# ORANGE COUNTY

## PLANNING SERVICES

COMMUNITY DEVELOPMENT
128 WEST MAIN STREET
ORANGE, VIRGINIA 22960

OFFICE: (540) 672-4347
FAX: (540) 672-0164
orangecountyva.gov

**NOTICE**

**RE: Submission of written public comments for August 20, 2020, remote Planning Commission meeting**

The August 20, 2020, Orange County Planning Commission meeting will be conducted electronically beginning at 6:00 p.m. There will be no physical access and no opportunity for live public comment. The meeting may be viewed via live stream at:

https://www.youtube.com/channel/UCnl_EM-lgrXYdfKcP18-jOQ

Written comments on SUP 20-02 RV Park will be accepted until **5 p.m. on Tuesday, August 18, 2020**. Effective for the duration of time in which the County is operating in accordance with the Continuity of Government Ordinance adopted by the Board of Supervisors on April 28, 2020, in response to the COVID-19 pandemic, the **Planning Commission has imposed on written comments from any one person a limit of 500 words on a single page**. Comments may be mailed to Planning Services, 128 W. Main Street, Orange, VA 22960, Attn: Sandra Thornton, or emailed to sthornton@orangecountyva.gov

**JASON CAPELLE,** DISTRICT 1
**GEORGE YANCEY,** DISTRICT 2
**DONALD BROOKS**, DISTRICT 3
**JULIE ZEIJLMAKER,** DISTRICT 4
**JIM HUTCHISON,** DISTRICT 5

**SANDRA THORNTON**
PLANNING SERVICES MANAGER

**MAILING ADDRESS:**
128 WEST MAIN STREET
ORANGE, VIRGINIA 22960

**PLANNING SERVICES:**
OFFICE: (540) 672-4347
FAX: (540) 672-0164
orangecountyva.gov

**Orange County Planning Commission Agenda**
Thursday, August 20, 2020 – 6:00 p.m.

This meeting is being held electronically pursuant to and in compliance with the Continuity of Government Ordinance (or "An Ordinance to Effectuate Changes in Certain Deadlines and to Modify Public Meeting and Public Hearing Practices and Procedures to Address Continuity of Operations Associated with the COVID-19 Pandemic"), adopted April 28, 2020 by the Orange County Board of Supervisors in accordance with Virginia Code § 15.2-1413. The meeting is accessible by:

https://www.youtube.com/channel/UCnL_EM-IgrXYdfKcPI8-jOQ

This meeting will be conducted remotely and there will be no physical public access. During this meeting, there will be no opportunity for public comment. Public input relative to the scheduled public hearing will be accepted through 5 p.m. on August 18, 2020, and may be emailed to sthornton@orangecountyva.gov or mailed to Planning Services, 128 W. Main Street, Orange, VA 22960, Attn: Sandra Thornton.

1. Call to Order and Determination of Quorum

2. Approval of Agenda

3. Approval of Minutes

   **a.** August 6, 2020 regular meeting

4. New Business

   a. **Continuation of Preliminary Plat Review –** Winterberry Creek/Garrett Street LLC

5. Public Hearings

   a. **Continuation of SUP 20-02:** Orange County Resort, LLC has applied for a Special Use Permit to operate a 250-unit Recreational Vehicle Park on property owned by Jeffrey B. and Donna Hayden and identified as Tax Map Parcels 74-22 and 74-22B. A portion of the proposed project area is located in Orange County but identified as Spotsylvania County Parcel 53-A-1. The proposed project area is located in Voting District 2 and consists of 82.87 acres zoned A Agricultural, and the Orange County portion of the area is designated Agricultural-1 on the Recommended Future Land Use Map in the Orange County Comprehensive Plan. The request is pursuant to Orange County Zoning Code Sec. 70-303 (5) – Uses permitted by special use permit, "Camp, campground or recreational vehicle park."

6. Worksession – (none)
7. Old Business – (none)
8. Reports
    a. Board of Supervisors report – Mark Johnson
    b. Planning Services report – Sandra Thornton
9. Commissioner Comments
10. Next meeting date – September 3, 2020
11. Adjourn

**Orange County Planning Commission**
**Regular Meeting**
**August 20, 2020**

# Agenda Item 3a

**Orange County Planning Commission**
**Regular Meeting**
**Thursday, August 6, 2020**
**Meeting Held Electronically via Zoom video conference**

**Present:** Donald Brooks (Chairman); Jason Capelle (Vice Chairman); George Yancey; Jim Hutchison; Julie Zeijlmaker

**Absent:** Mark Johnson, Board of Supervisors Liaison

**Staff Present:** Sandra Thornton, Planning Services Manager; Eric Lansing, Assistant County Attorney; Tracey Newman, Planning Services Associate; Ted Vorhees, County Administrator; Glenda Bradley, Assistant County Administrator for Management Services

Due to Covid-19 concerns, the meeting format that was originally scheduled as in-person at Taylor Education Administration Complex, was changed to virtual format and live-streamed on YouTube. The meeting was held in compliance with the Orange County Continuity of Government Ordinance ("Ordinance to Effectuate Temporary Changes in Certain Deadlines and to Modify Public Meeting and Public Hearing Practices and Procedures to Address Continuity of Operations Associated with the COVID-19 Pandemic") adopted by the Board of Supervisors on April 28, 2020 pursuant to Virginia Code § 15.2-1413. Pursuant to that Ordinance, public notice was provided at least three calendar days in advance of the change of venue.

1. **Call to order and determination of quorum:**

   Chairman Brooks called the meeting to order at 6:00 pm and live streaming began on YouTube. A quorum was established.

2. **Approval of agenda:**

   On a motion of Mr. Hutchison, seconded by Mr. Yancey, which carried by a vote of 5-0, the agenda was approved.

3. **Approval of minutes:**

   a. **June 18, 2020 regular meeting:**

      On the motion of Mr. Hutchison with second by Mr. Yancey, the minutes were accepted as presented on a vote of 5-0.

4. **Public comment: None**

5. **New Business:**

   a. **Preliminary Plat Review –** Winterberry Creek/Garrett Street LLC

      To allow more time for the Planning Commissioners to review the plat in question, Mr. Capelle made motion to defer the review until August 20. The motion was seconded by Mr. Hutchison, and with vote of 4-1 the motion passed.

      Ayes: Zeijlmaker, Capelle, Hutchison, Brooks Nays: Yancey

6. **Public hearings:**

   Prior to opening the public hearings, Chairman Brooks made the following comments (summary): The Planning Commission's efforts have been, and always will be, to be open and transparent. But the tests of dealing with Covid-19 on the continuity of government have been trying to the County and others. The Chairman advised he has followed the guidance of the county's legal team, county officials, and any other information available to move public hearings swiftly, with no biases or prejudice to anyone. This statement is being made because there are a few underlying questions

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about things the Planning Commission has done, such as meetings that have been changed, dates and meeting locations. These actions were taken to accommodate the best activity of county government for Orange County citizens; not to favor anyone, and if anyone knows of any favoritism that has been displayed by the Planning Commission, please alert the Chairman so it can be addressed. We do not want to be a part of any favoritism, prejudices or any other unnecessary activity. We thank you for your patience during these times.

a. **SUP 20-02:** Orange County Resort, LLC has applied for a Special Use Permit to operate a 250-unit Recreational Vehicle Park on property owned by Jeffrey B. and Donna Hayden and identified as Tax Map Parcels 74-22 and 74-22B. A portion of the proposed project area is located in Orange County but identified as Spotsylvania County Parcel 53-A-1. The proposed project area is located in Voting District 2 and consists of 82.87 acres zoned A Agricultural, and the Orange County portion of the area is designated Agricultural-1 on the Recommended Future Land Use Map in the Orange County Comprehensive Plan. The request is pursuant to Orange County Zoning Code Sec. 70-303 (5) – Uses permitted by special use permit, "Camp, campground or recreational vehicle park."

   Ms. Thornton read the staff report, noting the proposed project straddles both Orange County and Spotsylvania County. The applicants have contacted Spotsylvania about a separate special use permit that will reviewed under that county's zoning regulations.

   The applicants gave a presentation via PowerPoint that had been received shortly before the meeting. Upon completion of the presentation, the commissioners posed many questions to the applicants that were neither addressed in the application nor in their presentation. Mr. Capelle expressed concern about missing information from the applicant as well as the short deadline that was given for public comment. Ms. Thornton recommended that if the meeting were to be deferred to August 20, 2020, the deadline for comments should be extended to August 18, 2020.

   Chairman Brooks agreed with extending the deadline if the hearing was deferred, giving until 5:00 p.m. on August 18. He also suggested new guidelines on comments, stating the standard for comments will now be limited to no more than 500 words per person. Following Commission discussion, Mr. Hutchison moved to limit the length of written public comments from one person to 500 words on a single page for the period during which the County continues to function according to COVID-19 response protocols. The motion was seconded by Mr. Capelle and carried unanimously.

   Ayes: Brooks, Capelle, Hutchison, Yancey, Zeijlmaker Nays: none

   Mr. Capelle made a motion to defer the public hearing to August 20, 2020, to allow for more public comment and for the applicant to submit additional information that is in line with the PowerPoint presented and responsive to questions raised by the Commission. The motion was seconded by Mr. Hutchison and passed with vote of 3-2.

   Ayes: Zeijlmaker, Brooks, Capelle Nays: Yancey, Hutchison

   Chairman Brooks announced that the meeting would go into recess for ten minutes. The meeting went into recess from 7:42pm to 8:42pm.

b. **SUP 20-01:** Mid Atlantic Pyrotechnics Arts Guild (MAPAG) has applied for a Special Use Permit to discharge fireworks at Tax Map Parcel 61-32. The request is pursuant to Orange County Zoning Code Sec. 70-303(23) – Uses permitted by special use permit, "Pyrotechnics testing/manufacturing on a parcel 50 acres or greater in size."

   Before any discussion of this application, the Planning Commission, County Administrator Vorhees, along with Assistant County Attorney Lansing and staff, discussed at length the Continuity of Government Ordinance's requirement for the Commission to read the several hundred written comments into record. Chairman Brooks opined that the Planning Commission should request the Board of Supervisors to amend the Continuity of Government Ordinance to permit the Commission to enter written comments into the record without requiring them to be read during virtual meetings.

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Mr. Hutchison made motion to defer SUP 20-01 to the September 3, 2020, regular meeting or the earliest available date after the Board of Supervisors changes the Continuity of Government Ordinance so that comments may be placed into record instead of being read into record. Mr. Capelle seconded the motion. Chairman Brooks called for a vote on the motion, which carried 5-0.

