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
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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

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128 WEST MAIN STREET
ORANGE, VIRGINIA 22960

OFFICE: (540) 672-4347
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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
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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.

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orangecountyva.gov

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.

August 13, 2020

Ms. Sandra Thornton
Orange County Planning Services
128 W. Main Street
Orange, VA 22960

RE: Luxury Motorcoach Resort SUP - Orange County Resort, LLC
Answers to Planning Commission Questions
Job No. 2945.0

Dear Ms. Thornton:

Thank you again for the input and guidance from the Planning Department as we seek to process the feedback from the August 6, 2020 Planning Commission meeting. We are pleased to have the chance to elaborate on certain matters and hope to answer as many of the questions and concerns as possible in this letter; we look forward to discussing these items and more during our upcoming Planning Commission public hearing on August 20, 2020.

Updated Conceptual Site Plan

As was shown in our presentation on August 6, 2020, the site plan has progressed considerably since our original application in May. We are pleased to provide attached herein a formal copy of the updated Conceptual Site Plan for consideration.

Ownership and Operations

The Commission had many questions about the ownership and operation of the resort and sites. Our original application indicated the individual sites would be sold to individual owners; this is an area of the project that changed due to research. After a great deal of research, it was determined that the sale of individual motorcoach sites created a number of obstacles (zoning, platting, etc.) without corresponding gains; additionally, the Development Team determined that owning, managing, and leasing the sites within the resort created some winning opportunities. Therefore, the Applicant is formally changing the application to no longer indicate the individual sale of lots.

Orange County Resort, LLC plans to develop and maintain ownership of this luxury motorcoach resort. They will hire a third-party management company to provide the day to day management of the resort. This will allow the Development Team to better maintain control over the quality of the entire resort, including the facilities, the grounds, the amenities, the waterfront, the utilities, and the resort guests.

In order to establish and maintain the high-quality resort environment that is desired, the Applicant will establish and enforce standards and rules that will be part of the lease agreement for all resort guests; conversely, these standards will prevent undesirable situations from

occurring (e.g. semi-permanent residences). These standards will, at a minimum, address the following:

- Minimum standards for allowable motorcoaches / recreational vehicles;
- Prohibitions of certain recreation vehicles such as "park-models", mobile-homes, pop-ups, etc.;
- Prohibition of any tent camping;
- Prohibition of permanent and semi-permanent elements from being added;
- Establishment of maximum allowable duration of continuous occupancy; and
- General rules and standards of behavior for guests within the resort.

Please see the attached draft of these Resort Quality Standards.

Proposed Uses

There were several questions about the specific uses intended for the resort. Please refer to the original application where the types of uses are proposed. At this point, there are no changes proposed to the types of uses indicated therein.

Access from 522

Further elaboration of the access management from Route 522 is being provided in response to the questions received from the Planning Commissioners. Information regarding the vehicular access was provided in the original application, however that data was based upon a 200-site resort. Updated information based upon a 175-site motorcoach resort has been prepared and provided as an attachment herein. The information has been expanded to provide a much more thorough explanation of the technical information to make it more 'user friendly'.

Trip Generation and Turn Lane Analysis: In order to evaluate the transportation operations and performance, specifically to determine if turn lanes are warranted, the number of new vehicles must be determined. We have used the industry standard Institute of Transportation Engineers (ITE) Trip Generation manual (10th Edition) to estimate the expected traffic during the peak traffic hours. In our analysis, we have used the highest end of the range rather than the average; this is a conservative approach. With the trip generation in hand, then the calculations are performed in careful compliance with the VDOT process to evaluate whether left or right turn lanes (or tapers) are warranted for the proposed condition. In our conservative analysis, it was confirmed that no turn lanes are warranted. Please see the attached Access Management Report.

Sight Distance Evaluation: In addition to the evaluation of turn lanes, VDOT requires that the entrance must have adequate sight distance in each direction to ensure safety for vehicles slowing to turn into the development or determining when to pull-out. In the case of larger vehicles, VDOT even has specific guidance for evaluation of "combination truck" vehicles that require additional sight distance to compensate for larger commercial combination trucks that accelerate more slowly than a typical vehicle. For the purposes of this preliminary evaluation, we have evaluated the sight distance requirements against the greater requirements of the "combination truck" data. In our conservative preliminary analysis, it was confirmed that the proposed entrance location along Route 522 appears to have adequate sight distance in both directions, even for a "combination truck". Please see attached Access Management Report.

Financial Estimations

In our Planning Commission discussions on August 6, 2020, it was requested that the Applicant provide some estimates regarding anticipated tax revenues to the County based upon the proposed development. The Development Team is pleased to provide the following estimated tax revenues to the County:

- Assuming an estimated range of nightly rental asking-rates of $85/night to $250/night;
- Assuming an estimated average nightly rental asking-rate of $125/night;
- Assuming 70% occupancy for the year;
- Based upon a County Sales Tax rate of 1% and County Hospitality Rate of 2%;
- Assuming a $6M assessed property value;
- Orange County could expect to receive approximately $235,000 in additional annual tax revenue from the project.

Environmental Investigations

The Development Team hired Ecosystem Services, a statewide environmental investigation and permitting consultant based in Charlottesville, VA. Ecosystem had a team in the field for week earlier this summer; in late July, the Gay and Neel survey team visited the site and gathered all the field location data to complete the detailed mapping for the environmentally sensitive areas, namely streams and wetlands. Ecosystem is now engaging the US Army Corps of Engineers (USACE) and VA Department of Environmental Quality (DEQ) to confirm the delineation and established a Jurisdictional Determination (JD) for those items. We are hopeful to have the JD completed in August, depending upon those agencies' response times.

