**			**Daily Total**
Single Family Detached Housing	210	49	In	Out	Total	In	Out	Total	523
			10	**29**	**39**	**32**	**19**	**51**	

The Monroe Institute collects data during their programs about how many attendees drive or fly to attend their weekly programs. For those who fly, they travel to and from the site in shuttles. Typically, there are 2 shuttles on Saturday, and 2 shuttles on Sunday. This traffic data, averaged over 22 typical weeks in 2025, is shown in Table 2 below. The proposed conference center will be adjacent to the existing Nancy Penn Center (NPC). Additional traffic data is also shown for The Roberts Mountain Retreat (RMR), which is up the road from the Nancy Penn Center.

Table 2. Current Monroe Institute Traffic Data.

Monroe Institute Traffic Data					
Average Attendees NPC	Average NPC Driver Trips In OR Out	Average Attendees RMR	Average RMR Driver Trips In OR Out	Additional Shuttle Van Trips Per Day	Daily Total
22	11	18	8	4	23

As shown in Table 2, the average percentage of NPC attendees who drive on a typical week is 50%. The other 50% typically fly and arrive via shuttle van. Based on this baseline data, with the proposed expansion of up to 90 attendees, it is projected that 45 out of 90 attendees would drive to the site.

Table 3. Projected Monroe Institute Traffic Data.

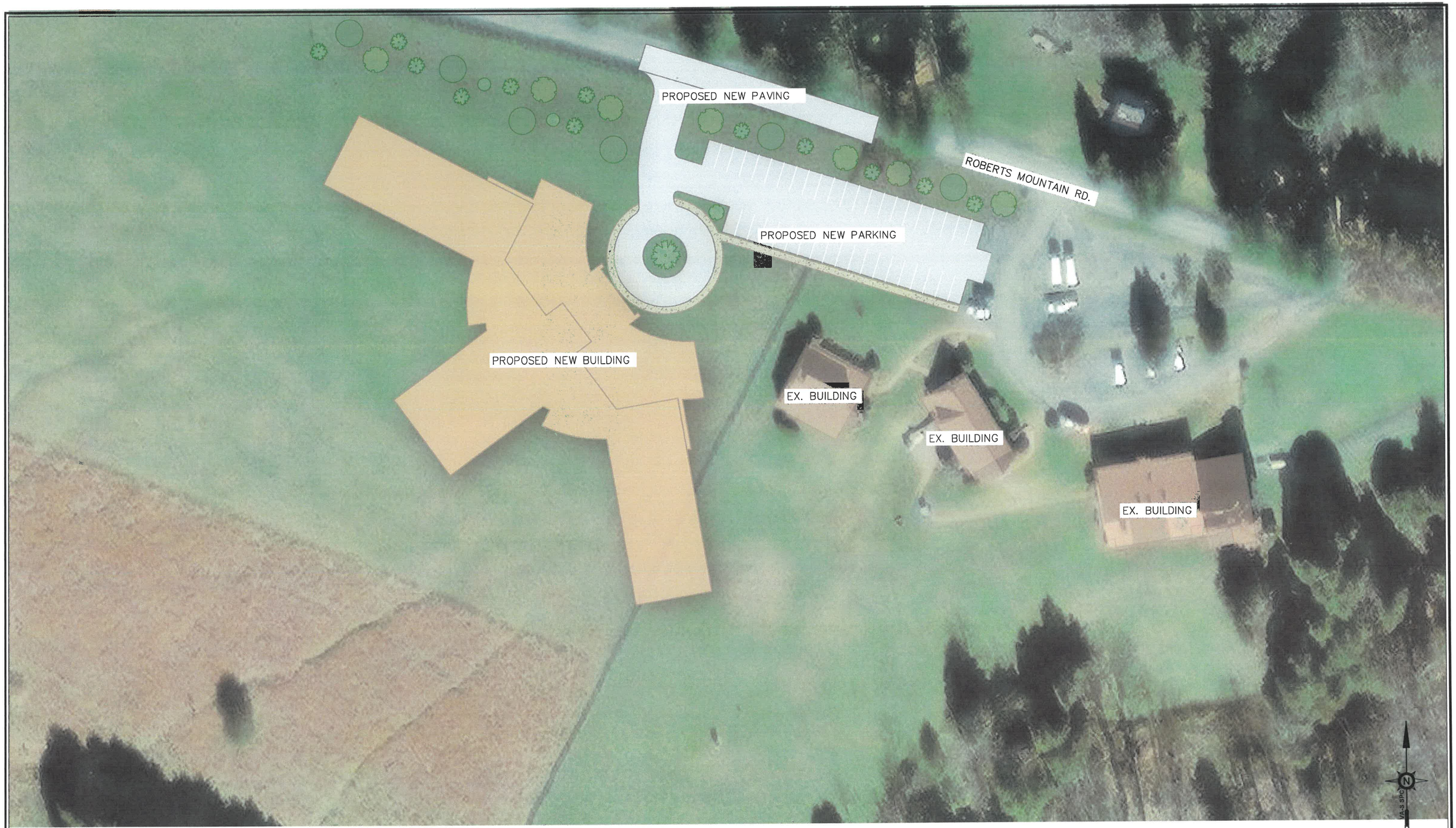
Projected Monroe Institute Traffic Data					
Average Attendees NPC	Average NPC Driver Trips In OR Out	Average Attendees RMR	Average RMR Driver Trips In OR Out	Additional Shuttle Van Trips Per Day	Daily Total
90	45	18	8	8	61

Table 4. Traffic Data Comparison

Traffic Data Comparison							
Current Monroe Institute Traffic	Residential Traffic	Current Total Daily Traffic	Monroe percentage of Current Traffic	Projected Monroe Institute Traffic	Residential Traffic	Future Total Daily Traffic	Monroe percentage of Future Traffic
23	523	546	4.2%	61	523	584	10.4%

As shown in the charts above, current traffic to the Monroe Institute contributes to approximately 4.2% of the traffic on Roberts Mountain Road. With the increase to 90 attendees, traffic impact is projected to contribute to 10.4% of the total traffic on Roberts Mountain Rd. This is a relatively minimal impact, especially considering the Monroe Institute's long-established connection to this subdivision and the maintenance of these roads.

In summary, the Monroe Institute has been and remains a key component in defining what rural Nelson County embodies—appreciating the natural beauty of the land and facilitating the connection between humans and nature. Additionally, the majority of traffic impacts are the residential units within the New Land Subdivision, not the Monroe Institute's attendees. In the spirit of being part of the community, The Monroe Institute has and will continue to finance a larger share of the road maintenance costs than is proportional to its impact. Businesses that enhance the natural beauty of the community, rather than detract from it, are a cornerstone of the Nelson County tourism economy, and the Monroe Institute has been and will continue to be a leader of this sector.



SHIMP ENGINEERING, P.C.
ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT
912 EAST HIGH ST
CHARLOTTESVILLE, VA 22902
PHONE: (434) 227-5140
JUSTIN@SHIMP-ENGINEERING.COM

Monroe Institute: Special Use Permit
Illustrative Exhibit

60 0 60 120 180
Scale: 1"=60'

LEGEND

EXISTING	NEW	DESCRIPTION
		BENCHMARK
		SITE PROPERTY LINE
		BOUNDARY TO BE VACATED (TBV)
		ZONING LINE
		ADJACENT PROPERTY LINE
		BUILDING SETBACK
		PARKING SETBACK
10	10	PARKING COUNT
-510-	10	INDEX CONTOUR
-508-	12	INTERVAL CONTOUR
311.5 x	11.1	SPOT ELEVATION
311.5 TC x	11.1 TC	TOP OF CURB/BOTTOM OF CURB ELEVATION
311.5 TW x	11.1 TW	TOP/BOTTOM OF WALL ELEVATION
311.5 BW x	11.1 BW	EDGE OF PAVEMENT/CONCRETE ELEVATION
		STREAM
SB		STREAM BUFFER
FP		100 YEAR FLOODPLAIN
		BUILDING
		RETAINING WALL
		RETAINING WALL HATCH
		RAILING
		STAIRS
		EDGE OF PAVEMENT
		ROAD CENTERLINE
		FRONT OF CURB
		BACK OF CURB
		CG-12 TRUNCATED DOME
		SIDEWALK
		BIKE PARKING
		HANDICAP ACCESSIBLE AISLE
		HANDICAP PARKING
		CROSSWALK
		CONCRETE
		ASPHALT
		RIPRAP
		EC-2 MATTING
		EC-3 MATTING
		WETLAND
		TREELINE
X	X	FENCE
		UTILITY POLE
		GUY WIRE
OHU	OHU	OVERHEAD UTILITY
UGU	UGU	UNDERGROUND UTILITY
OHE	OHE	OVERHEAD ELECTRIC
UGE	UGE	UNDERGROUND ELECTRIC
FO	FO	FIBER OPTIC
	A1	STORM STRUCTURE NOMENCLATURE
		STORM MANHOLE
DI	DI	DROP INLET (CAST INPLACE/PRECAST)
		STORM SEWER PIPES
RD	RD	ROOF DRAIN
YD	YD	YARD DRAIN
UD	UD	UNDERDRAIN
	A	SANITARY STRUCTURE NOMENCLATURE
		SANITARY MANHOLE
		SANITARY SEWER MAIN
S	S	SANITARY SEWER LATERAL
FM	FM	FORCEMAIN
W	W	WATER LINE
WS	WS	WATER SERVICE LINE
	FL	FIRE LINE
WM	WM	WATER METER (WM>1",WM<1")
WV	WV	WATER VALVE
FHA	FHA	FIRE HYDRANT ASSEMBLY
FDC	FDC	FIRE DEPARTMENT CONNECTION
GAS	GAS	GAS LINE
		CONSTRUCTION/GRADING
		ACCESS
		SIGHT DISTANCE
		UTILITY
		STORMWATER
		DRAINAGE
		SANITARY
		WATERLINE
		COMBINED WATER & SEWER ACSA EASEMENT
		GASLINE

OWNER/DEVELOPER
The Monroe Institute
365 Roberts Mountain Rd.
Faber, VA 22938

ZONING
A-1

DISTRICT
Faber Precinct

SOURCE OF TITLE
DB 364 PG 275 (Parcel 34-12-3)
DB 152 PG 693 (Parcel 33-3-2D)
DB 152 PG 693 (Parcel 34-A-35)
DB 379 PG 557 (Parcel 34-12-4)
DB 185 PG 162 (Parcel 33-5-1C)
DB 453 PG 219 (Parcel 34-12-1)

SOURCE OF BOUNDARY AND TOPOGRAPHY
Surveyed area of site provided by Foresight Survey, P.C., dated September 11, 2025.
Additional data outside of survey area from Lidar and Nelson County GIS.

FLOODZONE
FEMA flood insurance rate map (community panel 51125C0252C), effective date 08/05/2025 shows portions of the property within zone "A" of the special flood hazard areas.

RESERVOIR WATERSHED
This site is within the Buck Creek-Rockfish River Watershed. HUC12: 020802030903

WATER & SANITARY SERVICES
Water will be provided from an existing well, and a potential new well as determined appropriate with the Virginia Department of Health (VDH).
Sanitary services will be provided by onsite private drain fields.

EXISTING USE
Conference Center

PROPOSED USE
Conference Center

BUILDING HEIGHTS
Maximum Allowable Height: 35 ft
Maximum Proposed Height: 35 ft

Limits of Disturbance = 5.43 acres

APPROVALS

Planning and Zoning Director — Date

Virginia Department of Transportation — Date

Virginia Department of Health — Date

Thomas Jefferson Soil and Water Conservation District — Date

Nelson County Service Authority — Date

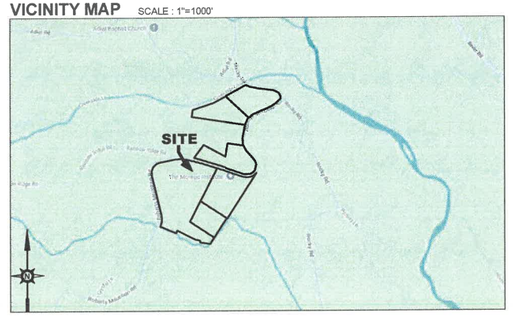
MINOR SITE PLAN

MONROE INSTITUTE

TAX MAP PARCELS 34-12-3, 33-3-2D, 34-A-35, 34-12-4, 33-5-1C, 34-12-1

NELSON COUNTY, VIRGINIA

VICINITY MAP
SCALE : 1"=1000'



Map provided by Google.com

SHEET INDEX

SHIMP ENGINEERING PC
LAND PLANNING - PROJECT MANAGEMENT
912 E. HIGH ST. 434.227.5140
CHARLOTTESVILLE VA, 22902 JUSTIN@SHIMP-ENGINEERING.COM

COMMONWEALTH OF VIRGINIA
JUSTIN E. SHIMP
No. 45183
PROFESSIONAL ENGINEER
FOR REVIEW

DESIGNED BY
Julia Moore

CHECKED BY
Justin Shimp, P.E.