Ayes: Capelle, Brooks, Yancey, Zeijlmaker, Hutchison Nays: none

7. **Work session:** None

8. **Old business:** None

9. **Reports:**

   a. **Planning Services Report – Sandra Thornton**

   Mrs. Thornton advised that there is another Special Use Permit application that will be placed on the September 3, 2020 agenda and a Rezoning application to be placed on October 1, 2020 agenda.

   b. **Board of Supervisors Report – Mark Johnson –** None

10. **Commissioner comments:** Mr. Capelle requested material related to public hearings be sent to the commissioners earlier to allow time for review. Chairman Brooks agreed nothing should be added to the commissioner's Agenda Packets less than twenty-four (24) hours before a scheduled meeting, unless there is an emergency.

    The Commissioners recognized staff's work in light of challenges presented by the ongoing pandemic

11. **Next meeting date – August 20, 2020**

12. **Adjourn**

    On the motion of Mr. Hutchison, seconded by Mr. Capelle, which carried by a vote of 5-0, the meeting adjourned at 9:34 pm.

_____
Donald Brooks, Chair

_____
Planning Commission Secretary

*The events of this meeting were captured via digital audio recording. These written minutes shall serve as the official record of actions taken during the meeting.*

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**Orange County Planning Commission**
**Regular Meeting**
**August 20, 2020**

# Agenda Item 4a

# ORANGE COUNTY

## PLANNING SERVICES

COMMUNITY DEVELOPMENT
128 WEST MAIN STREET
ORANGE, VIRGINIA 22960

OFFICE: (540) 672-4347
FAX: (540) 672-0164
orangecountyva.gov

**MEMORANDUM**

**TO:** File

**FROM:** Tracey Newman, Planning Services Associate

**DATE:** August 14, 2020

**SUBJECT:** Continuation of Preliminary Plat Review

No additional materials submitted for Preliminary Plat Review – Winterberry Creek/Garrett Street LLC

**Orange County Planning Commission**
**Regular Meeting**
**August 20, 2020**

# Agenda Item 5a

# ORANGE COUNTY

## PLANNING SERVICES

COMMUNITY DEVELOPMENT
128 WEST MAIN STREET
ORANGE, VIRGINIA 22960

OFFICE: (540) 672-4347
FAX: (540) 672-0164
orangecountyva.gov

**MEMORANDUM**

**TO:** Orange County Planning Commission

**FROM:** Sandra B. Thornton, Planning Services Manager

**DATE:** August 14, 2020

**SUBJECT:** SUP 20-02 Follow-up Review and Staff Comments

The supplemental material and information requested from the applicant during your August 6, 2020, meeting was not received in time to allow sufficient staff review prior to today's deadline for posting agenda materials to the county website and for transmitting information to the Commission. As you may be aware, the Power Point presentation that was presented during last week's meeting had not been viewed by staff prior to the meeting, as it arrived late in the afternoon and we were occupied with other meeting preparation at the time. That presentation included significant revisions to the application and information that had been processed and analyzed for the initial staff report. A supplemental staff report and proposed potential conditions for the use will be disseminated not later than 5 p.m. on Tuesday, August 18, 2020.

# ORANGE COUNTY

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**MEMORANDUM**

**TO:** File

**FROM:** Tracey Newman, Planning Services Associate

**DATE:** August 10, 2020

**SUBJECT:** SUP 20-02

Planning Services staff received a call from Shannon Fennell, Spotsylvania County Planner, inquiring of SUP 20-02 status. I advised the matter was deferred from Thursday 8/6/20 to Thursday 8/20/20 due to incomplete information submitted in the application. She advised the application submitted to Orange would not satisfy Spotsylvania's submission requirements and confirmed the applicants have a Pre-Application meeting scheduled Thursday 8/13/20.

## Tracey Newman

**From:** Sandra Thornton
**Sent:** Friday, August 14, 2020 9:38 AM
**To:** Donald Brooks (External); Donald Brooks; Jason Capelle; Jason Capelle; George Yancey; Julie Zeijlmaker; Jim Hutchison; R. Mark Johnson (External)
**Cc:** Tracey Newman; Eric Lansing (elansing@orangecountyva.us); Trevor Kimzey; Lonnie Carter (lc@evergreenehomes.com); GARY GRIFFITH
**Subject:** FW: Orange County RV Resort
**Attachments:** PreApp Materials.pdf; SUP Spec Use Packet 01222020.pdf

Sandra B. Thornton
Planning Services Manager
Orange County, VA
128 W. Main St. Orange, VA 22960
(540) 672-4347 (P) (540) 672-0164 (F)

**From:** Tracey Newman <tnewman@orangecountyva.gov>
**Sent:** Friday, August 7, 2020 2:05 PM
**To:** Thomas Graves <tgravesoc@gmail.com>
**Cc:** Sandra Thornton <sthornton@orangecountyva.gov>
**Subject:** FW: Orange County RV Resort

Dear Thomas,

Thank you for sharing this information. Hope you and your loved ones are healthy and safe!

Tracey Newman
Planning Services Associate
540-661-5321

**From:** Thomas Graves <tgravesoc@gmail.com>
**Sent:** Friday, August 7, 2020 1:42 PM
**To:** Tracey Newman <tnewman@orangecountyva.gov>
**Cc:** George Yancey <yancey88@verizon.net>
**Subject:** Fwd: Orange County RV Resort

Attached is the application that was submitted to Spotsylvania County as well as the information that needs to be provided to the planning department . Since the project is in both counties it would seem that the two counties planning departments need to work together on this application. Spotsylvania planning department has a meeting next Thursday with the applicant.

Thomas Graves

---------- Forwarded message ---------
From: **Shannon D. Fennell** <SFennell@spotsylvania.va.us>
Date: Fri, Aug 7, 2020 at 12:59 PM

Subject: Orange County RV Resort
To: tgravesoc@gmail.com <tgravesoc@gmail.com>

Good Morning,

Per our conversation, please see the attached materials that have been submitted for review by our Technical Review Committee. As it stands the attached materials are for discussion only with the Technical Review Committee and are not acceptable for formal Special Use Permit (SUP) submission.

I've attached a copy of our SUP application packet for your reference on what will be required if they decide to move forward with the portion of the project located in Spotsylvania. If you have any questions, feel free to let me know.

Shannon D. Fennell

*Planner III- Development Services Division*

Spotsylvania Co. Planning & Zoning

9019 Old Battlefield Blvd., Suite 320

Spotsylvania, Virginia 22553

Office: 540-507-7434

Direct: 540-507-7440

sfennell@spotsylvania.va.us

**County of Spotsylvania**
Department of Planning
9019 Old Battlefield Blvd. Suite 320
Spotsylvania, VA 22553
Phone: (540) 507-7434

## Pre-Application Meeting Request

Property Owner(s): Jeffrey B. and Donna Hayden

Developer/Applicant: Trevor M. Kimzey, PE of Gay and Neel, Inc. on behalf of Orange County Resort, LLC

Phone #: 540-381-6011 Cell # 540-392.2459 Email: tkimzey@gayandneel.com

Tax Map#: 53-A-1B Existing Zoning: R-A Proposed Zoning: R-A Disturbed Acreage: 55 Parcel Acreage: 58

Parcel Address: 16736 Days Bridge Rd., Orange, VA 22960

Type of Application (Rezoning, Special Use, Site Plan): Special Use Permit

Existing Public Water: ☐ Yes ☒ No

Existing Public Sewer: ☐ Yes ☒ No

Brief Description of Proposed Development:

High-End, Luxury Motorcoach Resort with amenities

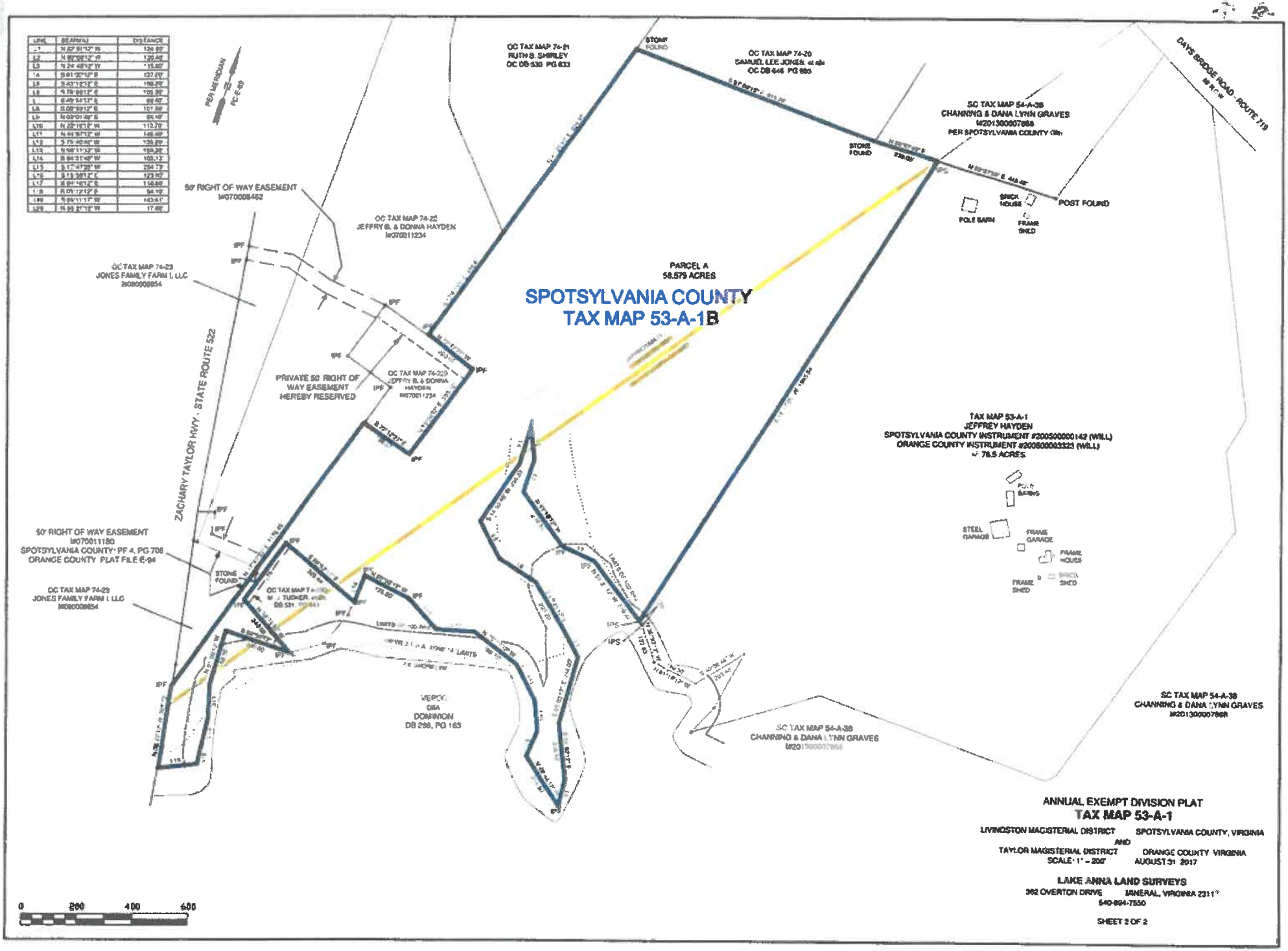
Are there active permits under review with the County or have there been any prior approvals? ☐ Yes ☒ No