With that data already in hand, the preliminary site design process is working towards a solution that will stay within Nationwide Permit parameters: disturbing no more than 300 feet of stream channel and no more than 1/10th of an acre of wetlands.

Managing Trash & Recycling

The resort will provide on-site collection locations for trash and recycling as part of the development. Guests will be requested to dispose of all their trash and recycling therein. The resort management company will contract with a third-party trash collection service to collect and dispose of the trash and recycling. This will eliminate any concerns that resort guests will be seeking to dispose of trash on their own within County collection / disposal locations.

Spotsylvania County Special Use Permit (SUP) Process

The Spotsylvania County Special Use Permit (SUP) process begins with the filing of a pre-application form and is then followed by a "pre-application meeting" wherein the County gathers an entire Technical Review Committee representing all the various review departments. We submitted our pre-application form on August 4, 2020 and are on the TRC agenda for Thursday, August 13, 2020. We will continue moving forward with their process in parallel to the Orange County process.

Status of Applicant LLC

The Applicant has now followed through with the registration of the LLC; you can now find Orange County Resort, LLC in the State Corporation Commission database, entity ID# 11093193.

We believe that this information, along with the attached Concept Site Plan and Access Management Report, provide the information requested by Staff and by the Planning Commissioners; we trust that it will go a long way toward clearing up any confusion and addressing any concerns.

We look forward to further discussions with you, your staff, and the Orange County Planning Commissioners.

Sincerely,
Gay and Neel, Inc.

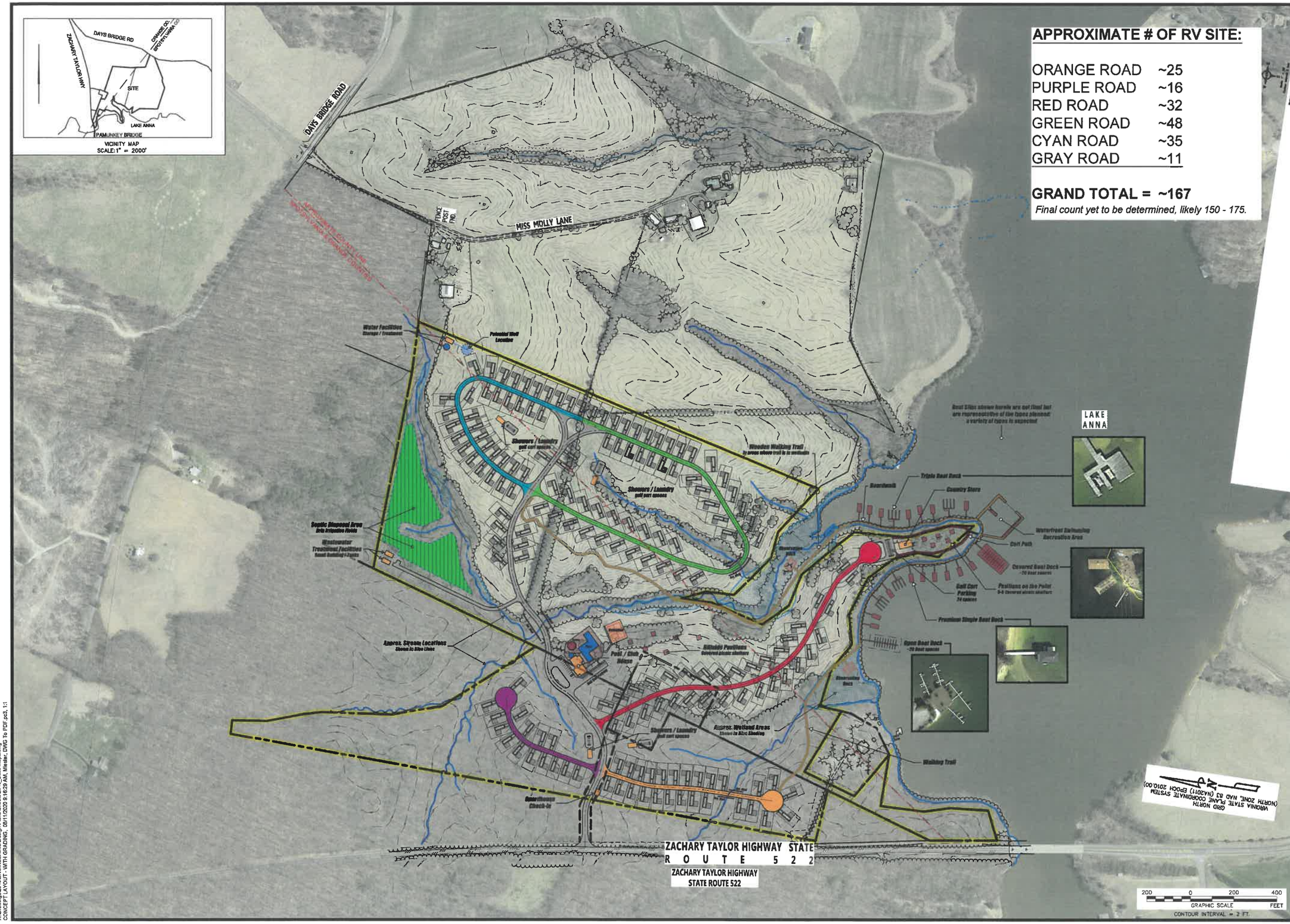
Trevor M. Kimzey, P.E.
Director of Engineering
Agent for Applicant, Orange County Resort, LLC

Attached:

Updated Concept Site Plan
Resort Quality Standards – draft document
Access Management Report

Cc: Lonnie Carter, Orange County Resort, LLC

TMK/scw



APPROXIMATE # OF RV SITE:

ORANGE ROAD	~25
PURPLE ROAD	~16
RED ROAD	~32
GREEN ROAD	~48
CYAN ROAD	~35
GRAY ROAD	~11

GRAND TOTAL = ~167

Final count yet to be determined, likely 150 - 175.