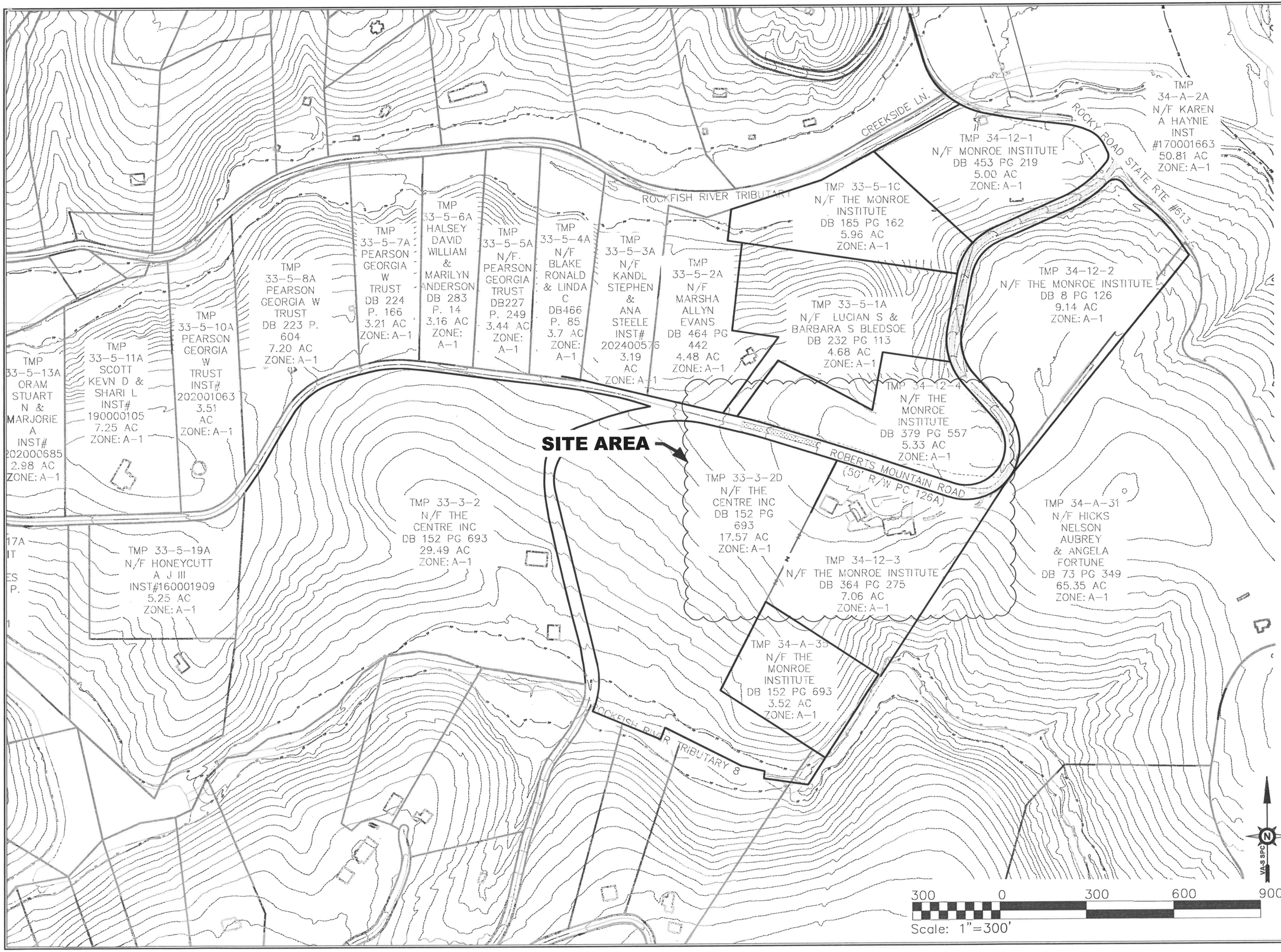
MINOR SITE PLAN
MONROE INSTITUTE

NELSON COUNTY, VIRGINIA
SUBMISSION:
2025.09.19

FILE NO.
25.065

COVER SHEET

C1



SHIMP ENGINEERING PLLC
LAND PLANNING - PROJECT MANAGEMENT
912 E. HIGH ST. 434.227.5140
CHARLOTTESVILLE VA, 22902 JUSTIN@SHIMP-ENGINEERING.COM

COMMONWEALTH OF VIRGINIA
JUSTIN E. SHIMP
No. 45183
PROFESSIONAL ENGINEER
FOR REVIEW

DESIGNED BY
Julia Moore

CHECKED BY
Justin Shimp, P.E.

MINOR SITE PLAN

MONROE INSTITUTE

NELSON COUNTY, VIRGINIA
SUBMISSION:
2025.09.19

FILE NO.
25.065

EXISTING CONDITIONS OVERVIEW

C2

TMP 34-12-4
N/F THE MONROE INSTITUTE
DB 379 PG 557
5.33 AC
ZONE: A-1

MIN FRONT BUILDING SETBACK: 50' FROM ROW

MIN FRONT BUILDING SETBACK: 50' FROM ROW

720'

730'

FENCE

GRAVEL ROAD

ASPHALT ROAD

EXISTING WATER TANK

730'

ROBERTS MOUNTAIN ROAD
(50' R/W PC 126A)

720'

TMP 33-3-2D
/F THE CENTRE INC
DB 152 PG 693
17.57 AC
ZONE: A-1

EXISTING BUILDING

EXISTING BUILDING

EXISTING PARKING

EXISTING BUILDING

BOUNDARY LINE
TO BE ADJUSTED

TMP 34-12-3
N/F THE MONROE INSTITUTE
DB 364 PG 275
7.06 AC
ZONE: A-1

APPROXIMATE LOCATION
OF EXISTING DRAINFIELDS
PER VDOT PERMIT
APPLICATION
#162-01-0130

60 0 60 120 180

Scale: 1"=60'

VA-S SPC

SHIMP ENGINEERING PLLC
LAND PLANNING - PROJECT MANAGEMENT

912 E. HIGH ST. 434.227.5140
CHARLOTTESVILLE VA, 22902 JUSTIN@SHIMP-ENGINEERING.COM

COMMONWEALTH OF VIRGINIA
JUSTIN E. SHIMP
Lic. No. 45183
PROFESSIONAL ENGINEER
FOR REVIEW

DESIGNED BY
Julia Moore

CHECKED BY
Justin Shimp, P.E.

MINOR SITE PLAN

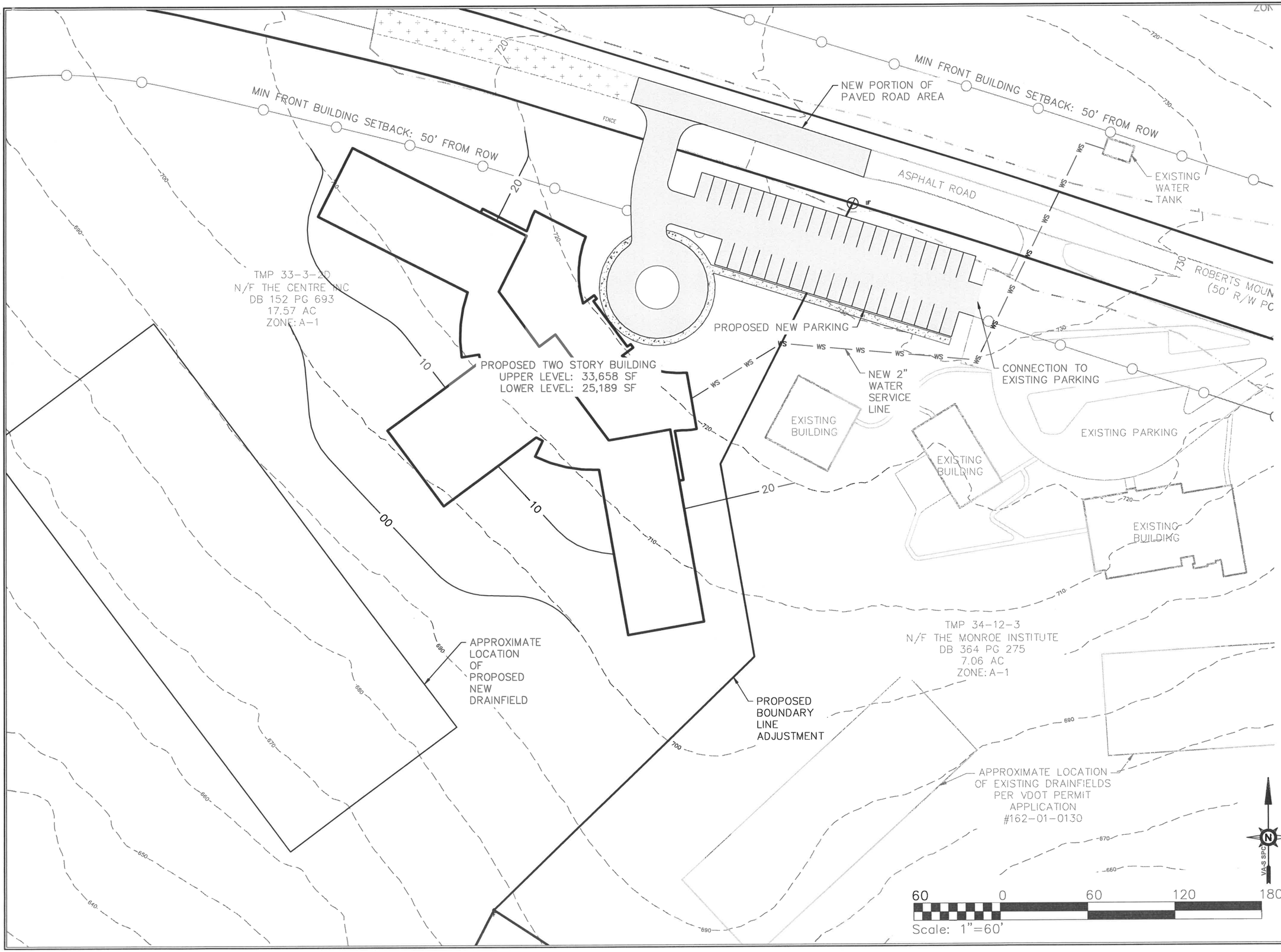
MONROE INSTITUTE

NELSON COUNTY, VIRGINIA
SUBMISSION:
2025.09.19

FILE NO.
25.065

EXISTING CONDITIONS SITE AREA

C3



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NELSON COUNTY, VIRGINIA
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2025.09.19

FILE NO.
25.065

SITE PLAN

C4

LEGEND

EXISTING	NEW	DESCRIPTION
		BENCHMARK
		SITE PROPERTY LINE
		BOUNDARY TO BE VACATED (TBV)
		ZONING LINE
		ADJACENT PROPERTY LINE
		BUILDING SETBACK
		PARKING SETBACK
10	10	PARKING COUNT
-510-	10	INDEX CONTOUR
-508-	12	INTERVAL CONTOUR
311.5 x	11.0	SPOT ELEVATION
311.5 TC x	11.0 TOPC	TOP OF CURB/BOTTOM OF CURB ELEVATION
311.5 TW x	11.0 TOPW 11.0 BOTW	TOP/BOTTOM OF WALL ELEVATION
311.5 BW x	11.0 EOP 11.0 EOC	EDGE OF PAVEMENT/CONCRETE ELEVATION
		STREAM
SB	SB	STREAM BUFFER
FP	FP	100 YEAR FLOODPLAIN
		BUILDING
		RETAINING WALL
		RETAINING WALL HATCH
		RAILING
		STAIRS
		EDGE OF PAVEMENT
		ROAD CENTERLINE
		FRONT OF CURB
		BACK OF CURB
		CG-12 TRUNCATED DOME
		SIDEWALK
		BIKE PARKING
		HANDICAP ACCESSIBLE AISLE
		HANDICAP PARKING
		CROSSWALK
		CONCRETE
		ASPHALT
		RIPRAP
		EC-2 MATTING
		EC-3 MATTING
		WETLAND
		TREELINE
X	X	FENCE
		UTILITY POLE
		GUY WIRE
OHU	OHU	OVERHEAD UTILITY
UGU	UGU	UNDERGROUND UTILITY
OHE	OHE	OVERHEAD ELECTRIC
UGE	UGE	UNDERGROUND ELECTRIC
FO	FO	FIBER OPTIC
	A1	STORM STRUCTURE NOMENCLATURE
		STORM MANHOLE
		DROP INLET (CAST INPLACE/PRECAST)
		STORM SEWER PIPES
RD	RD	ROOF DRAIN
YD	YD	YARD DRAIN
UD	UD	UNDERDRAIN
	1A	SANITARY STRUCTURE NOMENCLATURE
		SANITARY MANHOLE
		SANITARY SEWER MAIN
S	S	SANITARY SEWER LATERAL
	FM	FORCEMAIN
W	W	WATER LINE
WS	WS	WATER SERVICE LINE
	FL	FIRE LINE
		WATER METER (WM>1",WM<1")
WV	WV	WATER VALVE
FHA FDC	FHA FDC	FIRE HYDRANT ASSEMBLY
		FIRE DEPARTMENT CONNECTION
GAS	GAS	GAS LINE
		CONSTRUCTION/GRADING
		ACCESS
		SIGHT DISTANCE
		UTILITY
		STORMWATER
		DRAINAGE
		SANITARY
		WATERLINE
		COMBINED WATER & SEWER ACSA EASEMENT
		GASLINE

OWNER/DEVELOPER
The Monroe Institute
365 Roberts Mountain Rd.
Faber, VA 22938

ZONING
A-1

DISTRICT
Faber Precinct

SOURCE OF TITLE
DB 364 PG 275 (Parcel 34-12-3)
DB 152 PG 693 (Parcel 33-3-2D)
DB 152 PG 693 (Parcel 34-A-35)
DB 379 PG 557 (Parcel 34-12-4)
DB 185 PG 162 (Parcel 33-5-1C)
DB 453 PG 219 (Parcel 34-12-1)

SOURCE OF BOUNDARY AND TOPOGRAPHY
Surveyed area of site provided by Foresight Survey, P.C., dated September 11, 2025.
Additional data outside of survey area from Lidar and Nelson County GIS.