If yes, list:

Signature of Applicant: Trevor M. Kimzey, PE Date:

**Please submit the completed request form with a general development plan or concept plan to Leon Hughes, at mailto:lhughes@spotsylvania.va.us to be scheduled on the next available Technical Review Committee (TRC) Agenda.**

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N 82°51'12" W | 124.92' |
| L2 | N 80°00'12" W | 120.42 |
| L3 | N 24°48'12" W | 115.60' |
| L4 | S 81°20'12" E | 127.29' |
| L5 | S 43°12'12" E | 180.29' |
| L6 | N 78°00'12" E | 109.50' |
| L7 | S 49°54'12" E | 99.40' |
| L8 | S 08°59'12" E | 101.80' |
| L9 | N 03°01'48" E | 96.40' |
| L10 | N 22°15'12" W | 112.70' |
| L11 | N 44°55'12" W | 148.60' |
| L12 | S 75°40'48" W | 136.80' |
| L13 | N 58°11'12" W | 190.20' |
| L14 | S 84°31'48" W | 109.12' |
| L15 | S 17°47'30" W | 254.73' |
| L16 | S 13°38'12" E | 173.10' |
| L17 | S 84°16'12" E | 148.80' |
| L18 | S 05°12'12" E | 94.10' |
| L19 | S 85°11'17" W | 143.91' |
| L20 | N 46°21'12" W | 17.60' |




ANNUAL EXEMPT DIVISION PLAT

TAX MAP 53-A-1

LIVINGSTON MAGISTERIAL DISTRICT SPOTSYLVANIA COUNTY, VIRGINIA

AND

TAYLOR MAGISTERIAL DISTRICT ORANGE COUNTY VIRGINIA

SCALE: 1" = 200' AUGUST 31 2017

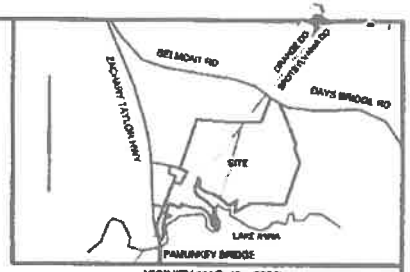
LAKE ANNA LAND SURVEYS

362 OVERTON DRIVE MINERAL, VIRGINIA 23117

540-894-7550

SHEET 2 OF 2

INSTRUMENT # [illegible]
RECORDED IN CLERK'S OFFICE OF SPOTSYLVANIA CO
Sep 10, 2019 AT [illegible] am
CHRISTAL H. JETT, CLERK




VICINITY MAP: 1" = 2000'

GENERAL NOTES:
1. NO TITLE REPORT FURNISHED.
2. EASEMENTS MAY EXIST THAT ARE NOT SHOWN HEREON.
3. THIS PROPERTY IS ZONED R-A
4. THE 58.579 ACRE PARCEL SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY

OWNER:
JEFFREY HAYDEN
16736 DAYS BRIDGE ROAD
ORANGE, VA 22960

APPROVAL AND ACCEPTANCE
UNDER THE AUTHORITY OF THE ORANGE COUNTY SUBDIVISION AND ZONING ORDINANCES, ACTING FOR AND ON BEHALF OF ORANGE COUNTY VIRGINIA, THE HEREON DIVISION PLAT IS HEREBY APPROVED FOR RECORDATION. THE ORANGE COUNTY SUBDIVISION AGENT IS A SIGNATORY TO THIS PLAT ONLY TO THE EXTENT THAT IT PERTAINS TO PROPERTIES LOCATED IN ORANGE COUNTY

Sandra D. [illegible] for a Bryan [illegible] 8/27/19
ORANGE COUNTY SUBDIVISION AGENT — DATE

BASED ON THE REPRESENTATIONS CONTAINED IN THE OWNER'S CONSENT THIS PLAT DOES NOT CONSTITUTE A "SUBDIVISION" AS DEFINED IN SECTION 20-2.1.3 OF THE SPOTSYLVANIA COUNTY CODE. FURTHER DIVISION OF THIS PARCEL OR THE PARENT PARCEL MAY CONSTITUTE A "SUBDIVISION" AND REQUIRE COMPLIANCE WITH THE COUNTY SUBDIVISION ORDINANCE

Vandee Pol 9/11/19
COUNTY ADMINISTRATOR OR AGENT OF THE COUNTY BOARD OF SUPERVISORS — DATE

THE PROPERTY BEING SUBDIVIDED ON THIS PLAT IS LOCATED IN SPOTSYLVANIA COUNTY NOT ORANGE COUNTY.

NOTICE:
APPROVAL AND/OR RECORDING OF THIS PLAT DOES NOT CONSTITUTE ASSURANCE THAT PUBLIC SEWER OR PUBLIC WATER SERVICE WILL BE AVAILABLE TO SERVE THE LAND DESCRIBED ON THIS PLAT AT ANY PARTICULAR TIME.

| REVISION BLOCK |
|---|
| 7-22-19: REVISED PER COUNTY COMMENTS OF 5-22-19 |
| |
| |
| |
| |

OWNER'S CONSENT AND DEDICATION
THE CREATION OF THE PARCELS OF LAND SHOWN ON THIS PLAT, CONTAINING 136.5 ACRES, MORE OR LESS, AND DESIGNATED AS TAX MAP 53-A-1, SITUATED IN THE LIVINGSTON MAGISTERIAL DISTRICT, IN THE COUNTY OF SPOTSYLVANIA, VIRGINIA, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF. ALL STREETS, ACCESS EASEMENTS OR ACCESSES FOR THIS PARCEL ARE PRIVATE AND DO NOT COMPLY WITH THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) REQUIREMENTS FOR ACCEPTANCE INTO THE SECONDARY SYSTEM AND WILL NOT BE MAINTAINED BY EITHER THE COUNTY OR VDOT. THE STREETS, ACCESS EASEMENTS OR ACCESSES SHALL BE MAINTAINED BY THE OWNERS OF THE PARCEL AND/OR THE OWNERS OF DWELLINGS LOCATED ON SUCH PARCELS THAT USE THE STREET, ACCESS EASEMENTS OR ACCESSES. PRIOR TO ANY FUTURE REQUEST FOR THEIR ADDITION TO THE STATE SECONDARY SYSTEM THESE STREETS, ACCESS EASEMENTS OR ACCESSES MUST BE DEVELOPED IN FULL COMPLIANCE WITH VDOT REQUIREMENTS IN EFFECT AT THAT TIME. ANY SUCH DEVELOPMENT SHALL BE AT THE EXPENSE OF THE OWNERS OF THE PARCELS AND/OR DWELLINGS LOCATED ON SUCH PARCELS WHO USE THE STREETS, ACCESS EASEMENT OR ACCESSES. THE UNDERSIGNED OWNERS CERTIFY THAT PARCEL 53-A-1 WAS CREATED ON OR PRIOR TO FEBRUARY 12, 2003, THAT ANNUAL DIVISIONS HAVE RESULTED IN NO MORE THAN 6 LOTS AND THAT THE TOTAL DIVISIONS HAVE RESULTED IN NO MORE THAN 10 LOTS.

THE SAID 136.5 ACRES, MORE OR LESS, OF LAND HEREBY SUBDIVIDED HAVING BEEN CONVEYED TO JEFFREY HAYDEN, BY WILL RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA COUNTY, VIRGINIA AS INSTRUMENT #200500000142.

GIVEN UNDER MY HAND THIS 27th DAY OF August, 2019

JEFFREY HAYDEN (SEAL)

COMMONWEALTH OF Virginia
CITY COUNTY OF Louisa TO WIT:
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JEFFREY HAYDEN THIS 27th DAY OF August, 2019
MY COMMISSION EXPIRES THE 31st DAY OF January, 2022
MY REGISTRATION # IS:

Tiffany Bryant Griffith — NOTARY PUBLIC
Tiffany Bryant Griffith — PRINTED NAME

Tiffany Bryant Griffith NOTARY PUBLIC REG # 7[illegible] MY COMMISSION EXPIRES [illegible] COMMONWEALTH OF VIRGINIA

FLOOD PLAIN NOTE
PORTIONS OF THE LAND HEREON ARE LOCATED IN THE F.I.R.M. 100-YEAR SPECIAL FLOOD AREA ZONE "A" AS INDICATED ON FEMA MAP #5103080125C, DATED FEBRUARY 19, 1986 AND FEMA MAP #51137C0325D (ORANGE COUNTY VIRGINIA), DATED JANUARY 9, 2008 IS SO DESIGNATED HEREON.