GAY AND NEEL, INC.
ENGINEERING ◆ LAND PLANNING ◆ SURVEYING
1260 Radford Street
Christiansburg, Virginia 24073
Phone: (540) 381-6011
Fax: (540) 381-2773
Email: info@gayandneel.com
Web: www.gayandneel.com

The drawing, design, and digital files relating to this project are the property of Gay and Neel, Inc. The reproduction, copying, or other use of this drawing without GNI's written consent is prohibited.

Preliminary
08/12/2020 2:28:32 PM

ORANGE COUNTY LUXURY MOTORCOACH RESORT

ORANGE COUNTY, VIRGINIA

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS

NO.	COMMENTS	DATE

PROJECT TEAM

PIC	TREVOR M. KIMZEY, PE
PM	MATTHEW P. TOMLINSON, PE
DESIGN	EMO, MBL

ISSUE DATE
07/17/2020

GNI JOB NO.
2945

SHEET TITLE
CONCEPTUAL LAYOUT WITH GRADING

SHEET NUMBER
1 OF 1

X:\Drawings\2945\ENGINEERING\Design\Plans\Sheets\2945_Base Map2.dwg
CONCEPT LAYOUT - WITH GRADING, 08/11/2020 8:16:29 AM, Mesler, DWG To PDF.pc3, 1:1

Resort Quality Standards

Draft standards per peer-resort benchmarking

"Recreational Vehicle" Definition:

- **Recreation Vehicle** shall mean and refer to:
  - modern travel trailer,
  - fifth wheel trailers,
  - Class A motor homes, and
  - Class C motor homes.
- **Not included** within such classification shall be:
  - folding tents not mounted on wheels,
  - tent-type folding trailers,
  - pick-up campers,
  - vans,
  - Class B motor homes, and
  - Park-model or park-home recreational vehicles.
- Resort Guests are prohibited from erecting or placing on any Site any permanent or semi-permanent structure or any vehicle which is designed as permanent or semi-permanent living quarters, which **prohibit structures including**, without limitation, the following:
  a) screen rooms, carport, metal awnings tip outs, ant type of permanent extended overhang, enclosures, and/or skirting
  b) travel trailers less than twenty-five feet (25') in length, longer than forty-two feet (42') or wider than eight feet six inches (8' 6") in their highway traveling configuration or wider than fifteen feet (15') in their fully installed condition;
  c) fifth wheel trailers less than twenty-five feet (24') in length, longer than forty-five feet (45) or wider than eight feet, six inches (8' 6") in their highway traveling configuration or wider than fifteen feet (15') in their fully installed condition;
  d) motor home less than twenty-five feet (25') in length, longer than forty-five feet (45') or wider than eight feet, six inches (8' 6") in their highway traveling configuration or wider than fifteen fee (15') in their fully installed condition;
  e) park-model travel trailers and park-home travel trailers;
  f) any otherwise permissible recreational vehicle which is not self-contained (permissible recreational vehicles must include their own water supply, holding tank, LP gas), not withstanding that any county, state or federal government or agency identifies or licenses such trailers prohibited hereunder as "recreational vehicles";
  g) mobile-homes;
  h) any structure place on the Site on blocks, or other supports, including without limitation, any supporting devices for slide outs or similar extensions, or any structure with removed hitches;
  i) any structure not intended to be temporary, that is, any structure intended not be readily movable;
  j) any structure designed, designated, intended or used as permanent or semi-permanent living quarters; and

k) any structures, appurtenances, accessories, or attachments, of a permanent or semi-permanent nature, which are not a component of the manufactured recreational vehicle (such prohibited structures, appurtenances, accessories, or attachments, of a permanent or semi-permanent nature, which are not a component of the manufactured recreational vehicle (such prohibited structures, appurtenances, accessories, or attachments include, but are not limited to, rigid plumbing connection to an external waste treatment system tie-down straps and anchors, steps, stairways, or decking adjacent and contiguous to the recreational vehicle, and rigid or semi-rigid enclosures of any kind whatsoever affixed to the recreational vehicle.

- Provided, this paragraph is not intended to prohibit or limit the utilization of otherwise permissible recreational vehicle as described above which might, while placed in the Site, utilize the sewer and water facilities provided at Sites.
- It is the declared intent of the Developer to **exclude** park-model trailers, park-home trailers, and mobile-homes from being placed on any Site, and to create and maintain an area designated for maximum beauty and benefit of transient recreational vehicle utilization and camping.
- Provided, further, that tables, benches, grills, and approved entertainment center may be erected, but no personal property except as provided immediately above shall be permitted to remain where it can be seen by other Site Guests or visitors to the area, except when the Site is actually in use; provided further, however, that the Site even though not in use for a maximum period of six (6) month from the date last used for occupancy.