FLOODZONE
FEMA flood insurance rate map (community panel 51125C0252C), effective date 08/05/2025 shows portions of the property within zone "A" of the special flood hazard areas.

RESERVOIR WATERSHED
This site is within the Buck Creek-Rockfish River Watershed. HUC12: 020802030903

WATER & SANITARY SERVICES
Water will be provided from an existing well, and a potential new well as determined appropriate with the Virginia Department of Health (VDH).
Sanitary services will be provided by onsite private drain fields.

EXISTING USE
Conference Center

PROPOSED USE
Conference Center

BUILDING HEIGHTS
Maximum Allowable Height: 35 ft
Maximum Proposed Height: 35 ft

Limits of Disturbance = 5.43 acres

APPROVALS

Planning and Zoning Director — Date

Virginia Department of Transportation — Date

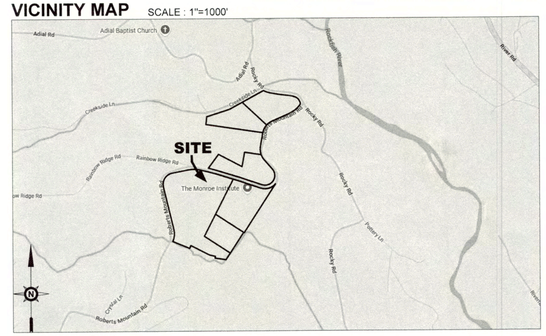
Virginia Department of Health — Date

Thomas Jefferson Soil and Water Conservation District — Date

Nelson County Service Authority — Date

MINOR SITE PLAN
MONROE INSTITUTE
TAX MAP PARCELS 34-12-3, 33-3-2D, 34-A-35, 34-12-4, 33-5-1C, 34-12-1
NELSON COUNTY, VIRGINIA

VICINITY MAP
SCALE : 1"=1000'



Map provided by Google.com

SHEET INDEX

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MINOR SITE PLAN
MONROE INSTITUTE

NELSON COUNTY, VIRGINIA
SUBMISSION:
2025.09.19

FILE NO.
25.065

COVER SHEET

C1

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MINOR SITE PLAN

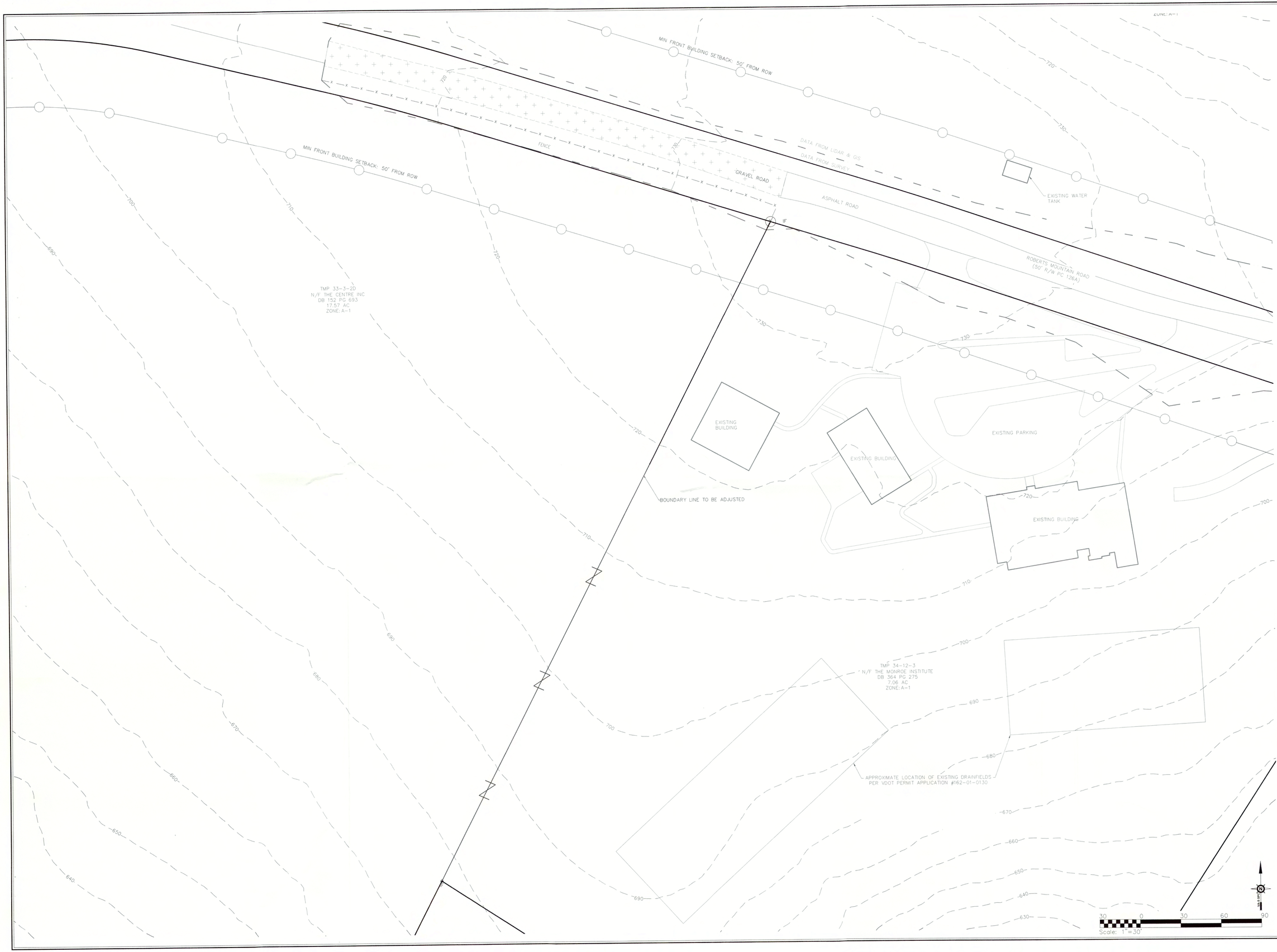
MONROE INSTITUTE

NELSON COUNTY, VIRGINIA
SUBMISSION:
2025.09.19

FILE NO.
25.065

EXISTING CONDITIONS OVERVIEW

C2



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MINOR SITE PLAN

MONROE INSTITUTE

NELSON COUNTY, VIRGINIA
SUBMISSION:
2025.09.19

FILE NO.
25.065

EXISTING CONDITIONS SITE AREA

C3

ZONE: A-1

FENCE

DATA FROM LIDAR & GIS

DATA FROM SURVEY

NEW PORTION OF PAVED ROAD AREA

ASPHALT ROAD

EXISTING WATER TANK

ROBERTS MOUNTAIN ROAD
(50' R/W PC 126A)

TMP 33-3-2D
N/F THE CENTRE INC
DB 152 PG 693
17.57 AC
ZONE: A-1

PROPOSED NEW PARKING

PROPOSED TWO STORY BUILDING
UPPER LEVEL: 33,658 SF
LOWER LEVEL: 25,189 SF

NEW 2" WATER SERVICE LINE

CONNECTION TO EXISTING PARKING

EXISTING BUILDING

EXISTING PARKING

EXISTING BUILDING

EXISTING BUILDING

APPROXIMATE LOCATION OF PROPOSED NEW DRAINFIELD

PROPOSED BOUNDARY LINE ADJUSTMENT

TMP 34-12-3
N/F THE MONROE INSTITUTE
DB 364 PG 275
7.06 AC
ZONE: A-1

APPROXIMATE LOCATION OF EXISTING DRAINFIELDS
PER VDOT PERMIT APPLICATION #162-01-0130

Scale: 1" = 30'

SHIMP ENGINEERING pc
LAND PLANNING · PROJECT MANAGEMENT

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MINOR SITE PLAN

MONROE INSTITUTE

NELSON COUNTY, VIRGINIA
SUBMISSION:
2025.09.19

FILE NO.
25.065

SITE PLAN

C4

Monroe Institute SUP #250260 Proposed Conference Center

1" = 928'

N

Nelson County, Virginia

THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Site-specific information is best obtained after an onsite visit by a competent professional.

Addresses

Flood Hazard Areas 2025

- 0.2% Annual Chance Flood Hazard
- 1% Annual Chance Flood Hazard
- Regulated Floodway

Roads

NELSON COUNTY PLANNING COMMISSION MEETING 10.22.2025

MONROE INSTITUTE SPECIAL USE PERMIT #250260

TMP 33-3-2D
TMP 34-12-3
TMP 34-A-35
TMP 34-12-4
TMP 33-5-1C
TMP 34-12-1

SUMMARY OF THE REQUEST

- The Monroe Institute's multiple parcels in Nelson County are classified as pre-existing, nonconforming uses. 2021's revision to Article 11 **requires a Special Use Permit to expand.**

- The Monroe Institute is seeking approval to expand operations and construct a 33,658 SF multi-use conference center.

- Three wings will contain residential quarters, offices, a cafeteria, common service areas, a gift shop, meeting rooms, a studio, and storage space.