CHESAPEAKE BAY PRESERVATION ACT NOTES
CBPA IS AN OVERLAY DISTRICT FOR THE ENTIRE SPOTSYLVANIA COUNTY AND THE PARCEL DESCRIBED WITHIN THIS PLAN LIES WITHIN THE RMA FEATURES AND DOES CONTAIN RPA FEATURES WITHIN THE CHESAPEAKE BAY PRESERVATION AREA OVERLAY DISTRICT.
- RESOURCE PROTECTION AREA (RPA) IS A 100 FOOT WIDE BUFFER AREA THAT SHALL REMAIN UNDISTURBED AND VEGETATED IN ACCORDANCE WITH SPOTSYLVANIA COUNTY CODE CHAPTER 4A - CHESAPEAKE BAY PRESERVATION
RPA SHOWN PER COUNTY MAPS

ROAD MAINTENANCE NOTES
A) THE LOT IS SERVED BY A PRIVATELY MAINTAINED ROAD AND WILL NOT BE MAINTAINED BY THE STATE OR COUNTY ANY COSTS NECESSARY TO BRING THE ROAD TO A CONDITION QUALIFYING IT FOR ACCEPTANCE AS PART OF THE SECONDARY SYSTEM OF STATE HIGHWAYS SHALL BE SUSTAINED FROM RESOURCES OTHER THAN THOSE ADMINISTERED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND THE COUNTY OF SPOTSYLVANIA OR ANY OTHER PUBLIC AGENCY;
B) SCHOOL BUS SERVICE SHALL NOT BE PROVIDED BY THE COUNTY ALONG PRIVATE ROADS, LANES OR STREETS; UNLESS APPROVED BY THE SPOTSYLVANIA COUNTY SCHOOL BOARD;
C) UNITED STATES POSTAL SERVICE SHALL NOT BE PROVIDED ALONG PRIVATE ROADS LANES OR STREETS; UNLESS APPROVED BY THE UNITED STATES POSTAL SERVICE;
D) THE EXPENSE AND RESPONSIBILITY FOR MAINTAINING THE ROADS WITHIN THE DEVELOPMENT SHALL BE PAID FOR AND BORNE BY THE LOT OWNERS AND/OR DEVELOPER, AS THE CASE MAY BE;
E) IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER FOR THE INITIAL CONSTRUCTION AND SUBSEQUENT MAINTENANCE, IF ANY, OF THE ROADS. IF THE ROADS ARE TO BE MAINTAINED BY A PROPERTY OWNERS ASSOCIATION OR OTHER LEGAL ENTITY THE DISCLOSURE MUST CLEARLY SO INFORM THE BUYER.

VDOT APPROVAL REQUIRED PRIOR TO ACCESS TO ALL PUBLIC ROADS

THIS PARCEL WAS PLATTED WITHOUT DEMONSTRATING SEPTIC CAPACITY MEETING THE REQUIREMENTS OF SPOTSYLVANIA COUNTY CODE CHAPTER 6A.

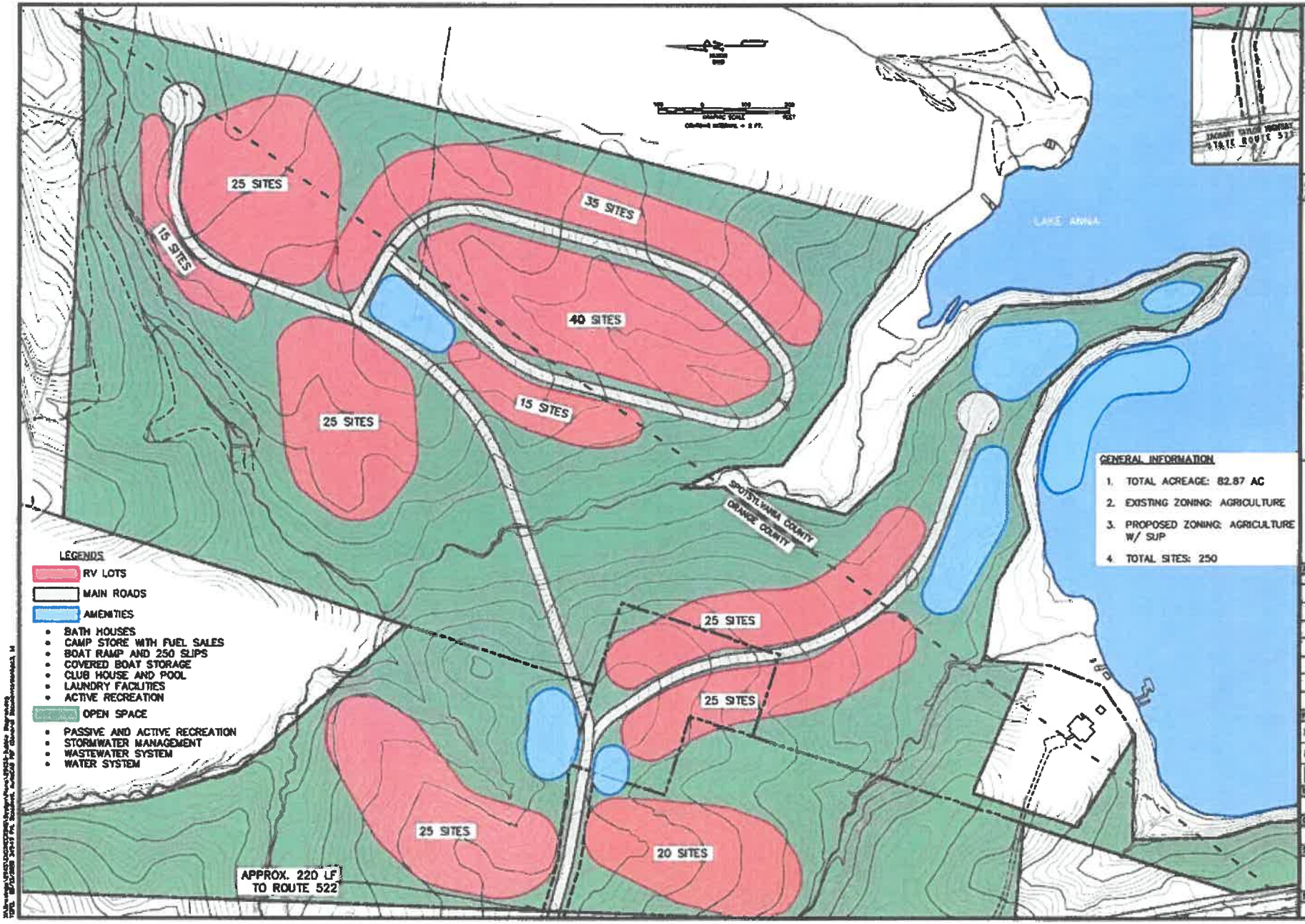
COMMONWEALTH OF VIRGINIA
7/23/19
JOHN CARROLL
Lic.No. 3235
LAND SURVEYOR

# ANNUAL EXEMPT DIVISION PLAT
# TAX MAP 53-A-1

LIVINGSTON MAGISTERIAL DISTRICT — SPOTSYLVANIA COUNTY VIRGINIA
AND
TAYLOR MAGISTERIAL DISTRICT — ORANGE COUNTY, VIRGINIA
SCALE: 1" = 200' — AUGUST 31, 2017
REVISED APRIL 3, 2019


LAKE ANNA LAND SURVEYS
362 OVERTON DRIVE — MINERAL, VIRGINIA 23117
540-894-7550


SHEET 1 OF 2




GAY AND NEEL, INC.

ORANGE COUNTY RESORT

ORANGE COUNTY, VIRGINIA

| REVISIONS | | |
|---|---|---|
| NO. | COMMENTS | DATE |

PROJECT TEAM

ISSUE DATE: 05/11/2020

GPI JOB NO.: 2945

SHEET TITLE: CONCEPT PLAN

SHEET NUMBER: 1 OF 1

# 0 Assigned on Request

## General Information

**Parcel ID Number (PIN):** 53-A-1B
**Owner:** Jeffrey Hayden
**Property Address:** 0 Assigned on Request Orange, VA
**Billing Address:** 16736 Days Bridge RD ORANGE , VA 22960
**Subdivision:** -
**Legal Description 1:** H Q Dickinson - Lake Anna
**Legal Description 2:** Parcel A
**Land Area:** 58.58

## Voting District Information

**Voting:** Livingston
**State House:** 30 | 56
**Polling Place:** FIRE & RESCUE STATION 9
**Polling Address:** 7100 BELMONT DRIVE
**Precinct:** BELMONT
**State Senate:** 17
**Congressional:** 07

*This information listed above is based upon the location of the selected parcel in relation to the voting districts and is provided for general information purposes only. Since voting districts generally do not follow neatly along property lines, you can verify your voting location by using the map. Any specific questions about where you vote should be directed to the Spotsylvania County Voter Registrar's Office at (540) 507-7380*

## Census

**Magisterial:** LIVINGSTON DISTRICT
**TAZ:** 0.0 | 1590.0 | 1592.0
**First Due:** 0 | 9
**Census Block:** 1051 | 1045
**Census Tract:** 204.05

## Land Development

**Zoning:** R-A
**AgForestal District:** N
**Airport Protection Overlay District:** N
**Historic Overlay District:** N
**Highway Corridor Overlay District:** N
**Reservoir Protection Overlay District:** N
**River Protection Overlay District:** N

*Information found here is provided for general reference purposes and does not constitute a written zoning determination. Please contact Zoning Office at (540) 507-7222 for official zoning determinations.*

## Assessment (2019)

**Building Assessment:** $0
**Land Assessment:** $752,100
**Year Built:** 0
**Sq Footage:** 0
**Neighborhood:** 3200

**Transfer Date:** 09/19/2019
**Instrument Number:** 190015576
**Book Number:** N/A
**Page:** N/A

*This Information is provided for general information purpose only. Please verify with Spotsylvania County Commissioner of Revenue Assessments Office by clicking here.*

## School Information

**Elementary School:** Livingston Elementary
**Middle School:** Post Oak Middle
**High School:** Spotsylvania High

*School information is based upon the location of the selected parcel in relation to the school districts and is provided for general information purposes only. Please verify with the Spotsylvania County School Administration Office's Bus Stop Information Website by clicking here*

## Environmental Constraints

**Resource Protection Area (RPA):** Y
**FEMA 100 year Flood Plain:** N
**Watershed:** F07
**SubWatershed:** YO16
**Wetland:** N

*This information found here is provided for general reference purposes only and does not constitute an actual flood plain or RPA determination. This information is based upon the location of the selected parcels in relation to the FEMA 100 year Flood Plain or the Spotsylvania County's Resources Protection Area (RPA). Please contact a licensed professional engineer or surveyor for determination of how your property is affected by the Flood Plain or RPA.*

# SPECIAL USE APPLICATION

**Spotsylvania County Planning Department**

**Merchants Square Office Building**
**9019 Old Battlefield Boulevard, Suite 320**
**Spotsylvania, Virginia 22553**

**Phone (540) 507-7434**

**www.spotsylvania.va.us**

UPDATED: 06/07/2019

## SPECIAL USE APPLICATION PACKET


OVERVIEW OF THE SPECIAL USE PROCESS ..... 3

THE SPECIAL USE PROCESS ..... 3

BASIC SUBMISSION REQUIREMENTS ..... 4

GENERALIZED DEVELOPMENT PLAN (GDP) NARRATIVE ..... 6

GENERALIZED DEVELOPMENT PLAN (GDP) ..... 6

GENERALIZED DEVELOPMENT PLAN CHECKLIST ..... 8

PRE-APPLICATION MEETING REQUEST FORM ..... 10

SPECIAL USE APPLICATION ..... 11

POWER OF ATTORNEY AFFIDAVIT ..... 12

ADJOINING PROPERTY OWNERS LIST ..... 13

POSTING PUBLIC NOTICE SIGNS ..... 14

SIGN POSTING AFFIDAVIT ..... 15

SPECIAL USE FEE CALCULATION SHEET ..... 16

## OVERVIEW OF THE SPECIAL USE APPLICATION PROCESS

The Special Use process involves analysis of the layout of the site and adjoining properties to assess the compatibility of the intended use with the adjacent and nearby land uses and whether the Special Use is consistent with the Comprehensive Plan. The process includes review of the Special Use Application by Planning staff along with appropriate County departments, State and Federal agencies. Planning staff will report their findings and make recommendations to the Planning Commission and the Board of Supervisors at public hearings. In accordance with Section 23-4.2.1 of the Zoning Ordinance, planning staff arranges for public hearing notices to appear in the local newspaper twice prior to each public hearing and sends notices to each adjacent landowner. The Board of Supervisors' vote on the issuance of the Special Use may include conditions as it deems necessary to ensure that the proposed use meets the standards set forth in Section 23-4.5.7 of the Zoning Ordinance and to prevent or minimize adverse impacts on nearby properties and/or the County. The Special Use process typically takes a minimum of three (3) months, but may take up to one (1) year after the Application is determined to be complete.