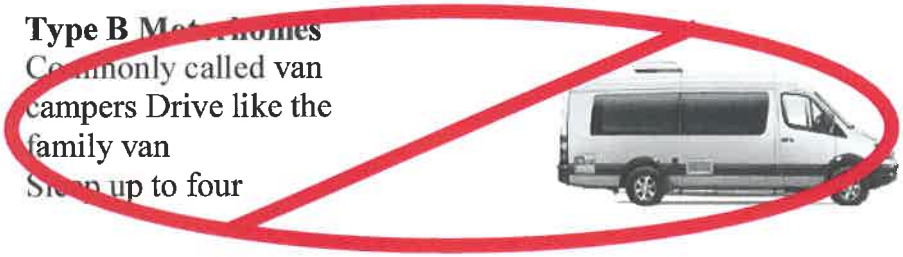
RV Types and Terms

MOTORHOMES

Living quarters are accessible from the driver's area in one convenient unit.

Type A Motorhomes
Generally roomiest of all RVs Luxurious amenities
Sleep up to six

Type B Motorhomes
Commonly called van campers Drive like the family van
Sleep up to four



Type C Motorhomes
Similar amenities to Type As
Optional sleeping space over the cab Sleep up to eight

RV Types and Terms

Towable RVs

Designed to be towed by family car, van or pickup truck. Can be unhitched and left at the campsite while you explore in your auto.

TRAVEL TRAILERS
Conventional Travel Trailer
Wide range of floor plans and sizes
Affordable homelike amenities
Sleep up to 10

Fifth-Wheel Travel Trailers
Spacious two-level floor plans
Towed with a pickup truck
Sleep up to six

SPORT UTILITY RVS
Available motorized and towable (as travel trailers or fifth-wheels).
Built-in garage for hauling cycles, ATVs, and other sports equipment
Sleep up to eight

Travel Trailers with Expandable Ends
Ends pull out for roomy sleeping
Lightweight Towing
Sleep up to eight

TRUCK CAMPERS
Mount on pickup bed or chassis
Go wherever your truck can go
Sleep up to six

FOLDING CAMPING TRAILERS
Fold for lightweight towing
Fresh-air experience with RV comfort
Sleep up to eight

PARK MODEL RVS
Movable resort unit designed exclusively for part-time recreational use

ORANGE COUNTY LUXURY MOTORCOACH RESORT

ACCESS MANAGEMENT REPORT, INCLUDING
TRIP GENERATION
TURN LANE ANALYSIS
SIGHT DISTANCE EVALUATION

Located in:

Orange County, Virginia

COMMONWEALTH OF VIRGINIA
TREVOR M. KIMZEY
Lic. No. 036354
8/12/20
PROFESSIONAL ENGINEER

Project Number: 2945.0

Date: August 12, 2020

GAY AND NEEL, INC.
ENGINEERING ◆ LAND PLANNING ◆ SURVEYING
1260 Radford Street • Christiansburg, Virginia 24073
540.381.6011 office • 540.381.2773 fax
www.gayandneel.com • info@gayandneel.com

Required Data for Left and Right Turn Lane Warrant Analysis

WARRANTS FOR LEFT TURN LANES ON TWO-LANE HIGHWAYS

VPH OPPOSING VOLUME	ADVANCING VOLUME			
	5% LEFT TURNS	10% LEFT TURNS	20% LEFT TURNS	30% LEFT TURNS
	40-MPH DESIGN SPEED*			
800	3[illegible]	[illegible]	[illegible]	[illegible]
600	4[illegible]	[illegible]	[illegible]	[illegible]
400	5[illegible]	[illegible]	[illegible]	[illegible]
200	6[illegible]	[illegible]	[illegible]	[illegible]
100	720	515	390	340
	50-MPH DESIGN SPEED*			
800	[illegible]	[illegible]	[illegible]	[illegible]
600	[illegible]	[illegible]	[illegible]	[illegible]
400	[illegible]	[illegible]	[illegible]	[illegible]
200	550	400	300	270
100	615	445	335	295
	60-MPH DESIGN SPEED*			
800	230	170	125	115
600	290	210	160	140
400	365	270	200	175
200	450	330	250	215
100	505	370	275	240

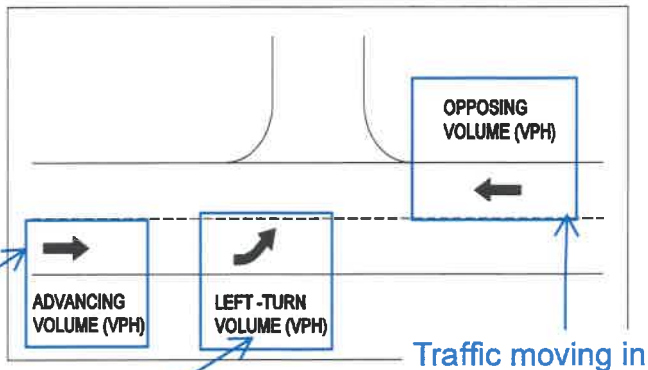
Traffic moving in the direction corresponding to vehicles looking to turn left into the resort (Southbound on 522)

Percent of southbound traffic turning left into the resort

TABLE 3-1

Source: Adapted from 2011 AASHTO Green Book, Chapter 9, Section 9.7.3, Page 9-132, Table 9-23

* USE DESIGN SPEED IF AVAILABLE, IF NOT USE LEGAL SPEED LIMIT.*



Traffic moving in the opposite direction (Northbound on 522)

Example:

Two-lane highway with 40-MPH operating speed

Opposing Volume (VPH) - 600
Advancing Volume (VPH) - 440
Left-Turn Volume (VPH) - 44 or 10% of Advancing Volume

With opposing volume (VPH) of 600 and 10% of advancing volume (VPH) making left turns, and advancing volume (VPH) of 305 or more will warrant a left-turn lane.