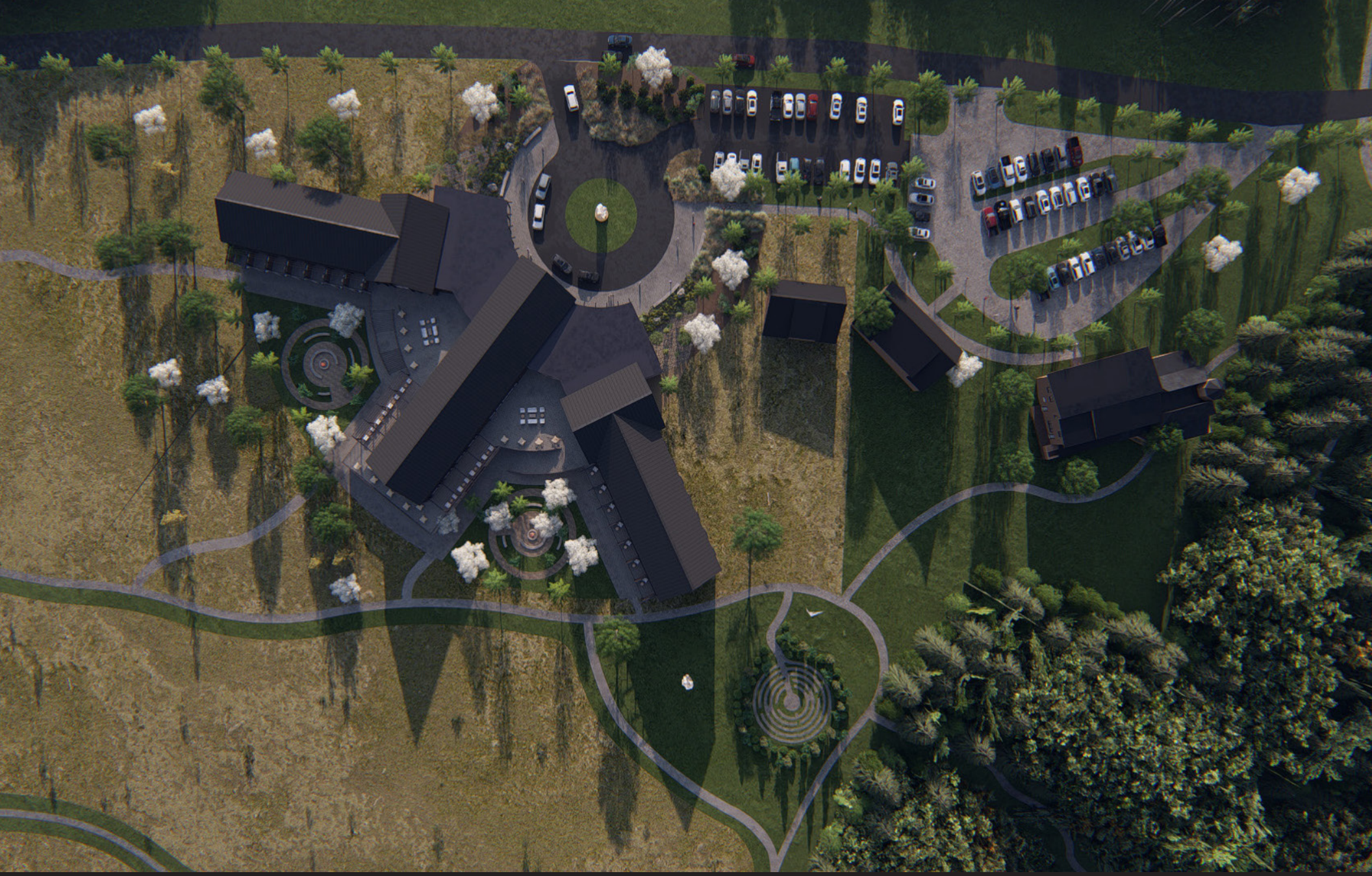
- Vehicles accessing the Monroe Institute will enter Roberts Mountain Rd. from Rocky Rd.

- New Land Property Owners Association are responsible for maintenance and repair of these roads, and the paved portion is to be maintained by the Monroe Institute. The Monroe Institute will make improvements, if the expansion occures.

MONROE INSTITUTE HISTORY

- The Monroe Intitute was founded in 1971 by Robert A. Monroe. In November of 1976, he purchased 726.6 acres in Nelson County.
- As one of the county's first alternative educational centers, it paved the way for similar organizations (Synchronicity Foundation, Serenity Ridge Center, The Vibrancy Path, and others).
- The Monroe Institute **predates most of the surrounding development**, and has significantly influenced the overall character of the neighborhood.

MONROE
INSTITUTE



RENDERED SITE PLAN

COURTESY OF DESIGN DEVELOP

RENDERED SITE VIEW

COURTESY OF DESIGN DEVELOP

SINGLE-STORY MASSING ALIGNS WITH SCALE OF STREET

COURTESY OF DESIGN DEVELOP

PEDESTRIAN VIEW FROM THE ROAD

COURTESY OF DESIGN DEVELOP

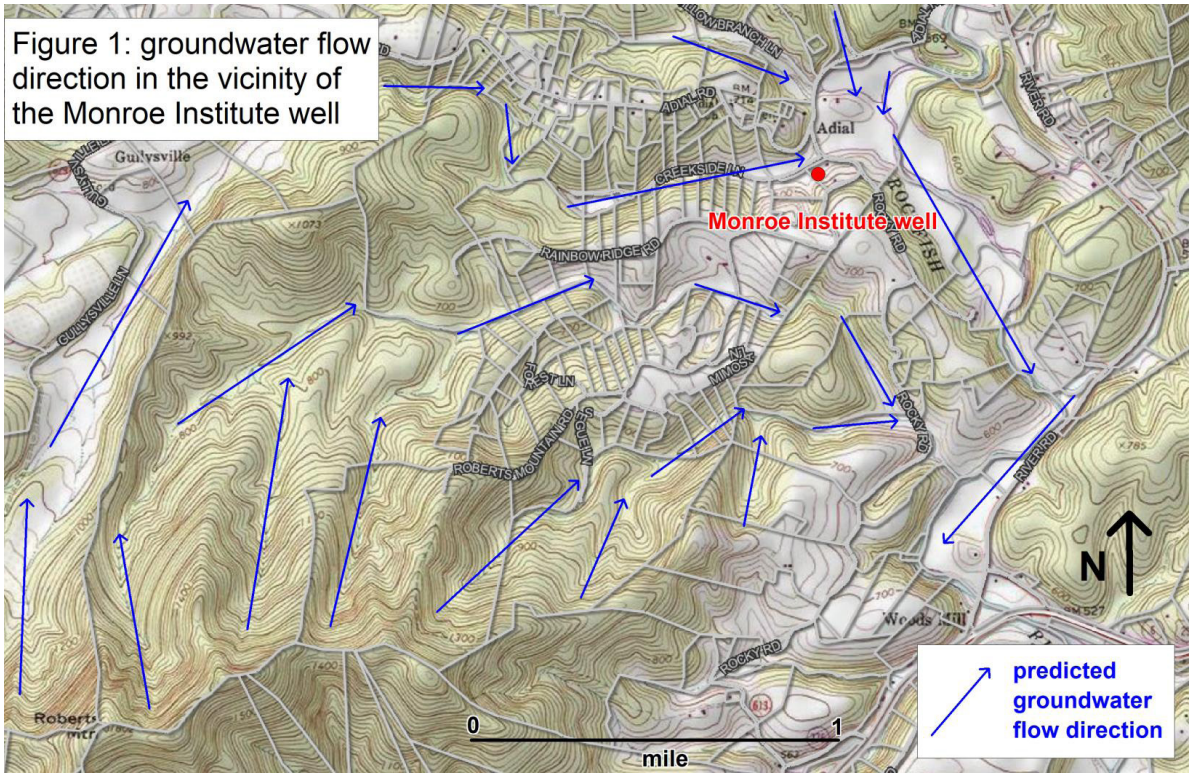
RENDERED SITE PLAN VIEW

COURTESY OF DESIGN DEVELOP

GROUNDWATER

Source: 9/30/2025 Evaluation by Nick Evans - President and Chief Hydrogeologist of Virginia Groundwater LLC; former director and chair of the Thomas Jefferson Soil and Water Conservation District, former senior geologist at Virginia Dept. of Mines, Minerals and Energy

- Monroe well recharges primarily from Rockfish River.
- Nearby existing wells recharge with groundwater flow from Roberts Mountain. These wells are at higher elevation and get first access to available flow.
- Monroe well is unable to affect groundwater flow to north, west and south because it is A) 105 feet below river level and B) downstream from those wells. Wells east of Monroe are not impacted because they are on the other side of a groundwater discharge boundary at the Rockfish River.



- Monroe well has been permitted for 10,000 gal/day for the past 23 years, and never has been reported going dry or interfering with neighboring wells.

GROUNDWATER

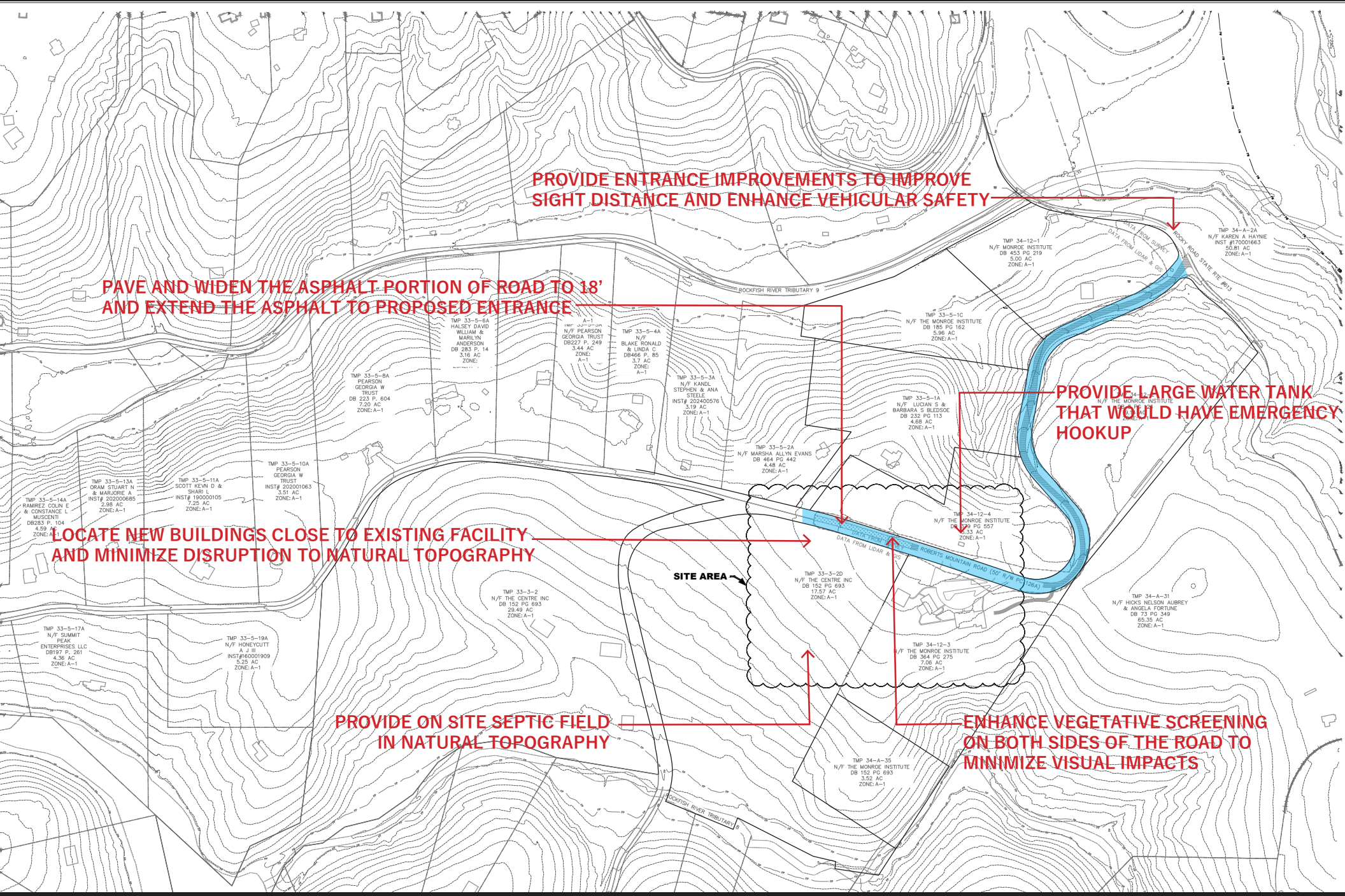
- Water usage at the institute is considered domestic, nearly all non-consumptive
- USGS defines consumptive use as:

  "Consumptive use–the part of water withdrawn that is evaporated, transpired, incorporated into products or crops, consumed by humans or livestock, or otherwise not available for immediate use"

- Water returned to its source, via an on-site drainfield is non consumptive. Showers, washing dishes and flushing toilets are all examples of non-consumptive uses.
- The water system at the Monroe Institute draws water from the Rockfish River and disperses it up-gradient where it may contribute to groundwater supply for wells in the neighborhood.
- Estimated usage from expansion, 10,000-15,000 gallon per day range.
- Fire supression for the project is estimated at 120,000 gallons.

RENDERED SITE PLAN VIEW

COURTESY OF DESIGN DEVELOP



PROPOSED ROAD CONDITIONS

TABLES BASED ON CLIENT DATA

RESIDENT TRAFFIC

Table 1. Traffic calculations per ITE Trip Generation Manual, 11th Ed.

Use	Code	Units	Weekday Average AM			Weekday Average PM			Daily Total Residents
			In	Out	Total	In	Out	Total	
Single Family Detached Housing	210	49	**10**	**29**	**39**	**32**	**19**	**51**	523

MONROE INSTITUTE CURRENT TRAFFIC

Table 2. Current Monroe Institute Traffic Data

**Nancy Penn Center (NPC); Roberts Mountain Retreat (RMR)*

Current Monroe Institute Traffic Data					
Average Attendee NPC	Average Attendee Driver Trip In OR Out	Average Attendee RMR	Average RMR Driver Trips In OR Out	Additional Shuttle Van Trips Per Day	Daily Total Attendees
40	11	18	8	4	23

Monroe Institute Employees	Average Employee Trips In	Average Employee Trips Out	Daily Total Employees
5	1	1	5
		Current Daily Total - Monroe Institute	28

MONROE INSTITUTE PROJECTED TRAFFIC

Table 3. Projected Monroe Institute Traffic Data.