## THE SPECIAL USE APPROVAL PROCESS

### STEP 1: PRE-APPLICATION CONFERENCE

A Pre-Application Conference is strongly encouraged prior to the submission of a Special Use Application. Contact the Planning Department to schedule a Pre-Application Conference prior to submitting the Application. The purpose of the conference is to help identify, early in the process, those issues that should be addressed by the Application. Staff will determine the level of detail required for review of the Application in accordance with the minimum submission standards included in this packet. Please provide the following information:

- Pre-Application Meeting Request form, see attached, with a general plan of development or Concept Plan;
- More items may be brought to the conference; such as: a full-sized copy of the generalized plan of development, topographic maps, or architectural renderings, or any of the items that may provide additional information.

During the conference, the Applicant will be asked to provide a brief overview of the proposal. Then staff will assist in identifying those relevant items that will need to be addressed. As part of the review of the impacts of a proposed development, staff must consider the potential effects on public facilities, the area of the proposal and if the project will meet the Standards identified in Section 23-4.5.7. Staff will also determine which submission requirements are necessary to evaluate the request and staff may also suggest additional items.

The Pre-Application Conference is an opportunity for the Applicant/Engineer to receive assistance from the planning staff and other review agencies on matters related to the Application. Please, review the contents of the Application packet prior to the conference, and if necessary, prepare a list of questions for staff. Contact the Planning Department (540) 507-7434.

### STEP 1A: COMMUNITY MEETING

The County encourages that applicants host a community meeting prior to submission. See "Spotsylvania County Community Meeting Recommended Guidelines" on the County's Planning website: www.spotsylvania.va.us.

### STEP 2: INITIAL APPLICATION SUBMISSION

Complete all required items listed in the Basic Submission Requirements. Submit these items along with the appropriate fees to the Community Development Intake Counter at: **9019 Old Battlefield Boulevard, Spotsylvania, VA 22553.**

**Basic Submission Requirements**
The term "Basic Submission" is used to describe the minimum graphic and Narrative information necessary to review an Application for Special Use. Additional submission information is preliminarily identified at the Pre-Application Conference and confirmed after the submittal. However, the Planning Department or other review agencies may seek additional information after the submittal. The omission of any of the Basic Submission materials or any of the additional information may result in the case being determined incomplete.

The following items must be submitted as part of the Application:

- **Standard Application Form** (signed, 1 copy)
- **Special Power of Attorney Affidavit** (if needed, 1 copy)
  If Applicant is not the owner, attach documentation of notarized Owner's consent
- **Adjacent Property List** (1 copy)
  At your Pre-Application meeting, a planner will assist you in compiling a list of all property adjoining, abutting or across the street from the property.
- **Fees** (See pg. 16 or the current Unified Fee Schedule)
- **General Warranty Deed** (1 copy)
- **Accurate Plat** (may be combined with the GDP, 1 copy)
- **Generalized Development Plan-Narrative** (1 copy & digital format)
- **Generalized Development Plan-Graphic** (5 folded copies & digital format)
- **Illustrative / Concept Plan and/or Architectural Renderings**
- **Traffic Impact Study** (5 copies & digital format & appropriate fee)
- **Conceptual Stormwater Management Plan**

**A. Submission Requirements:**

1. Applications shall be submitted for electronic review with the submission of a paper application, a CD that contains a full application and all of the supporting application materials in PDF format along with 5 full size GDP sets (24x36) and an 11x17 paper plan set.
2. Please place an approval block in the same place on each page of the GDP.

**STEP 3: QUALITY CONTROL**
A case planner will be assigned to the case. The case planner will be the contact with the County throughout the Special Use process and the case planner will review the submission package for completeness within ten (10) working days of submission of an Application. Omissions in the submission package, including items identified in the Pre-Application Conference, may result in the Application being determined incomplete. A letter identifying all incomplete items and revisions will be sent to the Applicant. Further processing of the Application will cease pending submission of the requested items. Once the case planner has determined the Application complete, the Application will be sent for staff review.

**STEP 4: STAFF REVIEW AND COMMENT**
After the Application is determined complete, staff will transmit the Application to the relevant review agencies. During this time, the review agencies will perform a substantive analysis of the Application and will provide comments on issues identified during their review. The Applicant/Engineer will have a chance to address issues raised during the review process in a technical review meeting.

**STEP 5: SCHEDULING**
A public hearing will be scheduled when the Application addresses issues noted during the review process. Submit five (8) copies of the GDP (folded) and any color renderings for the Planning Commission public hearing. Once the case is scheduled, any new information must be submitted to the case planner, consistent with the agreed upon processing schedule for the case. Planning staff will schedule the case for the next available Planning Commission public hearing, arrange for public notices in the local newspaper, and will send notification of the hearing to the adjacent property owners. Fifteen (15) days prior to the public hearing date, the Applicant must post notices on the property indicating the upcoming public hearing and identifying the appropriate case number for the pending Application. The Planning Department will provide the public notice signs. General posting instructions are included in this packet (See Posting of Public Notice Signs). Parcel specific instructions for posting the property will be handled by the case planner. Once the signs are posted, a notarized Sign Posting Affidavit must be submitted to the Planning Department.

**STEP 6: PLANNING DEPARTMENT REPORT AND RECOMMENDATION**
The case planner will prepare the staff report and recommendation. A copy of the staff report and recommendations will be forwarded to the Applicant when the Planning Commission packets are delivered to the members of the Commission.

**STEP 7: PLANNING COMMISSION PUBLIC HEARING**
At the public hearing, the case planner will provide an overview of the Application and present the staff report and recommendation. The Applicant will then be given ten (10) minutes to speak on behalf of the Application and to answer questions from the Planning Commission. The Applicant may display graphic materials during the presentation or use them in response to questions. Oversized materials should be reduced prior to the hearing in order to be included in the case file. Following the Applicant's presentation, the public hearing will be opened and citizens desiring to comment on the proposal are invited to speak. The Planning Commission may make their recommendation to the Board of Supervisors at the initial public hearing meeting or defer action on the proposal in accordance with Zoning Ordinance Section 23-4.5.5.

**STEP 8: SUBMISSION OF THE GDP FOR THE BOARD OF SUPERVISORS HEARING**
After the Planning Commission has acted on the Application, the Applicant must submit the Applicant must submit the GDP and color renderings on a disk in PDF format. Upon receipt of the GDP the case will be scheduled for the next available Board of Supervisors public hearing and an e-mail/letter will be sent to the Applicant with this date. After the public hearing before the Planning Commission, the Applicant may submit any additional information or modifications that have been specifically recommended by motion of the Planning Commission or by the Planning Director; provided, however, that any amendments recommended by the Planning Director must relate to issues identified in the staff report considered by the Planning Commission at the public hearing or discussed at the public hearing before the Planning Commission.

**STEP 9: BOARD OF SUPERVISORS PUBLIC HEARING**
The Applicant will be responsible for ensuring that the signs are posted at the property at least fifteen (15) days prior to the public hearing and that a notarized Sign Posting Affidavit is submitted to the Planning Department. The Board hearing presentations are conducted in the same manner as the Planning Commission. Board actions may occur in accordance with Section 23.4.5.6 of the Zoning Ordinance.

**Once approved, establishment of the Special Use must be pursued within eighteen (18) months, or the approval becomes null and void.**

## GENERALIZED DEVELOPMENT PLAN (GDP) NARRATIVE

The Zoning Ordinance requires both graphic and written information which addresses part of the basic submission narrative to include a written description of the relationship of the proposal to the relevant components of the Comprehensive Plan or other materially relevant issues to be reviewed for its consistency in each Application. Assistance with the identification of these relevant components will be provided at the Pre-Application Conference or during the initial agency review and should also be included in the Narrative. The narrative should note how the proposed use will satisfy the Standards of review of Section 23-4.5.7 in the Zoning Ordinance.

## GENERALIZED DEVELOPMENT PLAN (GDP)

The processing of an Application for Special Use involves analysis of the layout of the site and adjoining sites to assess the compatibility of the intended use with the adjacent and nearby land uses. The staff must review the design of the site and the existing and proposed site features. The Special Use/Generalized Development Plan (GDP) is a schematic plan developed in accordance with the Spotsylvania County Zoning Ordinance and the associated Design Standards Manual.

If the proposed Special Use has an existing structure and the proposed activity will be conducted within the structure, a GDP may not be required. Planning staff will outline the specific requirements at the Pre-Application Conference.

**GRAPHIC SUBMISSIONS:**
**Parcel Information**
An accurate plan of the property prepared by a licensed architect, engineer or surveyor shall include the following:

- Vicinity map at one (1) inch equals two thousand (2,000) feet.
- Owner and project name.
- Property lines with bearings and distances and existing and proposed zoning district lines.
- Area of land proposed for consideration, in square feet or acres.
- Scale, scale graphic and north arrow.
- Names of boundary roads or streets and width of existing rights of way.
- Easements and encumbrances, if applicable.

**Generalized Development Plan Graphic**
The graphic portion of the Special Use GDP submission shall be prepared with a scale of not less than one (1) inch equals fifty (50) feet and a sheet size not to exceed twenty-four (24) inches by thirty-six (36) inches. Reasonable exceptions to the scale and sheet size will be made on a case by case basis. If prepared on more than one (1) sheet, match lines shall be clearly indicated where the sheets join. All sheets shall be folded to a size not greater than nine (9) inches by twelve (12) inches.