When the Average Running Speed on an existing facility is available, the corresponding Design Speed may be obtained from Appendix A, Section A-1.

* Rev. 7/14

Virginia Department of Transportation
Traffic Engineering Division
2019
Annual Average Daily Traffic Volume Estimates By Section of Route
Primary and Interstate Routes

Route	Jurisdiction	Length	AADT	QA	4Tire	Bus	Truck 2Axle	Truck 3+Axle	Truck 1Trail	Truck 2Trail	QC	K Factor	QK	Dir Factor	AAWDT	QW
522 Zachary Taylor Hwy	Orange County	From: Spotsylvania County Line To: SR 20 Constitution Hwy 8.87	3200	G	92%	1%	1%	1%	5%	0%	C	0.091	F	0.604	3200	G
522 Zachary Taylor Hwy	Orange County	From: SR 20 Constitution Hwy To: Culpeper County Line 6.84	6500	G	92%	1%	1%	1%	5%	0%	F	0.095	F	0.633	6500	G
522 Zachary Taylor Hwy	Culpeper County	From: Orange County Line To: 23-652 Cedar Grove Rd 6.86	6600	G	93%	0%	1%	2%	4%	0%	F	0.087	F	0.596	6600	G
522 Zachary Taylor H		From: 23-652 Cedar Grove Rd To: SR 3 Germanna Hwy 0.92	8500	G							C	0.090	F	0.585	8600	G
522 3 Germanna		From: SR 3 Germanna Hwy To: SR 3; Zachary Taylor Hw 0.32	17000	G	93%	0%	1%	1%	4%	0%	C	0.084	F	0.564	17000	G
522 3 Germanna		From: SR 3; Zachary Taylor Hw To: US 15, US 29 0.34	12000	G	96%							84	F	0.566	13000	G
522 3 Germanna		From: US 15, US 29 To: ECL Culpeper 0.96	8600	G	96%	0%	1%	1%	2%	0%	F	0.093	F	0.532	9100	G
522 Bus 15 Germanna Highway	Town of Culpeper	From: ECL Culpeper To: US 15 Bus Orange Road 0.12	5200	G	97%	0%	1%	0%	1%	0%	C	0.092	F	0.538	5500	G
522 Bus 15 Bus 29 Main St	Town of Culpeper	From: US 15 Bus Orange Road To: RT 15 BUS 0.26	11000	G	98%	0%	1%	0%	1%	0%	C	0.077	F	0.526	12000	G
522 Bus 15 Bus 29 Main St	Town of Culpeper	From: RT 15 BUS To: MAIN STREET S 0.59	17000	G	98%	0%	1%	0%	1%	0%	F	0.077	F	0.526	18000	G
522 Evans St	Town of Culpeper	From: MAIN STREET S To: Evans St 0.08	6900	G	98%	0%	1%	0%	1%	0%	F	0.086	F	0.552	7300	G
522 Evans St	Town of Culpeper	From: Evans St To: N West St 1.44	10000	G	98%	0%	1%	0%	1%	0%	C	0.088	F	0.617	11000	G
522 Sperryville Pike	Culpeper County	From: N West Street To: WCL Culpeper 7.34	6300	G	97%	0%	1%	1%	1%	0%	C	0.083	F	0.568	6400	G
522 Sperryville Pike	Culpeper County	From: WCL Culpeper To: 23-707 Slate Mills Rd 0.93	2300	G	97%	0%	1%	1%	1%	0%	F	0.088	F	0.560	2300	G
522 Zachary Taylor Ave	Rappahannock County	From: 23-707 Slate Mills Rd To: Rappahannock County Line 4.67	2100	F	95%	1%	2%	1%	2%	0%	C	0.096	F	0.634	2000	F
522 Zachary Taylor Ave	Rappahannock County	From: Culpeper County Line To: 78-618 Hawlin Rd 4.02	1900	F	94%	1%	2%	1%	2%	0%	C	0.095	F	0.605	1900	F
522 Sperryville Pike	Rappahannock County	From: 78-618 Hawlin Rd To: SR 231 F T Valley Rd 0.66	3800	F	94%	0%	1%	2%	2%	0%	C	0.091	F	0.539	3700	F
		From: SR 231 F T Valley Rd To: Sperryville Pike														

Annual average daily traffic (Vehicles per day) Currently on Zachary Taylor Highway (522) Per VDOT Traffic Report

Portion of AADT generated during the peak hour of traffic

Portion of traffic volume moving in the peak direction

**Add 130 vehicles to the AADT to represent 2% growth over 2 years from 2019 to 2021. 3330 vehicles per day used as AADT for analysis.