Projected Monroe Institute Traffic Data					
Average Attendees NPC	Average NPC Driver Trips In OR Out	Average Attendees RMR	Average RMR Driver Trips In OR Out	Additional Shuttle Van Trips Per Day	Daily Total Attendees
90	45	18	8	8	61

Monroe Institute Employees (+6)	Average Employee Trips In	Average Employee Trips Out	Daily Total Employees
11	1	1	11
		Projected Daily Total - Monroe Institute	72

TRAFFIC COMPARISON

Table 4. Traffic Data Comparison

Traffic Data Comparison							
Current Monroe Institute Traffic	Residential Traffic	Current Total Daily Traffic	Monroe percentage of Current Traffic	Projected Monroe Institute Traffic	Residential Traffic	Future Total Daily Traffic	Monroe percentage of Future Traffic
23	523	546	4.2%	72	523	595	12.1%

SUP CONDITIONS

- Prior to issuance of a certificate of occupancy for the expanded use, the access road (Roberts Mountain Road) shall be widened to a minimum of 18’ and repaved. This shall extend to the new entrance proposed for the expanded facility. If such expansion requires a an approval vote from the New Land community association and that vote is unsucessful this condition shall be void.

- Site lighting shall be full cut-off, dark sky compliant fixtures.

- The line of sight, looking north-west from the entrance of Roberts Mountain Road onto Rocky Road shall be improved to meet a minimum line of sight required by Stopping Sight Distance per VDOT regulations.

- If a fire suppression storage tank is required, the tank shall be screened from view of Roberts Mountain road with screening landscaping that will achieve at least 1/2 the tank height at 10 years growth.

- Rainwater capture features, rain gardens or similar, shall be installed at the roof downspouts to improve SWM capture and infiltration.

- The new structure shall only be one story high facing Roberts Mountain Rd.

NELSON COUNTY PLANNING COMMISSION MEETING 10.22.2025

MONROE INSTITUTE SPECIAL USE PERMIT #250260

TMP 33-3-2D
TMP 34-12-3
TMP 34-A-35
TMP 34-12-4
TMP 33-5-1C
TMP 34-12-1

Virginia Groundwater
Science-based Well Drilling

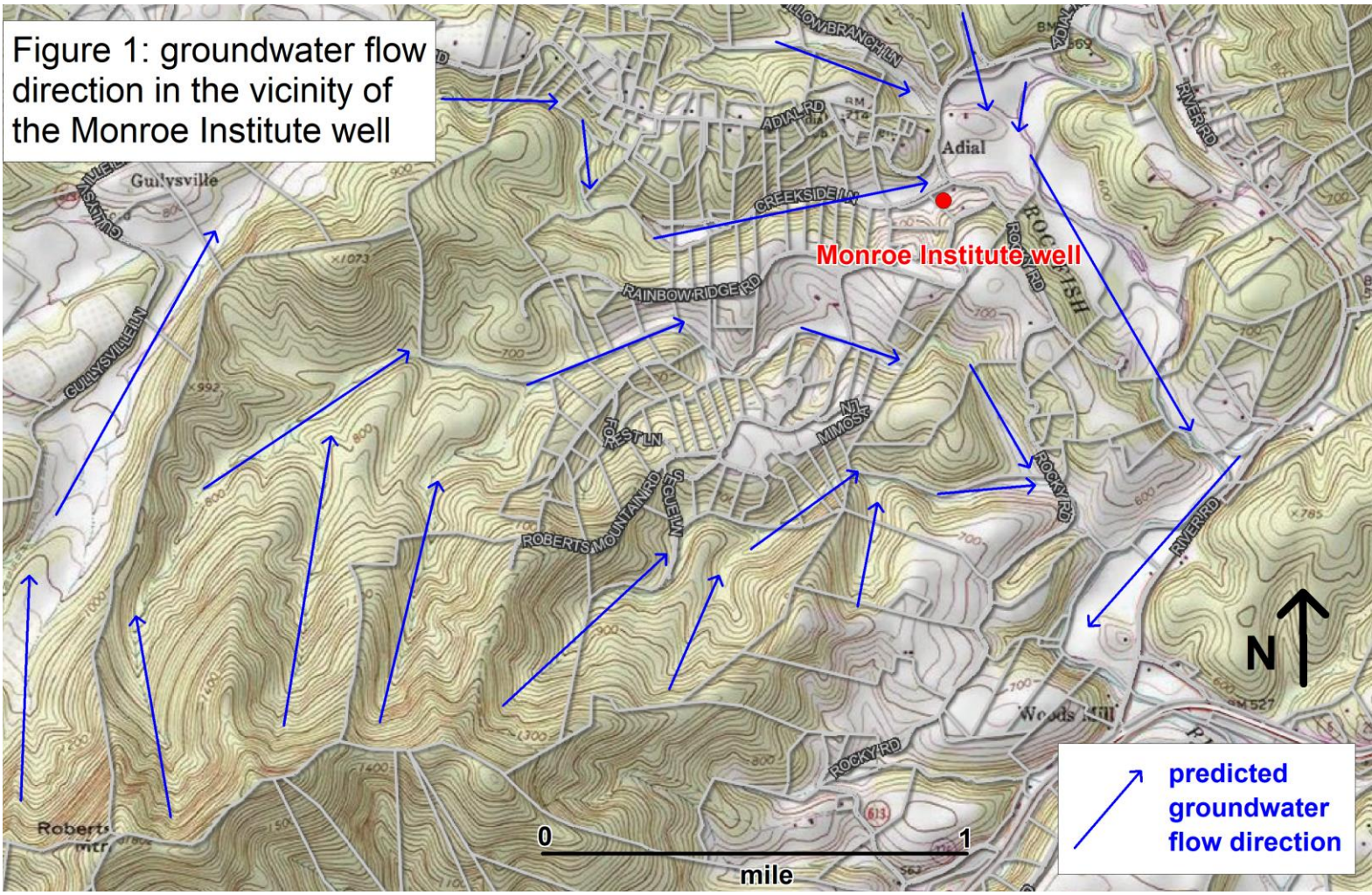
Virginia Groundwater LLC
Nick H. Evans PhD CPG
4609 Burnley Station Rd
Barboursville VA 22923
434-466-1280

September 30, 2025

Justin Shimp
Shimp Engineering, P.C.
912 East High St. Charlottesville, VA 22902

Dear Mr. Shimp:

At your request I've evaluated the potential for increased withdrawals from the existing Monroe Institute well to affect existing residential wells in the area. In summary, my findings are it is highly unlikely any increase in withdrawals from the Monroe well will affect nearby existing wells (specifically, residential wells on Adial Road, Creekside Lane, Rocky Road, Rainbow Ridge Road, Roberts Mountain Road, and beyond). This is primarily based on my assessment that the nearby wells are served by recharge and



groundwater flow extending north and east from the flanks of Roberts Mountain, toward the Monroe well, while the Monroe well accesses recharge primarily from the nearby Rockfish River, to the east. See Figure 1 and discussion points, below.

1) The Monroe well is located close to the edge of the Rockfish River flood plain, about 1200 feet west of the river itself. The wellhead is at about 530 feet elevation above sea level, and the pump is set at about 405 feet elevation (125 feet below the ground surface). The river elevation is about 510 feet elevation where closest to the well. Given the well location and intake about 105 feet below river level, recharge to the well is likely to be primarily from bedrock fractures interconnected to the river, which as a perennial stream would constitute a more than ample recharge buffer for water levels in the well. Any possible recharge from Roberts Mountain would occur <u>downstream</u> of nearby residential wells, which would get first access to available flow.

   During the 23 years the Monroe well has been pumped, at a rate of 10,000 gallons per day as approved by the Virginia Department of Health in 2002, there have been no reported instances where the well has been pumped dry. Nor have there been any reports of interference with neighboring residential wells.

2) Most of the nearby residential wells to the north, west and south of the Monroe well are at higher elevations (700-900 feet) and are farther away from the Rockfish river. These wells receive recharge primarily from the north-facing flanks of Roberts Mountain (900-1800 feet elevation; Figure 1). Groundwater recharge originates from rainwater on the mountain, and flows downslope driven by gravity, through soils and interconnected bedrock fractures that are penetrated by residential water wells. The flow paths mimic the surface topography, following a hydraulic gradient northward, then eastward, toward eventual discharge into the Rockfish River (510 feet +/- elevation at Adial). Well depths and water intake elevations are not readily available for the nearby wells, but most in the area are drilled to 300 feet or less. This implies most if not all nearby wells have water intakes at higher elevations than the Monroe well (and the Rockfish River). Groundwater does not flow uphill under normal circumstances. The Monroe well is located downstream, or down the hydraulic gradient in terms of groundwater flow, from these wells and the recharge area that feeds them. As such, withdrawals from the Monroe would not be able to affect groundwater flow to the nearby wells to the north, west and south.

   Nearby residential wells to the east are on the other side of a groundwater discharge boundary at the Rockfish River, that effectively isolates those wells from possible impacts by withdrawals from the Monroe well.

Please contact me if you have questions or would like to discuss.

Best Regards,

Nick Evans

Virginia Groundwater LLC

Nelson County Planning Commission
Meeting Minutes
October 22, 2025

Present: Commissioners Mike Harman, William Smith, and Phil Proulx; Board of Supervisors Representative Jessica Ligon.

Absent: Richard Averitt and Gary Scott.

Staff Present: Dylan Bishop, Planning Director.

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

Public Hearings

- SUP #250278 – Request for Extension of SUP #240239 (Dwelling Units in B-1 Business at 622 Front Street)

Ms. Bishop reported that there were three special use permit (SUP) public hearings scheduled for the evening. She noted that the second hearing concerned a Campground and A1 Agriculture application, and the applicant was unable to attend because he was on a job six hours away, but the public hearing should proceed since it was advertised, and she expected the Planning Commission to defer the vote to their November meeting. She stated that the Conference Center at the Monroe Institute was also on the agenda, but the Central and South District Planning Commission representatives were not present, so she expected them to defer vote on that application as well. Ms. Bishop said the public hearing would still be held to gather feedback, after which the Commission could discuss or defer the matter.

Ms. Bishop stated that the first hearing was a request for an extension of an existing approved SUP for dwelling units on properties in B1 Business at 622 Front Street in Lovingston. Ms. Bishop said that Jesse and Alexandra Lopez-Lowe completed the renovation of the structure to be used for mixed use, including two long-term residential rental units and commercial space on the lower level. She stated that the property previously held a SUP for a dwelling, which expired after more than two years of vacancy, and the Board approved SUP 240-239 on November 14, 2024, with the condition that the dwelling units could not be used as short-term rentals. Ms. Bishop said the owners were requesting an extension of their approved SUP for an additional year because the units were not yet occupied. She noted that with a SUP, the use had to be established within 12 months of approval or it would become void.

Ms. Bishop stated that the zoning was mixed use in nature, and B1 Business and R2 Residential were exempt from off-street parking requirements. She said Lovingston was designated as a community hub by the 2042 future land use map, with a focus on regional scale development, redevelopment, and infill to protect the rural landscape, ensure more efficient and effective provision of community services, bolster economic development, and improve quality of life. She stated that the primary land use types included all types of housing, mixed use units, commercial, professional, and offices.

Ms. Bishop stated that with a new zoning ordinance forthcoming that would allow for mixed use in Lovingston, staff recommends approval of the extension request. Ms. Bishop said the Planning Commission should recommend approval with a one-year extension for dwelling units in B1 Business with the existing condition to the Board of Supervisors. She offered to answer questions and said the applicant was also present.

Mr. Harman opened the public hearing, and Ms. Bishop read the speaker guidelines.

There being no speakers, he closed the public hearing.

Ms. Proulx made a motion to recommend SUP #250278 to the Board of Supervisors with the existing condition. Mr. Smith seconded the motion.

Yes:

Phil Proulx

Mike Harman

William Smith

- SUP #250263 – Campground in A-1 Agriculture (Morse Lane, Arrington)

Ms. Bishop reported that this request is for a campground use on properties zoned A1 Agriculture on Morse Lane in Arrington in the South District. She said there are two parcels—one about 36 acres and the other 77.5 acres, owned by Tim Masters, and is currently vacant. Ms. Bishop said the owner is proposing to develop a large campground with a mixture of RV slips and tent sites. She stated that the site plan submitted shows a minimum of 60 sites on one parcel and an additional 25 on the other, and an engineering site plan would be required if this is approved.

Ms. Bishop stated that the area is residential and rural in nature, and the zoning is A1 Agriculture. She said there is some floodplain on the property but no development is proposed there, and the property adjoins the Nelson County Transfer Station. She said the site is accessed by an existing entrance on Morse Lane, and existing road scars access the remainder of the properties; she has not received comments from VDOT. She noted that there are no utilities proposed at the individual sites.