The GDP shall depict existing conditions and proposed features. A checklist is provided on page 9 that outlines the basic GDP requirements. This checklist is the same as the one used by planning staff in determining whether the Application is complete. These required items are also listed in Section 23-4.5.3 of the Zoning Ordinance. In addition to the Basic Submission Requirements for the GDP, additional information may be required.

**Architectural Renderings**
Architectural renderings shall be submitted for any proposed buildings. Color renderings are preferred at a maximum size of eleven (11") inches by seventeen (17") inches and on the CD. One set of elevations shall be submitted with the Application and five (5) copies will be required for the Planning Commission public hearings.

**Spotsylvania County**
**Special Use Application**
**Generalized Development Plan Checklist**

**Case Number:** _____ **Project Name:** _____

**NOTE:** **THIS CHECKLIST IS USED BY STAFF TO DETERMINE COMPLIANCE WITH COUNTY CODE, SEC. 23-4.5.3. IT IS PROVIDED TO PROFESSIONAL PLAN PREPARERS FOR INFORMATIONAL PURPOSES.**

The generalized development plan (GDP) shall include the following information unless the submission requirements have been waived or modified by the Director of Planning due to the scope and nature of the proposed project:

___ (1) A title block denoting the type of application, name of project, tax map reference and street address;

___ (2) The name, address and phone number of the applicant;

___ (3) The name, address, phone number, signature and registration number of the plan preparer, and the preparation date of the plan;

___ (4) Vicinity map, 1" = 2000', a north arrow, scale and scale graphic;

___ (5) The identification of and distance to all major intersections within one-half mile of the proposed development;

___ (6) The boundary of the entire parcel with courses and distances;

___ (7) Any existing and proposed parcel lines, easements, or rights-of-way within the subject parcel;

___ (8) The present zoning and principal use of the subject parcel and all contiguous properties;

___ (9) The boundaries of any overlay zoning districts described in Article 6 of the Zoning Ordinance;

___ (10) A table (with computations) stating the types of proposed uses, the number of residential dwelling units and densities, and the gross and net floor areas of nonresidential structures;

___ (11) The general locations, dimensions, height, number of floors and setbacks of all existing and proposed buildings, structures and other improvements;

___ (12) A table (with computations) estimating the lot coverage ratio and impervious surface ratio;

___ (13) The boundaries of any lakes, rivers, streams, ponds or wetlands;

___ (14) A generalized landscape plan showing existing vegetation, proposed clearing limits, and indicating the location, and types of vegetation to be installed under the landscaping and bufferyard requirements of Article 5, Division 5 of the Zoning Ordinance;

___ (15) The general location, and material descriptions of all other existing and proposed screens, bufferyards or landscaping;

___ (16) The location and dimensions of existing and proposed parking and loading areas and any other impervious surfaces, such as driveways, streets (and names), cement sidewalks, and playing surfaces;

___ (17) The location and description of all points of access including all proposed interparcel connections;

___ (18) The estimated daily vehicular trips generated by the proposed development on each road segment shown on the plan;

___ (19) The location and dimensions of on-site pedestrian walkways or bicycle paths and any connection to adjacent property;

___ (20) The location and dimensions of existing water and sewer mains serving the site of the proposed development, points of connection to public water and sewer and/or location of wells and septic systems and reserve drainfields;

___ (21) Topographic contour lines at ten-foot (10') intervals using United States Geologic Survey 7.5 minute quadrangles for the existing site;

___ (22) The location and dimensions of on-site and off-site facilities for the retention or detention of stormwater;

___ (23) The size, location and boundaries of any common open spaces, recreation areas and recreation facilities, including a statement of whether such open areas are to be dedicated to the public;

___ (24) For large scale, phased developments, identification of the location and timing of each phase of the development;

___ (25) Any known historic buildings or features;

___ (26) Any known places of burial;

___ (27) Floodplains and resource protection areas;

___ (28) Signature and seal of professional person certifying the plan;

**County of Spotsylvania**
Department of Planning
9019 Old Battlefield Blvd, Suite 320
Spotsylvania, Virginia 22553
Phone: (540) 507-7434

## Pre-Application Meeting Request

Property Owner(s): _____

Developer/Applicant: _____

Phone #: _____ Cell # _____ *Email: _____

Tax Map#: _____ Existing Zoning: _____ Proposed Zoning: _____ Disturbed Zoning: _____ Parcel Acreage: _____

Parcel Address: _____

Type of Application (Rezoning, Special Use, Site Plan): _____

Existing Public Water: ☐ Yes ☐ No Existing Public Sewer: ☐ Yes ☐ No

Are there active permits under review with the County or have there been any prior approvals? ☐ Yes ☐ No

If yes, list: _____

Brief description of proposed development:

_____

Signature of Applicant: _____ Date: _____

***Please submit the completed request form with a general development plan or concept plan to Shannon Fennell, at sfennell@spotsylvania.va.us, to be scheduled on the next available Technical Review Committee (TRC) Agenda**

07/01/2019

Date:_____ Case:_____

| | | |
|---|---|---|
| 110-0000-316-16-08 (395) | Mailing | $_____ |
| 260-0000-318-99-14 | Intake Process. Fee | $ 65.00 |
| 110-0000-316-16-08 (395) | Planning | $_____ |
| 110-0000-316-16-10 (334) | GIS | $ 190.00 |
| 260-0000-313-03-45 | Zoning | $ 455.00 |

**Total Filing Fee:** _____

# SPECIAL USE APPLICATION

**(Please type or print)**

Applicant's Name

Applicant's Address

City, State, Zip Code

Applicant's E-mail Address

Applicant's Telephone No.

Agent's Name (Point of Contact for Application)

Agent's Address

City, State, Zip Code

Agent's E-mail Address

Agent's Telephone No.

**Property Owner Information:**

**If Applicant is not the owner, attach documentation of owner's consent**

Name

Address City, State, Zip Code Telephone No.

Parcel Location: _____

Tax Map Parcel Number: _____ Acreage: _____

Zoning District: _____ Overlay District: _____

Proposed Use: _____

*To: The Board of Supervisors of Spotsylvania County, Virginia. The above named applicant(s) hereby petition(s) for the approval indicated above for the described property and as shown on the attached materials made a part of this Application.*

I hereby certify by my signature below that I am the owner of record of the named property or that I am authorized to act on behalf of all the owners of record of the named property to execute this application. I further certify that all information I have provided thereon is complete and accurate. I agree on behalf of myself and all owners to conform to the Zoning Ordinance, Subdivision Ordinance, Virginia Uniform Statewide Building Code, Erosion Ordinance, Chesapeake Bay Preservation Ordinance, the Water and Sewer Construction Specifications of Spotsylvania County, and all other applicable laws and regulations of this jurisdiction.

Signature of Owner or Agent with POA* Date Print Name

Signature of Owner or Agent with POA* Date Print Name

**I have read this Application, understand its intent and freely consent to its filing. Futhermore, I have the power to authorize and hereby grant permission for Spotsylvania County Officials and other authorized government agents on official business to enter the property to process this Application.*

Voting District:_____ Census Tract:_____ Traffic Analysis Zone:_____

(To be completed by the Planning Department after submission)

## SPECIAL POWER OF ATTORNEY AFFIDAVIT

**COMMONWEALTH OF VIRGINIA**
**COUNTY OF SPOTSYLVANIA**

This _____ day of _____, 20_____, I, _____, the owner/contract purchaser (circle one) of _____(describe land by tax map number) make, constitute, and appoint_____, my true and lawful attorney-in-fact, and in my name, place and stead giving unto said _____ full power and authority to do and perform all acts and make all representation necessary, without any limitation whatsoever, to make Application for said Special Use Application.

The right, powers, and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on _____, 20_____, and shall remain in full force and effect thereafter until actual notice, by certified mail, return receipt requested is received by the Planning Department of Spotsylvania County stating that the terms of this power have been revoked or modified.

Given under our hands this _____ day of _____ 20____.

_____
Owner/Contract Purchaser/Authorized Agent (Circle One)

COMMONWEALTH OF_____

CITY/COUNTY OF_____, to wit:

The foregoing instrument was acknowledged before me by

_____, the Owner of

said property, this _____day of _____, 20____.

My commission expires:

_____Notary Public

_____Registration Number

**OFFICE USE ONLY**

File/Case Number _____ Date Accepted _____, 20____

## ADJACENT PARCEL LIST

The following are the properties either abutting, adjoining, or across the street from the property subject to this Special Use Application (please print or type parcel number):

MAP #

## POSTING PUBLIC NOTICE SIGNS

Public notice signs must be posted at least fifteen (15) days prior to each public hearing.

Sign(s) required for posting must be obtained from the Planning Department. At least one (1) sign is required for all properties. Additional signs are required for property that abuts more than one (1) public street and property with more than (200) feet of road frontage. Properties without public street frontage are required to post at least one (1) sign on the property and at least one (1) sign along a nearby street.

Signs shall be posted to ensure greatest public visibility in accordance with the following:

- Signs shall be posted adjacent to the street right-of-way abutting the site, no more than ten (10) feet from the edge of the right-of-way.
- Signs shall be posted for optimum visibility for traffic traveling on the public road.
- Properties with more than one (1) street frontage shall be posted with at least one (1) sign along each street.
- Properties with more than (200) feet of street frontage shall be posted with one (1) sign for each (200) feet of frontage, spaced at least (200) feet apart.
- If a property has no road frontage, the Planning Department will determine the number and location of signs to be posted. At lease one (1) sign will be required to be posted on the actual property, and at least one (1) sign will be required to be posted along a nearby street, with a note giving distance and direction to the property.

After posting the property, the Applicant must return the Sign Posting Affidavit to the Planning Department within three (3) days of the date of posting. Failure to notify the Planning Department within three (3) days may result in the case being removed from the scheduled public hearing.

Until the public hearing, the Applicant must maintain all signs posted in good condition. If a sign is damaged or destroyed, a replacement sign must be secured from the Planning Department and posted as soon as practical.

If a property is not posted at least fifteen (15) days prior to the hearing, if it is improperly posted, if damaged or destroyed signs are not replaced, if a sign posting affidavit is not filed with the Planning Department within three (3) days of posting, or if other inconsistencies with Section 23-4.2.1 of the Zoning Ordinance occur; the public hearing may be deferred for reasons of improper public notice. If deferred, the property will have to be reposted in accordance with these instructions. The Applicant should also note that improper public notice may be grounds for invalidating an approved Application after approval has been granted.

**Signs must be removed within ten (10) days after Board of Supervisors action and returned to the Planning Department**.