Current Traffic on 522

Determination of Peak Hour Volume on 522		
522 (Zachary Taylor Highway) Peak Hour Volume = (AADT) * (K Factor)		
AADT - Average Daily Traffic Numbers	K Factor	Peak Hour Volume on 522 - Zachary Taylor Highway (VPH)
3330	0.091	304

Determination of Direction of Current Traffic on 522			
Advancing Volume (VPH) = 522 (Zachary Taylor Highway) Peak Hour Volume * Direction Factor			
Peak Hour Volume on 522 - Zachary Taylor Highway (VPH)	Direction Factor	Advancing Volume (Southbound)	Opposing Volume (Northbound)
304	0.604	184	120

AM Peak Trip Generation

Campground/Recreational Vehicle Park
(416)

Vehicle Trip Ends vs:	**Occupied Campsites**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	4
Avg. Num. of Occupied Campsites:	57
Directional Distribution:	36% entering, 64% exiting

Portion of trips entering and leaving the resort during the peak hour

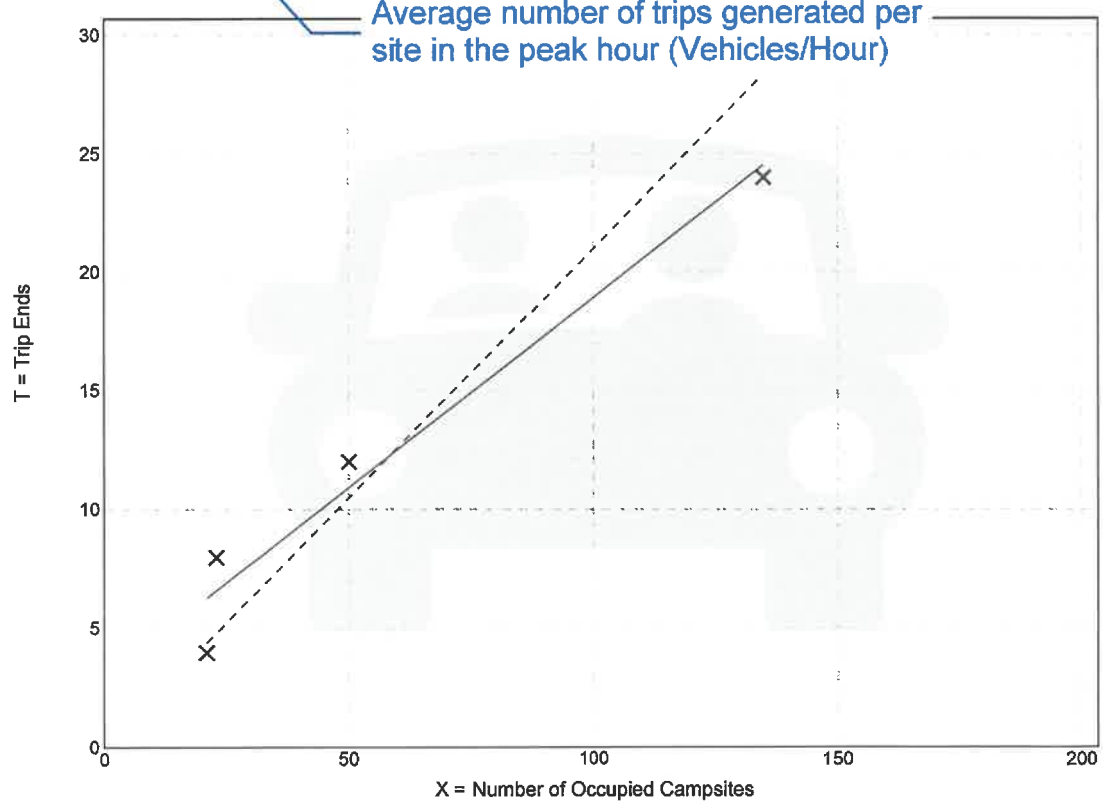
Vehicle Trip Generation per Occupied Camp Site

Average Rate	Range of Rates	Standard Deviation
0.21	0.18 - 0.35	0.06

Data Plot and Equation

Caution – Small Sample Size

Average number of trips generated per site in the peak hour (Vehicles/Hour)



× **Study Site** ——— **Fitted Curve** - - - - **Average Rate**

Fitted Curve Equation: T = 0.16(X) + 2.93 **R^2= 0.96**

PM Peak Trip Generation

Campground/Recreational Vehicle Park
(416)

Portion of trips entering and leaving the resort during the peak hour

Vehicle Trip Ends vs:	**Occupied Campsites**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	6
Avg. Num. of Occupied Campsites:	81
Directional Distribution:	65% entering, 35% exiting

Trips entering the resort used for left and right turn lane analysis

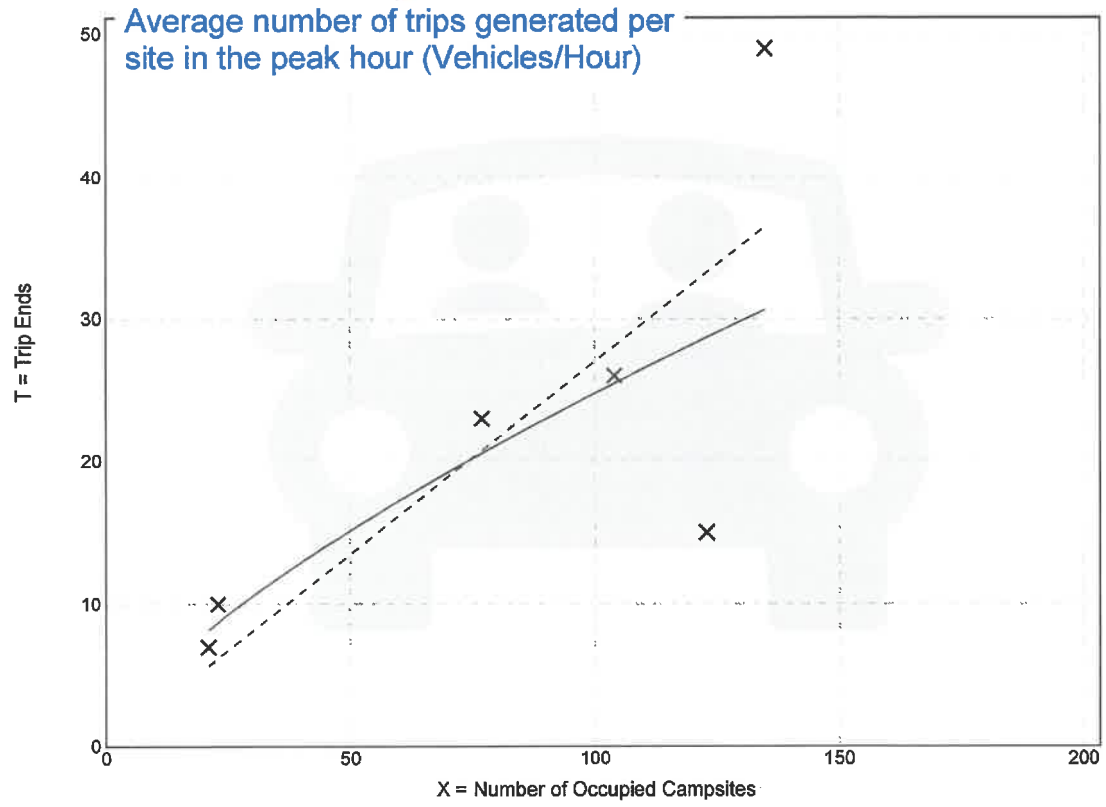
Vehicle Trip Generation per Occupied Camp Site