Ms. Bishop stated that the request currently proposes a dumping station located at the entrance of the property. She said the applicant would be required to comply with Health Department regulations, and she had not yet received comments back from them. She noted that EMS wants to see the dimensions on the turnaround circle so they can ensure fire apparatus can navigate it. Ms. Bishop said if land disturbance exceeds certain thresholds, it would require an erosion plan or storm water plan.

Ms. Bishop stated that there are some recommended conditions listed in the staff report. She said the applicant had also provided expanded information about his proposal, and when she spoke to him earlier that afternoon, he landed on a number of 110 sites between the two properties. Ms. Bishop said she told him she would come to him with any concerns or questions that arose from the public hearing or the Planning Commission, and they would clarify some of this information when they came back next month.

Mr. Harman asked if the 110 number was slips or campsites.

Ms. Bishop responded that it is a mix of RV slips and tent sites, but the applicant did not provide specific numbers on each; since it was advertised, they would like for the Commission to hold the public hearing.

Mr. Harman opened the public hearing.

Mr. David Morse stated that he lives on the parcel that adjoins this property, and he would like to see a map of it so he can make more informed comments. Mr. Morse stated that they already have trash disposal on his road and there's too much noise already with that. He said there is a lot of activity on the road, and he is concerned about resident safety.

There being no further comment, Mr. Harman closed the public hearing.

Ms. Proulx asked what deferral did to their timeframe and whether an applicant deferral was possible.

Ms. Bishop responded that it's acceptable to go ahead and defer, and the Planning Commission has a timeframe in which they need to act on it, so they are still well within that timeframe. She said that can be discussed with the applicant at the next meeting, or prior to the next meeting, if there's going to be another deferral. She added that staff would have the applicant put in the request and work with them on an mutually agreeable timeline.

Mr. Smith asked if they can also extend the public hearing to get more input from the neighborhood.

Ms. Bishop responded that they could schedule another public hearing if that's the pleasure of the Planning Commission, and she would just make a motion to defer with another scheduled public hearing. She clarified that if the applicant cannot be present, he can request further deferral.

Mr. Smith made a motion to defer SUP #250263, with another public hearing, to the November 19, 2025 Planning Commission meeting. Ms. Proulx seconded the motion.

Yes:

Phil Proulx

Mike Harman

William Smith

- SUP #250260 – Conference Center in A-1 Agriculture (The Monroe Institute, Faber)

Ms. Bishop stated that the application is for a conference center at the Monroe Institute, 365 Roberts Mountain Road, Faber, in the South District. She said the project covers six parcels totaling 44.44 acres, and the applicant is Shimp Engineering. Ms. Bishop stated that the property is home to the Monroe Institute, founded in 1971, and because it was established before the adoption of the zoning ordinance, it is considered a legal non-conforming use. She noted that any expansion of a non-conforming use requires compliance with the current zoning ordinance, which is the reason for the SUP request.

She said the Monroe Institute is proposing to expand its operations and develop a conference center that will include residential quarters, offices, a cafeteria, a common services area, a gift shop, meeting rooms, a studio, and storage space. Ms. Bishop stated that a project narrative and photo renderings of the proposed facility are included in the packet. She said that the applicant held a community meeting with neighbors, and the applicant will summarize those discussions. Ms. Bishop noted that a conference center is defined as a facility for hosting public or private events, including but not limited to weddings, receptions, social events, parties, workshops, and conferences, and is used as a venue for social, cultural, recreational, or educational activities that may include lodging accommodations.

Ms. Bishop reported that the area is rural, residential, and institutional in nature, and all zoning in the vicinity is A1 agriculture. She said there is some floodplain on the parcels containing the existing water

system, although no development is proposed in those areas. Ms. Bishop stated that the property is accessed by an existing entrance on Roberts Mountain Road, and some paving improvements and at least 41 additional parking spaces are proposed. She said the property is served by existing utilities, and the two parcels containing the water system are included as part of this application should any improvements be required; no structures or other development are proposed on those lots. She said land disturbance is anticipated at about 5.5 acres, which requires approval of an erosion and sediment control plan and a stormwater management plan by DEQ. She added that EMS wants to see the dimensions of the turnaround circle to ensure fire apparatus can navigate.

Ms. Bishop reported that in the comprehensive plan, this property is located in a rural area on the 2042 future land use map. She said the core concept is to ensure the protection of the county's rural landscape and economy by maintaining open space, scenic views, and agricultural uses with compatible low-density residential uses. Ms. Bishop stated that primary land use types include institutional uses, farms, agriculture, forestry, agritourism, parks, recreation, and trails. She said alterations and retrofits to existing low-density single-family areas are appropriate and encouraged.

Ms. Bishop stated that with the packet that did not go out originally and was received today, there is a letter from the applicant regarding the water supply. She said there are some recommended conditions submitted by the applicant as well as all the public comments received by email. Ms. Bishop stated that Commissioners received some emails, and all the ones sent just to her are also included in the packet.

Ms. Bishop stated that for SUPs, the review criteria shall not change the character and established pattern of development of the area or the community, shall be in harmony with uses permitted by right in the zoning district, and not adversely affect the use of neighboring property. She said the property must be adequately served by essential public or private services and shall not result in the destruction, loss, or damage of any feature of significant ecological, scenic, or historic importance. Ms. Bishop referenced a map showing the six parcels outlined in green and the development area proposed for the conference center, as well as the location of the three existing buildings and the water system.

Mr. Justin Shimp of Shimp Engineering addressed the Commission and said he was pleased to represent the Monroe Institute, a staple of Nelson County for over 50 years. He said Allyn Evans is the director of the Institute and is present at this meeting.

Mr. Shimp said that a community meeting with the neighbors was held at the Rockfish Valley Community Center on October 4th to inform them of the ongoing developments. He stated that some individuals present at the current meeting had also attended the previous one, where they learned many of these same details. Mr. Shimp explained that the site location was clearly indicated, with the colored parcels representing those subject to the SUP. He said that three buildings directly below the Roberts Mountain Road label represented the current Monroe Institute facilities, which had existed before the zoning ordinance and were therefore permitted to continue, though expansion required a SUP.

Mr. Shimp stated that the proposal involved constructing a 33,000-square-foot multi-use center containing residential quarters, offices, and gift shops. He said that access to the site would remain off Rocky Road or Roberts Mountain Road. Mr. Shimp clarified that the request was for an expansion to a total of 90 guests, up from the current operation of around 28, emphasizing that the expansion was not for 90 new guests but for a total capacity of 90.

Mr. Shimp reported that the Monroe Institute was founded in 1971 by Bob Monroe, who acquired the current property in 1976, including adjacent land in a new subdivision totaling approximately 726 acres. He stated that Monroe was a pioneer in the community, leading to the establishment of similar

institutions and contributing to the character of Nelson County. Mr. Shimp said these institutions attracted visitors, allowing them to engage with nature in ways fundamental to the community and providing space for operational expansion.

Mr. Shimp stated that all current program slots were booked about a year in advance, resulting in limited access for interested attendees. He described the rendered site plan, noting that three buildings on the right were existing structures and a new three-wing building was proposed for expansion. Mr. Shimp said the existing parking lot would be extended to a new access circle serving the new facility. He presented an additional rendered view from the neighborhood, showing the three existing buildings to the left and offering a face-on perspective of the proposed expansion.

Mr. Shimp explained that the building was designed to fit into the topography, appearing as a one-story structure from the road to minimize its roadside impact, while the rear would be two stories to provide the necessary square footage for operations. He said this approach avoided a tall roadside building and reduced the development's scale from the street. Mr. Shimp stated that landscaping and site planning would be integrated into the project's design. He said views from Roberts Mountain Road showed the one-level frontage, while rear views depicted the two-story elevation created by the sloping terrain, which also allowed for integration of trails to connect guests to lakes without requiring road use.

Mr. Shimp stated that questions regarding groundwater and traffic were common and would be addressed. He said that Dr. Nick Evans, a highly experienced geologist with a long career in central Virginia, was engaged to evaluate the water impact. Mr. Shimp relayed Dr. Evans's opinion that increased water usage was very unlikely to affect the water body, explaining that the property's well was adjacent to the Rockfish River and primarily drew water from the river, which provided ample supply. He stated that neighboring wells with lesser supply were up gradient and not hydrologically connected, according to Dr. Evans's report, which was available for review.

Mr. Shimp said that in 23 years of operation, there were no reports of the Monroe Institute's well experiencing supply problems or affecting other wells. He explained that the facility's water usage was non-consumptive, as water drawn from the well was returned to the ground through a drain field, unlike agricultural or industrial uses which consume water. Mr. Shimp cited a USGS statistic indicating that agriculture accounted for 90% of consumed water in the United States, while public water supplies used 70% of the total. He stated that the current permit allowed 10,000 gallons per day, with projected expansion usage estimated below 15,000 gallons per day, requiring only slight adjustment through the health department as a site plan matter.

Mr. Shimp clarified that the property had a 10,000-gallon domestic water tank and that the new building would require a 120,000-gallon fire suppression tank. He emphasized that the fire tank would be filled once and used only in emergencies, serving as a community resource for fire response. Mr. Shimp stated that screening, such as planting trees, would be applied to the tank, ensuring it was not prominently visible, and fire access would be maintained.

Mr. Shimp said that the Monroe Institute was responsible for maintaining a specific section of road, currently 15 to 16 feet wide, and proposed widening it to at least 18 feet and repaving it as part of the project, benefiting the entire neighborhood. He stated that entrance improvements would also be made to enhance visibility when entering from Roberts Mountain Road onto Rocky Road, in compliance with VDOT standards. Mr. Shimp acknowledged a modest increase in traffic due to the expansion, justifying the road improvements.

Mr. Shimp compared anticipated traffic, estimating 523 trips per day for a hypothetical 49-lot subdivision, while current Monroe Institute traffic was lower due to shuttle use and structured programs. He stated that with expansion, traffic would rise to 72 trips per day, representing about 12% of overall traffic, up from 4.2%, but only on arrival and departure days. He reiterated the intent to improve the road and sight lines to accommodate this increase.

Mr. Shimp listed proposed conditions based on neighborhood feedback, including road improvements subject to neighborhood approval, implementation of full cutoff, dark sky light fixtures, required screening for the fire tank, rainwater capture for groundwater recharge, and limiting the structure to one story facing Roberts Mountain Road. He thanked the Commission and offered to answer questions.

Ms. Proulx asked whether they would be drilling another well or making the current one deeper since this would increase water consumption.

Mr. Shimp responded that the current well will probably have capacity, but they would likely drill a second well next to the current one or in the same vicinity as a redundancy.

Dr. Ligon asked if the applicant would be willing to do a 48-hour drawdown test and measuring other people's wells during that, if water is a concern.

Mr. Shimp said that Dr. Evans is coming to the next meeting, so he could speak to that but would likely say that a second well is unnecessary.

Mr. Harman opened the public hearing.

Mr. Ronald Blake, 86 Rainbow Ridge Road, Faber, addressed the Commission and said he was speaking on behalf of multiple property owners, a list that he would furnish upon conclusion of his comments. He said this application is severely lacking in certain areas.

Mr. Blake stated that this is a major commercial development of 59,000 square feet in total, which will adversely impact adjacent property values and irretrievably change the character of this small residential community forever. He said the proposal equates to an almost 400% increase in the subdivision's population—effectively doubling the population of the subdivision.

He said with up to 90 course attendees, half the population of the area is not vested in the community. Mr. Blake stated that an additional 90 people, including the 22 already there and the additional attendees, comes to 90, which equates to building 30 to 40 new homes in the subdivision with this increase in the number of people. He said the permit request is assigned minor status, but in just looking at these drawings and plans, this is major.

Mr. Blake stated that the application seems to fail to meet Nelson County's five planning and zoning strategic goals, which include protecting and strengthening the County's special sense of place and high quality of life. Mr. Blake said a corporate building such as this is better suited to a business park in Fairfax or Manassas, and it is not the sense of place expected here. Mr. Blake emphasized that the proposal has limited or no benefit to the local economy, and the attendees are catered for and housed in the planned hotel and conference facilities; they do not spend money at the local wineries, breweries, or restaurants while attending the course at Monroe.

Mr. Blake stated that the third strategic planning goal is to protect and enhance property land. He said people do not choose to pay a lot of money to buy a house next to a hotel or car park. He stated that the fourth goal is to improve the public health, safety, convenience, and welfare of the citizens and facilitate the creation of a convenient, attractive, and harmonious community. Mr. Blake said this facility is

specifically not for local citizens. He stated that the users fly in or drive in, stay a week, and leave before the next cohort arrives. Mr. Blake said the fifth goal is to help Nelson County community successfully pursue a more prosperous and sustainable future. He stated that the proposed facility does not help Nelson County residents pursue those goals unless they pay over $2,000 for a course there.