## SIGN POSTING AFFIDAVIT

I, _____, hereby certify that on the _____ day of _____, 20_____, a sign(s) stating that zoning action was pending on the property described below was/were posted on the property and that the sign(s) was/were easily visible from all public streets and public ways abutting the property.

Property Description:

_____

_____

_____

Given under my hand this _____ day of _____, 20_____.

_____
Applicant / Agent

COMMONWEALTH OF_____
CITY/COUNTY OF_____, to wit:

The foregoing instrument was acknowledged before me by _____, the Owner of said property, this _____ day of _____, 20_____.

My commission expires:

_____Notary Public

_____Registration Number

Return From To:
Spotsylvania County Planning Department
9019 Old Battlefield Blvd., Suite 320
Spotsylvania, VA 22553

Attn: _____ Case# _____

**OFFICE USE ONLY**

File/Case Number _____ Date Accepted _____, 20_____

# SPECIAL USE APPLICATION FEE CALCULATION SHEET

Application No: **SUP**_____

Date Received: _____

## STEP 1- CALCULATE THE PLANNING FEE:

| | | |
|---|---|---|
| ☐ | Special Use (New Development) | $6,560.00 |
| ☐ | Special Use (Minor- No New Development) | $4,035.00 |
| ☐ | Special Use Condition- Amendment | $2,385.00 |
| ☐ | Special Use with a Rezoning Request | $2,335.00 |

## STEP 2- COMPLETE APPLICATION WORKSHEET:

| | | | |
|---|---|---|---|
| 260-0000-318-99-14 | Intake Processing Fee | $ | 65.00 |
| 110-0000-316-16-08 (395) | Mailing Fee**: | $ | |
| 110-0000-316-16-08 (395) | Planning Fee: | $ | |
| 110-0000-316-16-10 (334) | GIS Fee: | $ | *190.00 |
| 260-0000-313-03-45 | Zoning Fee: | $ | 455.00 |

**APPLICATION TOTAL:** $ _____

*GIS fee not applied to Applications that do not require a Generalized Development Plan (GDP)
**Equation: (# project parcels + # of adjacent parcels) x 1st class postage x 2 meetings = $(Mailing Fee)

**Refunds (Planning) – All refunds must be requested in writing to the Planning Director. Refunds will be issued in the following circumstances: 95% of Planning fees if application is withdrawn within two (2) business days of submission; 80% of Planning fees if application is withdrawn during the initial review period (time varies depending on application type); 40% of Planning fees if application is withdrawn within ten (10) business days after initial review comments are issued. ****

## Tracey Newman

**From:** Sandra Thornton
**Sent:** Friday, August 14, 2020 9:41 AM
**To:** Donald Brooks (External); Donald Brooks; Jason Capelle; Jason Capelle; George Yancey; Julie Zeijlmaker; Jim Hutchison; R. Mark Johnson (External)
**Cc:** Tracey Newman; Eric Lansing (elansing@orangecountyva.us); Trevor Kimzey; Lonnie Carter (lc@evergreenehomes.com); GARY GRIFFITH
**Subject:** FW: Letter Concerning RV Park attached
**Attachments:** [Untitled].pdf

Sandra B. Thornton
Planning Services Manager
Orange County, VA
128 W. Main St. Orange, VA 22960
(540) 672-4347 (P) (540) 672-0164 (F)

**From:** Tracey Newman <tnewman@orangecountyva.gov>
**Sent:** Tuesday, August 11, 2020 9:50 AM
**To:** Sandra Thornton <sthornton@orangecountyva.gov>
**Subject:** FW: Letter Concerning RV Park attached

**From:** Dana Graves <dlgraves39@icloud.com>
**Sent:** Tuesday, August 11, 2020 9:48 AM
**To:** Tracey Newman <tnewman@orangecountyva.gov>
**Cc:** chgraves1@hotmail.com
**Subject:** Letter Concerning RV Park attached

Hi, Please find attached a letter expressing our concerns about the Proposed RV park. We appreciate you reviewing.
Thank you, Dana & Channing Graves

Dana & Channing Graves
16710 Days Bridge Road
Orange, Va 22960

August 11, 2020

Dear Orange Commissioners,

We read the proposal and listened to the Commission meeting Thursday August 6th. During the meeti a statement was made that letters went out to the adjoining properties. Please note that we did not receive a letter.

It was disappointing to hear the discrepancies in the information provided. There are many unanswer questions. We have concerns about the lack of details presented in the business plan. It causes us to question the integrity of the plan.

My husband (Hugh Quarles Dickensons great nephew) has lived in Orange his entire life. We built our family home which is located next to Mr. Hayden. Within the last three years we've noticed an increa in traffic on the lake. The RV Park will bring additional visitors to the lake which will increase the amo of vehicles accidents and casualties. We are raising two boys and don't want to see their surrounding changed in a negative way.

We are not in favor of the RV Park. It is important to both of us that land is preserved in Orange Coun A balance needs to be maintained. There are other camp grounds and the state park that are availabl for vacationers.

Please help us preserve the land around the lake. We would be happy to discuss this further if needed We can be reach at the cell numbers provided below.

Respectfully,

Dana L Graves

Dana Graves
434-989-1513

Channing Graves
540-718-1901

## Tracey Newman

**From:** Sandra Thornton
**Sent:** Friday, August 14, 2020 9:53 AM
**To:** Donald Brooks (External); Donald Brooks; Jason Capelle; Jason Capelle; George Yancey; Julie Zeijlmaker; Jim Hutchison; R. Mark Johnson (External)
**Cc:** Tracey Newman; Eric Lansing (elansing@orangecountyva.us); Trevor Kimzey; Lonnie Carter (lc@evergreenehomes.com); GARY GRIFFITH
**Subject:** FW: Special use permit 29-02 Hayden

Sandra B. Thornton
Planning Services Manager
Orange County, VA
128 W. Main St. Orange, VA 22960
(540) 672-4347 (P) (540) 672-0164 (F)

**From:** Tracey Newman <tnewman@orangecountyva.gov>
**Sent:** Wednesday, August 12, 2020 8:36 AM
**To:** Sandra Thornton <sthornton@orangecountyva.gov>
**Subject:** FW: Special use permit 29-02 Hayden

**From:** Thomas Graves <tgravesoc@gmail.com>
**Sent:** Wednesday, August 12, 2020 7:37 AM
**To:** Tracey Newman <tnewman@orangecountyva.gov>
**Cc:** George Yancey <yancey88@verizon.net>; R. Mark Johnson (External) <rmarkjohnson142@gmail.com>
**Subject:** Special use permit 29-02 Hayden

It is my understanding that Spotsylvania County got the preliminary application for a SUP last Thursday and a meeting with the applicant set for tomorrow.

With the SUP spanning both counties, I feel it is important that both counties be on the same page with their review of the proposed project.

I encourage the Orange and Spotsylvania planning departments to work together to review the application and make recommendations to the Planning Commission. A thorough review of the SUP should take place and the recommendations shared with the public well prior to the Planning Commission making a recommendation to the Board of Supervisors. The Orange Planning Commission should not take up this SUP until such time as the Spotsylvania planning department has had an opportunity completely review and make recommendations.
Please share with the Orange Planning Commission.

## Tracey Newman

**From:** Sandra Thornton
**Sent:** Friday, August 14, 2020 9:54 AM
**To:** Donald Brooks (External); Donald Brooks; Jason Capelle; Jason Capelle; George Yancey; Julie Zeijlmaker; Jim Hutchison; R. Mark Johnson (External)
**Cc:** Tracey Newman; Eric Lansing (elansing@orangecountyva.us); Trevor Kimzey; Lonnie Carter (lc@evergreenehomes.com); GARY GRIFFITH
**Subject:** FW: RV park proposal Lake Anna

Sandra B. Thornton
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**From:** Earl Mielke <earlmielke@gmail.com>
**Sent:** Wednesday, August 12, 2020 10:41 AM
**To:** Sandra Thornton <sthornton@orangecountyva.gov>
**Subject:** RV park proposal Lake Anna

to: Sandra Thornton, Planning Director, Orange County

I have owned property near the Rt. 522 bridge on Lake Anna since 1980. We have seen lots of growth through these years. From Goodwin Cove to the uppermost portion of the lake, there are less than 50 homes on the lake. This area of the lake is tight and shallow. Most weekends, the boat traffic is so heavy that it is challenging for people to make their way around this area of the lake. When Goodwin Cove gets developed, it will add another 35 houses to this already busy area. To add another 150+ living units to this portion of the lake will change the way of life for everyone who lives here.

With this being said, greater concerns exist which include:

1. Harmful algae blooms (HAB) have happened each of the past 3 years during mid-summer lasting for the remainder of the year. This causes a "NO SWIM" advisory to be posted by the Virginia Department of Health. According to experts, HAB's are caused by excessive nutrients in the lake. These nutrients are caused by boat traffic stirring up phosphorus embedded in the lake mud. Healthy septic systems remove bacteria but do not remove the nutrients that eventually end up in the lake. Runoff from farms and yards are a major contributor to HABs. Adding wastewater treatment for 100+ residences will exacerbate this ongoing problem. It is important to solve this problem before any additional development is considered in this hot spot of HABs on Lake Anna. With ongoing no swim advisories, property values in these impacted areas could plummet.
2. Most lake development is restricted to 1-acre waterfront and 2-acre off water for each residence. Having 150-175 lots on an 83-acre property increases density beyond reason.
3. Rt 522 is a very busy and dangerous highway. Adding another access point for large RV's without substantial improvements will increase the risk of major accidents or even death.

I respectfully request that this petition be declined.

Yours truly,

Earl Mielke

214 Windway Dr

Orange, VA 22960

**Tracey Newman**

| | |
|---|---|
| **From:** | Sandra Thornton |
| **Sent:** | Friday, August 14, 2020 9:56 AM |
| **To:** | Donald Brooks (External); Donald Brooks; Jason Capelle; Jason Capelle; George Yancey; Julie Zeijlmaker; Jim Hutchison; R. Mark Johnson (External) |
| **Cc:** | Tracey Newman; Eric Lansing (elansing@orangecountyva.us); Trevor Kimzey; Lonnie Carter (lc@evergreenehomes.com); GARY GRIFFITH |
| **Subject:** | FW: RV park proposal Lake Anna |

Sandra B. Thornton
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**From:** David smith <smithdave@verizon.net>
**Sent:** Wednesday, August 12, 2020 11:48 AM
**To:** Sandra Thornton <sthornton@orangecountyva.gov>
**Subject:** RV park proposal Lake Anna

Sandra Thornton, Planning Director, Orange County

For 43 years, I have owned a cottage just off Pamunkey Creek Branch and about a mile from the Rt 522 bridge. Our grandchildren, our children and my wife and I frequently use this on weekends. I am concerned that first, the Harmful algae blooms (HAB) is a near continual problem. I believe that a large sign should be installed at this bridge announcing that the waters here are polluted and should not be used for swimming or any activity where you come in contact with the water (i.e., jet skiing). Our development has access to Pamunkey Creek and our children and grandchildren frequently jet ski, ride in a tube behind our boat and we have caught them swimming! We believe this is a bad idea particularly during the Covid issue but they do it when we're not watching.