Average Rate	Range of Rates	Standard Deviation
0.27	0.12 - 0.43	0.11

Maximum trip generation rate assumed for analysis

Data Plot and Equation

Average number of trips generated per site in the peak hour (Vehicles/Hour)



× **Study Site** ——— **Fitted Curve** - - - - **Average Rate**

Fitted Curve Equation: Ln(T) = 0.71 Ln(X) - 0.06 **R^2= 0.72**

Trip Gen Manual, 10th Edition • Institute of Transportation Engineers

**PM Peak Volume Used for Analysis Due to Greater Trip Generation

Trip Generation for the Resort

Determination of Peak Hour Trips to/from the Resort		
PM Peak Trips = (Trip Generation Rate) * (Number of Sites)		
Maximum Trip Generation Rate - PM Peak (Vehicles/Site)	Number of Sites	Trips Generated During the PM Peak Hour (VPH)
0.43	175	76

Determination of Peak Hour Trips Entering the Resort		
Entering Vehicles During Peak = (Percentage of Entering Vehicles) * (PM Peak Trips)		
Percent of Trips Entering the Resort	Trips Generated During the PM Peak Hour (VPH)	Vehicles Entering the Resort During the PM Peak Hour (VPH)
65%	76	50

Left Turns into the Resort

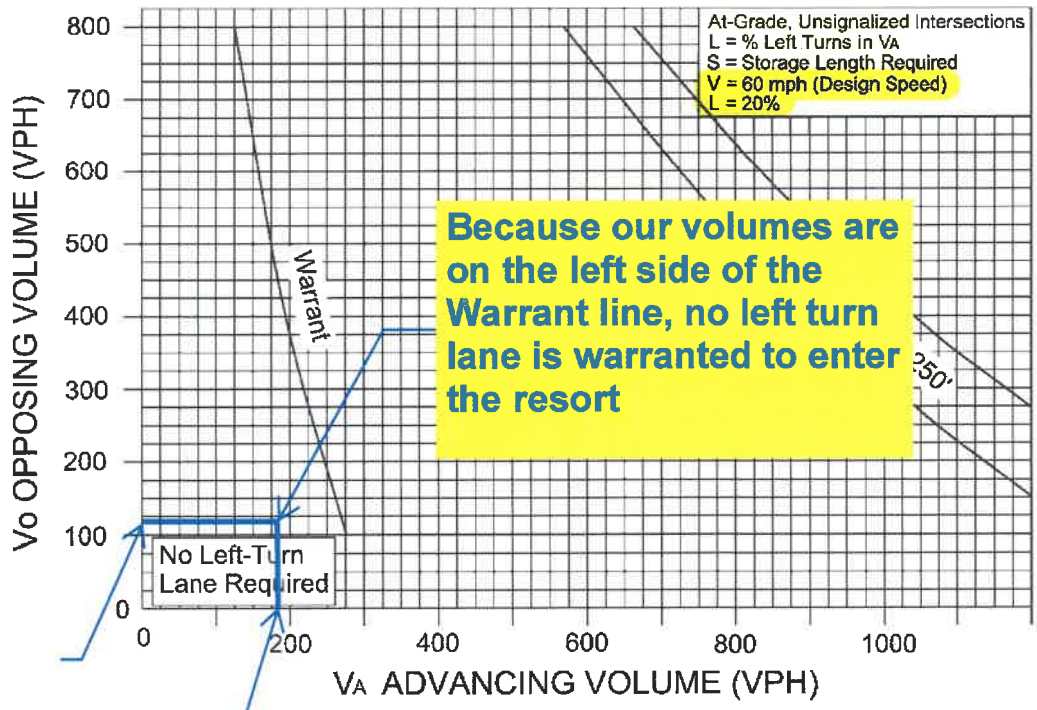
Determination of Number of Vehicles Turning Left from 522 into the Resort			
Vehicles Turning Left into the Resort = (Advancing Volume / Total Peak Volume) * Vehicles Entering the Resort During the PM Peak Hour			
Advancing Volume (VPH)	Total Peak Volume (VPH)	Vehicles Entering the Resort During the PM Peak Hour (VPH)	Vehicles Turning Left into the Resort (VPH)
184	304	50	31