Mr. Blake stated that this is an experiment in expansion never before attempted by the Institute, and it consequently contains more inherent risk than a conventional business with a track record successfully managing expansion. He said if this is approved and proceeds to be built and ultimately fails due to over-optimism and financial overreach on the part of the Monroe Board, they can walk away from it—but the families who live here cannot.

Mr. Blake said the information presented so far has been inadequate and incomplete, though a thorough job has been done insofar as it can be and in some cases misleading, particularly regarding road development and changes. He noted that the Monroe Institute does not own the roads that are highlighted as potentially being changed. Mr. Blake said by deed of government in 2008, the Monroe Institute gave ownership of the roads to all the residents and at that time the homeowners association was created. He stated that only by a vote of 75% majority of homeowners can any road improvement, change, or otherwise be made—but that vote has not taken place.

Mr. Stephen Bickers, 122 Gasp Lane, Faber, said he has lived there 27 years and moved in with his father, who has owned the house for 35 years. Mr. Bickers said that when the Monroe Institute started, most of the people who lived there were part of the Monroe Institute; it is now very much the New Land subdivision, explaining that most of the current residents are new, with previous occupants having moved out and new houses established. He said that the area has not grown exponentially.

Mr. Bickers stated that he was the president of the New Land Property Owners Association for a period and strongly disagreed with the traffic estimates Mr. Shimp provided, explaining that part of the lots being counted are on Creekside Lane, which is not part of New Land proper and does not share the same entrance. He said those residents would never be affected by the traffic counts and Mr. Shimp did not know what Creekside was, resulting in an overestimation of the number of houses.

Mr. Bickers stated that many people either work from home or have children and do not frequently drive in and out, so he questioned whether anyone would ever observe 523 trips passing through the gate in either direction. He said that the Institute's impact is further misrepresented because the conversion of Lori and Bob Monroe's house at the top into part of the Institute requires transporting people all the way through the area. He stated that the roads are not up to quality and are barely wide enough in places for vehicles to pass, and they are already being overused—with improvements not planned for all the roads.

Mr. Bickers said that the Monroe Institute has not maintained its part of the property, and when he was on the board, he would bring up the issue of road maintenance with Angie, who was also on the board at the time and works for the Institute. He stated that every building is receiving new decks and guardrails, but the road maintenance is being neglected. He concluded by saying that, because of this, he is very hesitant to believe any of the Monroe Institute's claims, asserting that if one part is not true, the rest may not be true in terms of its impact on the community.

Mr. Heath Matysek-Snyder, 1124 Roberts Mountain Road, Faber, stated that he wanted to voice concerns and reservations about the Monroe Institute's SUP application #250260 and a subsequent expansion proposal. He stated that the first concern is the overall size, scale, and commercial aspect of the project. He said that at approximately 59,000 square feet, including the first level and walkout basement, the

building proposed is a large-scale commercial building that would be out of character with the other Monroe Institute buildings and with the houses of the New Land subdivision.

Mr. Matysek-Snyder stated that this large commercial structure will be built in a quiet rural subdivision on A1 agricultural zone property and will stand out in the landscape far more than the current Monroe Institute buildings, which are tucked away. He said this proposed expansion will negatively impact the visual character of the rural bucolic community by day and increase light pollution by night, although there were steps taken to address that. He stated that a primary concern is the potentially detrimental impact this large-scale commercial expansion will have on the New Land community's water supply.

Mr. Matysek-Snyder said the Monroe Institute's groundwater assessment for their proposal provided inadequate detailed information and evidence that this large commercial expansion will not have negative effects on residential wells in the New Land subdivision. He stated that in the past few years, several wells in the community have periodically run dry and the Monroe Institute's proposal fails to adequately assess the immediate and extended impact on the community's water supply. He said a more extensive groundwater assessment study by an independent entity is necessary.

Mr. Matysek-Snyder expressed concern regarding the lack of transparency related to the SUP application and the subsequent expansion proposal. He said that many New Land residents, himself included, were blindsided by this expansion proposal, the size and scale of the project, and the last-minute nature of how they were told about it. He said the informational meeting called by the Monroe Institute for New Land residents on October 5th was beneficial, but calling it just one week prior to the October 22nd Planning Commission meeting did not give residents of the New Land subdivision adequate time to gather relevant information and ask meaningful questions regarding this community-altering expansion proposal. He asked Commission members to consider postponing a vote on this SUP application.

Mr. Paul Devoursney, 105 Forest Lane, Faber, thanked the Commission and said he was here to address the water situation in this area. He said there are a lot of wells that are running dry, and there are properties that have four or five wells dug on them currently. He said they are talking about how this is not going to impact water usage or the water supply in the area—yet there have been no water studies done showing how much water is going into their well and how much water is coming out of their well. He suggested that an independent commission or person study and demonstrating waterflow. He emphasized that the applicant should answer a lot of questions about how much water they are actually using and how much water is available. He said they talk about returning water to the groundwater, but that is not really true; they are going to be returning water to the immediate area around the open roads.

Mr. Devoursney said they also talk about making it a one-story visible from the road. He stated that if you look at the picture, the first story is brown, followed by a roof that makes it technically a second-story building. He said if you are looking at it from the road, you will see brown and then above it, gray—two stories, not one. He stated they are talking about minimizing visual impact, but he does not see that.

Mr. Devoursney said the Monroe Institute is a fundamental part of the community. He stated he moved here four years ago with the understanding that the Monroe Institute was part of the community. He said he has had friends who attended the Monroe Institute, and at least one friend whose life was changed by the Monroe Institute for the positive. He said he has had no trouble with the traffic, and the people on the roads have been polite. He said the traffic study does not make sense to him, and there is no way that there are 500 people coming and going from there every day, or even every week.

Mr. Drew Perkins, 122 Gasp Lane and 116 Gasp Lane, said he has lived in the County for 35 years and did not know anything about the Institute when he moved here but was simply looking for a house he could afford in ana area he liked.

Mr. Perkins stated that the New Land Property Owners Association (NLPOA) road maintenance agreement is divided up among all landowners, which the Monroe Institute is considered. He said that with owning two homes there and having two lots, he has two votes; Monroe has nine votes. He stated that what they're proposing in terms of the roads specifically cannot be done by their agreement—which was put in place in 2008 when they took ownership of the roads from the Monroe Family Trust.

Mr. Perkins said he was a Monroe lawyer who was in part responsible for drafting the document that we all adopted in 2008, and that document is very specific in terms of what the Monroe Institute's responsibility is in terms of maintaining the paid portion of the road. He emphasized that they haven't maintained that in at least 15 years, and it may have been longer than 15 years since they paved it—but they can't expand their paved footprint without 75% of the landowners approval based on the NLPOA document. He added that he doesn't think they have the votes to successfully be able to do what they want to do, and that would be to expand the roads and expand their paved footprint.

Mr. Perkins echoed his neighbors' concerns about water and traffic, and it was not uncommon for them to find four or five program participants walking on the road, which he did not mind. He emphasized that he respects what they're doing, but to bring that many more people into the community, they're not limited to just that section. He said he lives a mile past the institute off Roberts Mountain Road and has found people roaming in his yard and just looking through the neighborhood. He said while it was okay now, he did not personally want that many more people in the community on a weekly basis.

Ms. Shakti Pierce, 599 Remo Ridge Road, Faber, stated that she shared the concerns that she has heard and also understands the Monroe Institute's need to expand. She commented that Monroe has been central to the community and what founded it in the first place. Ms. Pierce said her family agrees that a lot of the concerns could be remedied if the proposal were scaled down—as this is a really big change, which means bigger impacts and bigger variables.

There being no further speakers, Mr. Harman closed the public hearing. He asked Mr. Shimp to readdress the Commission.

Dr. Ligon said Monroe Institute owns both sides of the road and asked if they had discussed a land grab from Barbara Bledsoe.

Mr. Shimp explained that the road itself is in its own parcel and is not owned by the adjacent landowners, but rather the property association. He said if the property owners vote against that, then they can't move forward with it—but he hoped they would accept that. It would be a condition that if the building could not open until those things (widening the road, repaving it) were completed.

Mr. Harman asked if it wouldn't impact the project if the road remained the size that it is now, or if there is a requirement that it must be 18 feet wide.

Mr. Shimp responded that there is no requirement that it be widened to that standard, as it is a private road and not a VDOT road.

Mr. Harman asked if he agreed that they have the legal right to not do that change.

Mr. Shimp responded that some things are maintenance and others are improvements, and their responsibility is to maintain—which is a tricky area to define. He said if they repave the road and widen it one foot, for example, the question is whether that's an improvement requiring a vote. He said in principle, they will put this forward and say they are willing to do it if the NLPOA is willing to accept it.

Mr. Smith asked about maintenance contributions.

Mr. Shimp responded that they already have responsibility to maintain that whole section Monroe is on, and there are many other maintenance contributions also; the agreement sort of already works that out. He said it is a matter in this case whether they want the improvements, which is where it gets into an area that has to be discussed in this agreement.

Ms. Proulx pointed out that they're asking for an SUP, and the County can put conditions on an SUP.

Mr. Smith said it's great they have offered to improve the road, but maintaining those improvements gets expensive over a period of time, so that's a consideration they need to look at.

Dr. Ligon asked if the intention with this expansion is to not be shuttling people to different buildings—that they are all going to be there.

Mr. Shimp explained that Robert's Mountain Retreat is another part of the facility that's at the very end of Robert's Mountain Road, which is similar to a non-conforming use and cannot be expanded without an SUP also. He said they are not asking for that and there's no expansion of that, so no further attendees will be going to Robert's Mountain Road; any added attendees are only at the site under consideration here.

Dr. Ligon said her inquiry was whether there would be less people going to the retreat because they're being housed down in the other area.

Mr. Shimp clarified that this is separate, and people can choose different programs, different spaces; hypothetically, if they weren't at full capacity all the time with one facility, people might choose to go there, but this SUP doesn't really affect that. He said the same number of people will have the right to go there as before.

Mr. Smith asked how many more employees they were anticipating.

Mr. Shimp responded that it would be five or six more.

Ms. Proulx commented that Monroe has facilities all over the world.

Monroe Institute Director Allyn Evans responded that they have an international presence but do not own any structures internationally.

Ms. Proulx commented that this is a huge increase.

Dr. Ligon said she still had questions on the water drawdown but realized the professional hydrologist was coming to the next meeting.

Ms. Proulx said she has not had the information for very long and would like to visit the site. She commented that they cannot address the business model, but there is also no control if they sell the business as to what type of convention center can go in.

Mr. Harman stated that it would also be helpful to have the full Commission present for this discussion and decision, as two were absent tonight.

Ms. Proulx commented that one of the issues is that the other two people won't have heard the public comment, but they could get the recording.

Ms. Bishop said she could also summarize the meeting for them, and her recommendation was not to have another public hearing on this item.

Ms. Proulx made a motion to defer action on SUP #250260 to the Commission's November 19, 2025 meeting. Mr. Smith seconded the motion.

Yes:

Phil Proulx

Mike Harman

William Smith

Board of Supervisors Report

Dr. Ligon stated that at the Board's last meeting, they received a report from the engineer for water exploration on the Larkin property, and he discussed pulling water from the creek and explained the process for a 48-hour drawdown test. She said they would have another session and discuss the report, then decide on direction.

Upcoming Scheduled Meetings

- November 19, 2025 (third Wednesday to accommodate Thanksgiving Holiday).

Ms. Proulx made a motion to adjourn the meeting. Mr. Smith seconded the motion.

Yes:

Phil Proulx

Mike Harman

William Smith

Respectfully submitted,

Dylan M Bishop

Dylan M. Bishop, CZA, CFM

Director of Planning & Zoning

Outlook

Fwd: Planning Commission Meeting Request

From C Muscenti <rainbowridgemusic@gmail.com>
Date Mon 10/20/2025 5:54 PM
To Dylan Bishop <dbishop@nelsoncounty.org>

Dear Ms. Bishop,
As you will see from the following emails, we have a very important issue to deal with regarding a rezoning request by the Monroe Institute in Nelson County in the Central District.
As of now, I've been informed that two of the planning commissioners will not be present to hear the views of the community and not be able to vote.
Would you please consider rescheduling the rezoning item on the agenda for Wednesday, to another day in the future so that more of your commissioners can be present.
We have a community that is very concerned with what's going on and adequate representation is so important.
Respectfully sent,
Connie Muscenti
Rainbow Ridge Road, Faber

---------- Forwarded message ---------
From: **C Muscenti** <rainbowridgemusic@gmail.com>
Date: Mon, Oct 20, 2025 at 5:11 PM
Subject: Re: Planning Commission Meeting Request
To: <richard@averitt.com>
Cc: <koms@lynchburg.net>, proulx@cfw.com <proulx@cfw.com>, twinspringsfarmva@gmail.com <twinspringsfarmva@gmail.com>, <wsmith@nelsoncounty.org>, <jligon@nelsoncounty.org>

Dear Planning Commissioner Members,
I was just informed by Mr. Averitt that he will not be present at this Wednesday's meeting. This is a very important meeting, when the request for rezoning will be made for the Monroe Institute property to proceed with a huge expansion project that will negatively affect many folks.