Second, the number of boats particularly larger boats and those that participate in Wake Surfing is destroying the shoreline throughout the upper Pamunkey Creek area.

The notion of development of an RV Park has to exasperate both problems and create others. First is vehicle traffic. Rt 522 is a heavily traveled road. Average speed is well in excess of 55 mph (unless you get behind a farm vehicle). Second is boat traffic. Boats frequently travel at high speed much closer to land that required by lake restrictions. The shoreline is being washed away and more boats will make this worse.

A potential 250 or more living units likely with boats plus the approximate 50 houses in the now approved Goodwin's cove will create a disaster to Pamunkey Creek area. All

shorelines will need to be protected. Water skiing will be effectively prohibited due to the many wakes created by other boats and particularly wake surfers.

Any further development of upper Pamunkey Creek should be delayed at least until the impact of Goodwin's Cove and the HAB issues have been resolved.

David Smith
109 Windway Dr
Orange, VA 22960
703-615-1868

## Tracey Newman

**From:** Sandra Thornton
**Sent:** Friday, August 14, 2020 9:57 AM
**To:** Donald Brooks (External); Donald Brooks; Jason Capelle; Jason Capelle; George Yancey; Julie Zeijlmaker; Jim Hutchison; R. Mark Johnson (External)
**Cc:** Tracey Newman; Eric Lansing (elansing@orangecountyva.us); Trevor Kimzey; Lonnie Carter (lc@evergreenehomes.com); GARY GRIFFITH
**Subject:** FW: Valid concerns regarding proposed RV Development

Sandra B. Thornton
Planning Services Manager
Orange County, VA
128 W. Main St. Orange, VA 22960
(540) 672-4347 (P) (540) 672-0164 (F)

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**From:** Donna Kirley <dkirleyrdh@aol.com>
**Sent:** Wednesday, August 12, 2020 12:50 PM
**To:** Sandra Thornton <sthornton@orangecountyva.gov>
**Subject:** Valid concerns regarding proposed RV Development

Ms. Thornton,
We and others in our Runnymede Community, which is situated down lake and on the opposite side of lake from the proposed site of the RV Park, are very opposed to this type of development.

* The Pamunkey Creek has been an **"Impaired Stream"** for years and one cause is due to agricultural run off from fertilizers, waste from cattle and poultry feed operations, and sediment. This all comes from Orange County land as part of the York Watershed. The water is tested very often at considerable expense which Orange County should be aware. We are all very concerned about the **Water Quality** and the increase in **Harmful Algae Blooms** of our portion of Lake Anna as well as the rest of the lake.

* The sheer number for the RV sites is staggering to think about with what comes with it namely, the number of boats to be individually docked in slips in this very narrow portion of the lake. The added boat traffic alone is a source of huge concern for safety and the continued impact they will have on our shoreline erosion. We are seeing damage to our seawalls, docks, boathouses now from the impact of the new larger boats that have been Wake Surfing in our narrow area. That is an issue we are now trying to address.

* The concern regarding **septic and wastewater treatment** is another big issue. Failing septic fields are contributing to water quality issues. Overuse by too many people in a rental house which is another factor with the exploding vacation rental market at Lake Anna.
How would the developer be able to control that volume of septic waste? Pump every week!

* **Lake development is restricted** to 1 acre waterfront and 2 acre off water lots for each residence. This has been mandated to control growth and insure the protection of the lake. None of this proposal is in anyway compliant with those mandates.

* The proposed entrance on Rt. 522 which is a very busy two lane road leading to and from the Lake Anna region. The traffic of large vehicles, boat trailers, etc. will be a very **unsafe and dangerous road situation.**

* We heard that after cancelling your meeting for the public you had the meeting and all got to see a Power Point presentation which I am sure made it look fantastic for Orange County. Planners had a chance for question and answers. We the public did not and this is very concerning to me as we are the ones who will have to live with all of the problems if this is allowed to be approved.

Donna and Brad Kirley

## Tracey Newman

**From:** Sandra Thornton
**Sent:** Friday, August 14, 2020 9:58 AM
**To:** Donald Brooks (External); Donald Brooks; Jason Capelle; Jason Capelle; George Yancey; Julie Zeijlmaker; Jim Hutchison; R. Mark Johnson (External)
**Cc:** Tracey Newman; Eric Lansing (elansing@orangecountyva.us); Trevor Kimzey; Lonnie Carter (lc@evergreenehomes.com); GARY GRIFFITH
**Subject:** FW: Jeffery and Donna Hayden SUP RV Park

Sandra B. Thornton
Planning Services Manager
Orange County, VA
128 W. Main St. Orange, VA 22960
(540) 672-4347 (P) (540) 672-0164 (F)

**From:** August H. Wessels Jr <apwessels@msn.com>
**Sent:** Wednesday, August 12, 2020 3:06 PM
**To:** Sandra Thornton <sthornton@orangecountyva.gov>
**Subject:** Jeffery and Donna Hayden SUP RV Park

Ms Hayden

I would like to comment on this SUP Application.

I can see no objection to this Application. I have owned property on Route 654, just off Route 522 since 1978 and have traveled from Maryland and Northern Virginia for decades. While traffic has increased , it is still a quite ride.

My perspective is also based on my experience on another RV Park.
In the Mid 70s we kept a 24 foot travel trailer at the Shenandoah KOA in Verona Va while one of our sons was attending Fishburne Military School. Once that trailer was put on the Campground it did not see a county road until years later when it was sold.

Once an RV is put on one of these sites it probably will not move until sold and will not cause significant increase of traffic on Route 522. I am more concerned about weekend vacationers towing a boat at speed limits.

On another perspective this RV Park may be an economic boost to the Counties and some residents that may be employed

Best Regards
August H Wessels Jr
95 Windway Drive
Oarnge Va
18289 St Georges Ct

Leesburg Va

## Tracey Newman

**From:** Sandra Thornton
**Sent:** Friday, August 14, 2020 10:00 AM
**To:** Donald Brooks (External); Donald Brooks; Jason Capelle; Jason Capelle; George Yancey; Julie Zeijlmaker; Jim Hutchison; R. Mark Johnson (External)
**Cc:** Tracey Newman; Eric Lansing (elansing@orangecountyva.us); Trevor Kimzey; Lonnie Carter (lc@evergreenehomes.com); GARY GRIFFITH
**Subject:** FW: RV park proposal Lake Anna

Sandra B. Thornton
Planning Services Manager
Orange County, VA
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(540) 672-4347 (P) (540) 672-0164 (F)

**From:** SCOTT WHITEHEAD <whitehead.scott@gmail.com>
**Sent:** Thursday, August 13, 2020 9:22 AM
**To:** Sandra Thornton <sthornton@orangecountyva.gov>
**Subject:** RV park proposal Lake Anna

to: Sandra Thornton, Planning Director, Orange County

My family has has owned property near the Rt. 522 bridge on Lake Anna since 1981. We have seen lots of growth through these years. From Goodwin Cove to the uppermost portion of the lake, there are less than 50 homes on the lake. This area of the lake is tight and shallow. Most weekends, the boat traffic is so heavy that it is challenging for people to make their way around this area of the lake. When Goodwin Cove gets developed, it will add another 35 houses to this already busy area. To add another 150+ living units to this portion of the lake will change the way of life for everyone who lives here.

With this being said, greater concerns exist which include:

1. Harmful algae blooms (HAB) have happened each of the past 3 years during mid-summer lasting for the remainder of the year. This causes a "NO SWIM" advisory to be posted by the Virginia Department of Health. According to experts, HAB's are caused by excessive nutrients in the lake. These nutrients are caused by boat traffic stirring up phosphorus embedded in the lake mud. Healthy septic systems remove bacteria but do not remove the nutrients that eventually end up in the lake. Runoff from farms and yards are a major contributor to HABs. Adding wastewater treatment for 100+ residences will exacerbate this ongoing problem. It is important to solve this problem before any additional development is considered in this hot spot of HABs on Lake Anna. With ongoing no swim advisories, property values in these impacted areas could plummet.
2. Most lake development is restricted to 1-acre waterfront and 2-acre off water for each residence. Having 150-175 lots on an 83-acre property increases density beyond reason.
3. Rt 522 is a very busy and dangerous highway. Adding another access point for large RV's without substantial improvements will increase the risk of major accidents or even death.

I respectfully request that this petition be declined.

Sincerely,

Scott Whitehead

10 Windy Hill Court

Orange, VA 22960

## Tracey Newman

**From:** Sandra Thornton
**Sent:** Friday, August 14, 2020 10:17 AM
**To:** Donald Brooks (External); Donald Brooks; Jason Capelle; Jason Capelle; George Yancey; Julie Zeijlmaker; Jim Hutchison; R. Mark Johnson (External)
**Cc:** Tracey Newman; Eric Lansing (elansing@orangecountyva.us); Trevor Kimzey; Lonnie Carter (lc@evergreenehomes.com); GARY GRIFFITH
**Subject:** FW: SUP 20-02

Good morning,

Given the need to finalize the 8/20/20 agenda materials for posting to the website today, and in consideration of some other commitments on our calendars, this may be the last set of comments that will be included in the materials to be posted today. Of course, whatever is received through 8/18/20 by 5 p.m., the established deadline for written public comments, will be forwarded to you and posted to the website no later than 5 p.m. on 8/19/20.

Sandra B. Thornton
Planning Services Manager
Orange County, VA
128 W. Main St. Orange, VA 22960
(540) 672-4347 (P) (540) 672-0164 (F)

-----Original Message-----
From: Nancy Biscoe <ntbiscoe@icloud.com>
Sent: Friday, August 14, 2020 10:06 AM
To: Sandra Thornton <sthornton@orangecountyva.gov>
Subject: SUP 20-02

I am a resident of Spotsylvania County but live in close proximity to this proposed Luxury RV Park. We are full time farmers & are dedicated to keeping agricultural land agricultural. Please consider opposing this request. The increased traffic on rural roads is already bad & trying to move farm equipment is dangerous. People have no respect. This Park would only add to the problem.

Thank you.

Nancy Biscoe
8220 Belmont Rd
Spotsylvania, VA 22551