I really appreciate Mr. Averitt informing me of his absence. I am very concerned about his absence, since he will not be able to vote and he
is our Central District representative, which is where this rezoning issue is located.

I would like to respectfully request that you postpone this Wednesday's meeting and any voting on this issue until Mr. Averitt can be present to represent our Central district.
This is a huge issue for our community, affecting not only the Monroe Institute location, but also surrounding areas like Rainbow Ridge Road, Roberts Mountain Road,Creekside, and Adial Road. To

have our community represented is important and cannot be taken lightly.

Please consider postponing this issue until Mr. Averitt can be present.
With gratitude,
Connie Muscenti
Rainbow Ridge Road
Faber

On Mon, Oct 20, 2025 at 2:16 PM C Muscenti <rainbowridgemusic@gmail.com> wrote:

> Dear Mr. Averitt,
> I live on Rainbow Ridge Rd, Faber, VA, where I need to drive by the Monroe Institute everyday to get to my home.
> I am extremely concerned about, therefore "opposed" to the immense extension that the Monroe Institute is proposing. This expansion will make a huge footprint on the land and to our lives and environment. Loss of agricultural land, creating more use of roads, meaning more traffic, which already has an issue of being too fast, and road maintenance that we as residents are responsible for. We don't even have the funds now to do the work on the roads so I can't imagine how we would be able to keep up with them if the land is rezoned for more traffic. Residence wells are already drying up where we live, and the exorbitant amount of water the Institute will require with their expansion will further compromise what we are already dealing with.
>
> I have lived on this land since 2005 and although I am not involved with the institute, I've always wanted the institute to succeed. When I moved here, the land and the culture was respected by all of us, including the institute. If this request to rezone for this expansion is passed, our entire living environment will change in a way that will not be respected, but instead compromised, regarding available water, more traffic, and many unknowns of
> how long this huge expansion would disrupt our lives, and what would happen if the Institute ends up going bankrupt because they don't get the number of attendees that they are hoping for.
>
> I realize that you probably don't need to hear about how gorgeous, how peaceful, and how quiet and special this land is and that it too actually WILL be incredibly compromised if this expansion is approved. Yes, I'm very worried and sad that so much is at stake, and not in a positive direction for the residents who live on Roberts Mountain Road, Creekside Lane, and Rainbow Ridge. We all would be impacted.

Mr. Averitt, please share my concerns and my opposition to this rezoning request with the planning commission and support not passing the present zoning change request of the Monroe Institute.
Respectfully,
Connie Muscenti

Connie Muscenti
434.826.9623

Outlook

Resident Feedback in regard to SUP #250260 – Conference Center in A-1 Agriculture (The Monroe Institute, Faber)

From Frank Snyder <thomas.jefferson.snyder@gmail.com>
Date Tue 10/21/2025 9:08 AM
To Dylan Bishop <dbishop@nelsoncounty.org>; Cody Barker <cbarker@nelsoncounty.org>; William Smith <wsmith@nelsoncounty.org>; koms@lynchburg.net <koms@lynchburg.net>; proulx@cfw.com <proulx@cfw.com>; twinspringsfarmva@gmail.com <twinspringsfarmva@gmail.com>; richard@raveritt.com <richard@raveritt.com>; Jessica Ligon <jligon@nelsoncounty.org>; Libby Ashby <lashby@nelsoncounty.org>
Cc Allyn Evans <allyn.evans@monroeinstitute.org>; Jan Ketchel <jeketchel@gmail.com>

Good morning Members of the Nelson County Planning Commission,

My wife and I, Louise and Frank Snyder, are the new owners of 131 Mimosa Lane having just purchased the property in June of 2025. As we share a substantial border with TMI near the proposed expansion site, we'd like to share our thoughts on the proposed expansion with our neighbors, TMI, and the Nelson County Planning Commission. Specifically, we own the three lots on the opposite side of Rockfish River Tributary 8 shown on Shimp Engineering Existing Conditions Overview C2.

First, we have no opinion on the quality, nature or value of the work conducted at TMI. We believe that is irrelevant to the matter at hand. What we think does matter, is the impact that any new business or the expansion of an existing business would have on the community in general and specifically on us. We believe those impacts are all negative:

- Additional noise and light pollution
- Increased traffic and the associated dust generated by vehicles
- Increased demands on the available water in an area that may already be overtaxed
- Spoilage of the beautiful countryside

In buying this home, my wife and I sought an attractive community with less noise, light, and traffic than we've known in previous homes - we sought the specific look and feel of what we have now. We intend to retire to this home. We purchased a home in an area zoned "A-1 Agricultural" with expectations that it would not favor commercial growth. In fact, while our home has many pros, the main con we identified before purchasing it was proximity to a business already operating near our home.

At TMI's current size and operating model, we've already made several observations that are unpleasant or potentially dangerous to residents:

- Vehicle traffic generated by TMI between its two existing locations that causes frequent heavy dust near our property and on all roads between the two,
- TMI patron and service vehicles travelling in excess of the posted speed limit,
- Loud, disruptive music emanating from TMI with regularity on evenings and nights that is clearly audible from our home

We respectfully request that TMI's petition for expansion be denied. We'd prefer to see the community continue to reflect the experience we purposefully bought 4 months ago.

I welcome any questions or dialogue by email or phone, and will attempt to attend any future meetings in person.

Thank you for your consideration,

Frank J. Snyder
Colonel (Retired), U.S. Army
808-206-1852

Outlook

Special Use Permit #2502260 Application - The Monroe Institute / The Centre Institute for construction of a Conference Center

From Marilyn Anderson <marilyn04616@gmail.com>

Date Tue 10/21/2025 1:14 PM

To koms@lynchburg.net <koms@lynchburg.net>; proulx@cfw.com <proulx@cfw.com>; twinspringsfarmva@gmail.com <twinspringsfarmva@gmail.com>; richard@raveritt.com <richard@raveritt.com>; William Smith <wsmith@nelsoncounty.org>; Jessica Ligon <jligon@nelsoncounty.org>; Dylan Bishop <dbishop@nelsoncounty.org>

Cc Cody Barker <cbarker@nelsoncounty.org>; Libby Ashby <lashby@nelsoncounty.org>

To: Nelson County Planning Commission
Re: Special Use Permit #2502260 Application - Proposed Conference Center at The Monroe Institute

Dear Commissioners,

We are ***firmly opposed*** to the proposed extensive expansion of this commercial business in our **Zone A-1 Agriculture District**. Inevitably, it would seriously and permanently impact our New Land community, which is already facing issues with water supplies, road maintenance, traffic, and the loss of our quiet, natural environment.

The delayed announcement to the New Land community for TMI's requested Special Use Permit is patently disingenuous, distributed only days before the Planning and Zoning Commission meeting, which we know will lack a complete quorum of voting members for this most important issue. With the packet of information received, this proposed expansion has obviously been in the planning stages for a lengthy time, at significant cost to TMI.

Thus, we respectfully request postponement of the October 22 meeting until a complete quorum of commissioners can be present to vote on this variance for a balanced decision to approve or deny this Special Use Application.

Well water supply is of paramount importance to each property in The New Land. With the possibility of TMI's proposed new water tower supplying as much as 120,000+ gallons, water usage is of great concern. Our own property's water well on Rainbow Ridge Road had gone dry several years ago, and a new, relocated well was drilled and plumbed to the house. Our well is located near the site of TMI's proposed new well near the Rockfish River Tributary adjacent to Creekside Lane.

Marketing TMI as a Conference Center implies frequent violations of the original zoning designation of **Zone A-1 Agricultural District.** Amplified speeches, loud music, light pollution, sound pollution, heavily increased traffic patterns from ticketed event attendees — all are inevitable in Conference Center activities. (We are still in recovery from the recent Oak Ridge concert at a distance of thirteen miles.) Noise pollution and excess vehicle traffic are unacceptable anytime day or night in our New Land community, as are the virtual certainties of unsustainable water usage (directly endangering residential water wells), sewage generation and treatment, and increased auto and pedestrian traffic concomitant with all these activities.

Increased lodging for an additional 90 attendees is significant in comparison to the current maximum of 28 attendees (totaling 118 individuals, a 321% increase - excluding staff). Increased staffing, transportation, trash collection, and all the amenities necessary to attract this increase in attendees shall certainly have their regular negative impacts upon our residential New Land community.

We must not allow this to happen, and we believe it is antithetical to anything resembling Bob Monroe's vision for this harmonious community.

With our concerns for the impact on our New Land infrastructure and environment, we are vehemently opposed to TMI's rezoning request for such an invasive physical expansion in the nature of a college campus and ask this Special Use Application be denied.

Respectfully submitted,
Marilyn Anderson & Bill Halsey
140 Rainbow Ridge Road

Outlook

the meeting

From robert denard <rdenard@yahoo.com>
Date Wed 10/22/2025 9:24 AM
To Dylan Bishop <dbishop@nelsoncounty.org>; Jessica Ligon <jligon@nelsoncounty.org>; William Smith <wsmith@nelsoncounty.org>; proulx@cfw.com <proulx@cfw.com>

I will not be able to attend the meeting tonight so I will send you a few of my thoughts on the matter of the expansion being considered at the Monroe Institute.
I find that the majority of everyone that I know who lives here are against the idea for the obvious reasons: Wells have already run dry here on a few of us so the water issue and what will become of it due to this expansion is a major concern. A MAJOR concern.
The others are rather obvious so I will not repeat what many have already said. No one can offer any solid 'answers' relative to what will happen to the water supply for we who live here and that should be reason enough to pause.
I think it would be a very practical approach to simply put all this on 'hold' for two years. There is a good possibility that the way the world of affairs is unfolding the Monroe Institute may very well be glad that there was that 'pause'!
It is understandable that Monroe wants to expand to 'make more money', yet, we who live here are interested in the more basic concerns of our homes and our lives.

May you think on these things.
With warm regards,

Robert D. Gubisch
334 Rainbow Ridge Road
Faber 22938

My beloved partner Ann C. Briddell is in agreement with all the above.

Outlook

Special use permit #250260: Conference Center in A-1 agricultural district for The Monroe Institute 365 Roberts Mountain Road in Faber

From Susan Lazerson <falafelpup@gmail.com>
Date Sat 11/1/2025 5:05 PM
To Dylan Bishop <dbishop@nelsoncounty.org>

Susan Lazerson and Clifford Savell
1817 Pleasantdale Drive, Encinitas, CA 92024
Owners: 14 Crystal Lane, Faber, VA 22938 (located on Roberts Mountain Road)

October 19, 2025

Dear Planning Commission Members: I was recently notified that the Monroe Institute, located a short distance from my home on Roberts Mountain Road, is planning a large building expansion. This expansion is for the purpose of increasing the number of paid attendees to their workshops that promote raised consciousness.

I ask that you deny this new expansion and construction based on my three reasons that follow:

1. Water for added bathrooms, for increased food preparation and clean up, for housekeeping and groundskeeping will depress water levels needed for nearby wells. Homeowners also worry about the availability of water to fight possible dreaded wild fires.

2. The dust levels created by vehicular traffic on the dirt Roberts Mountain Road have always been unpleasant. There are 2 locations that the institute uses for their courses: one at the base of Roberts Mountain Road and the other at the far end of the road on the mountain top. Increased traffic, particularly in vans carrying multiple passenger-attendees, will only increase unpleasant and unhealthy dust.

3. We live in very troubled and unpredictable times. Our homes are our sanctuaries. For many of us these homes are also our largest assets. The expansion of the institute threatens the value of our properties and jeopardizes the beauty and livability of New Land.

According to their website, The Monroe Institute is a large international business offering workshops in facilities in Arizona, California, Florida, Illinois, Virginia, and in multiple European countries and India. Their popular 5 day Gateway costing about $2,700 focuses on helping to create joyful lives that emphasize loving kindness in their relationship to others. I only wish that The Monroe Institute more carefully thought about these principles when considering us - their neighbors- who have to share this beautiful land.

Thank you for your consideration.

Sincerely,

Susan Lazerson