Determination of Ratio of Southbound Traffic Making Left Turns		
Percentage of Advancing Volume Turning Left = (Vehicles Turning Left into the Resort) / Advancing Volume		
Vehicles Turning Left into the Resort (VPH)	Advancing Volume (VPH)	Percentage of Advancing Volume Turning Left
31	184	17%

**Because of the 17% left turn volume, use 20% left turn ratio chart with 60 MPH design speed

Left Turn Lane Warrant

Left turn lane warrant chart chosen with design speed of 60 MPH and 20% of advancing volume making left turns during the peak hour



Because our volumes are on the left side of the Warrant line, no left turn lane is warranted to enter the resort

Opposing Volume (120 VPH)

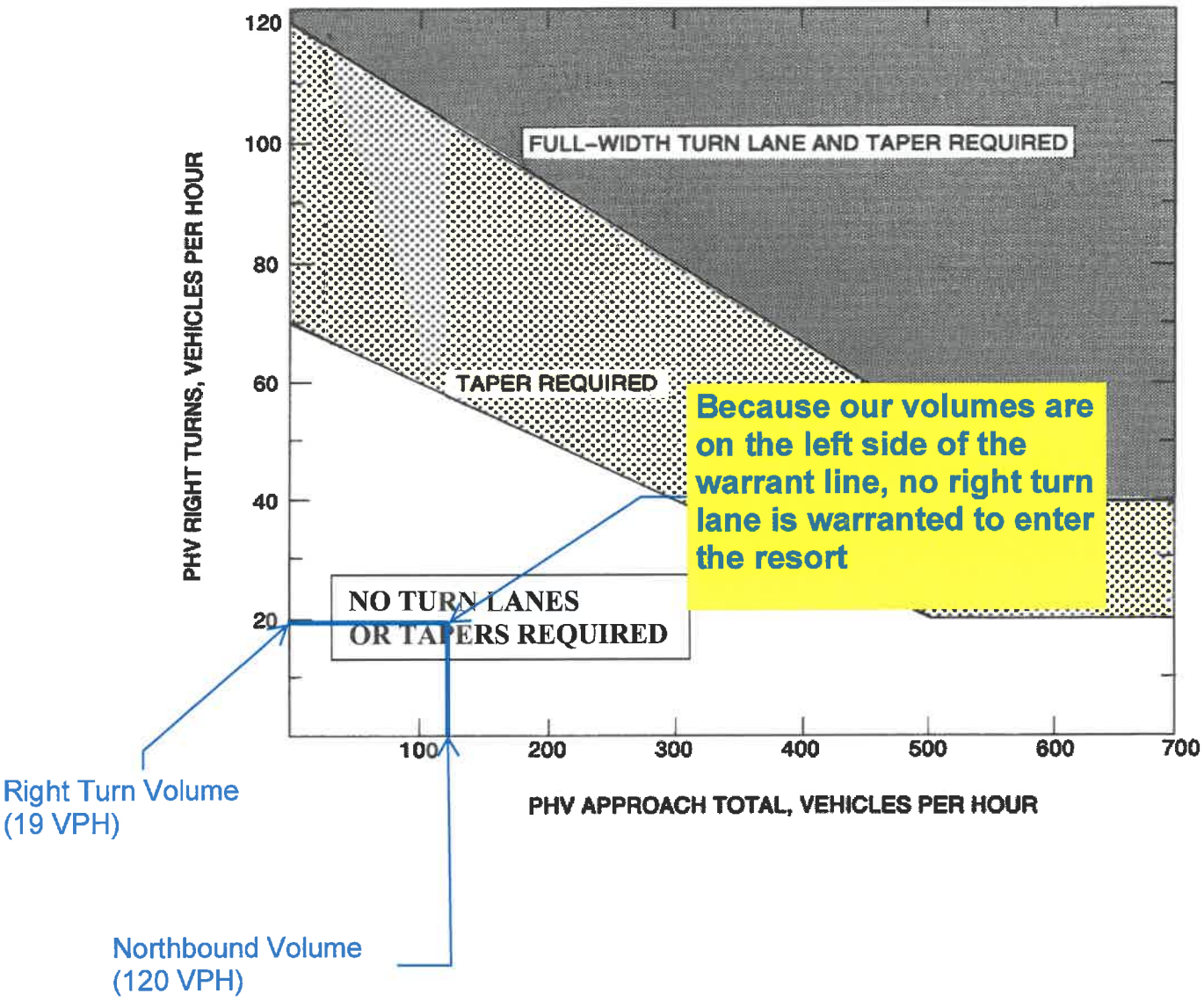
Advancing Volume (184 VPH)

FIGURE 3-20

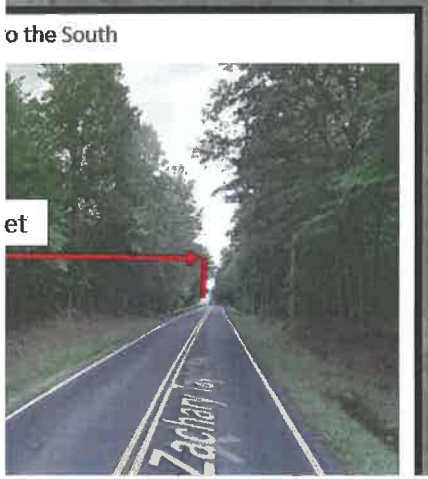
Right Turns into the Resort

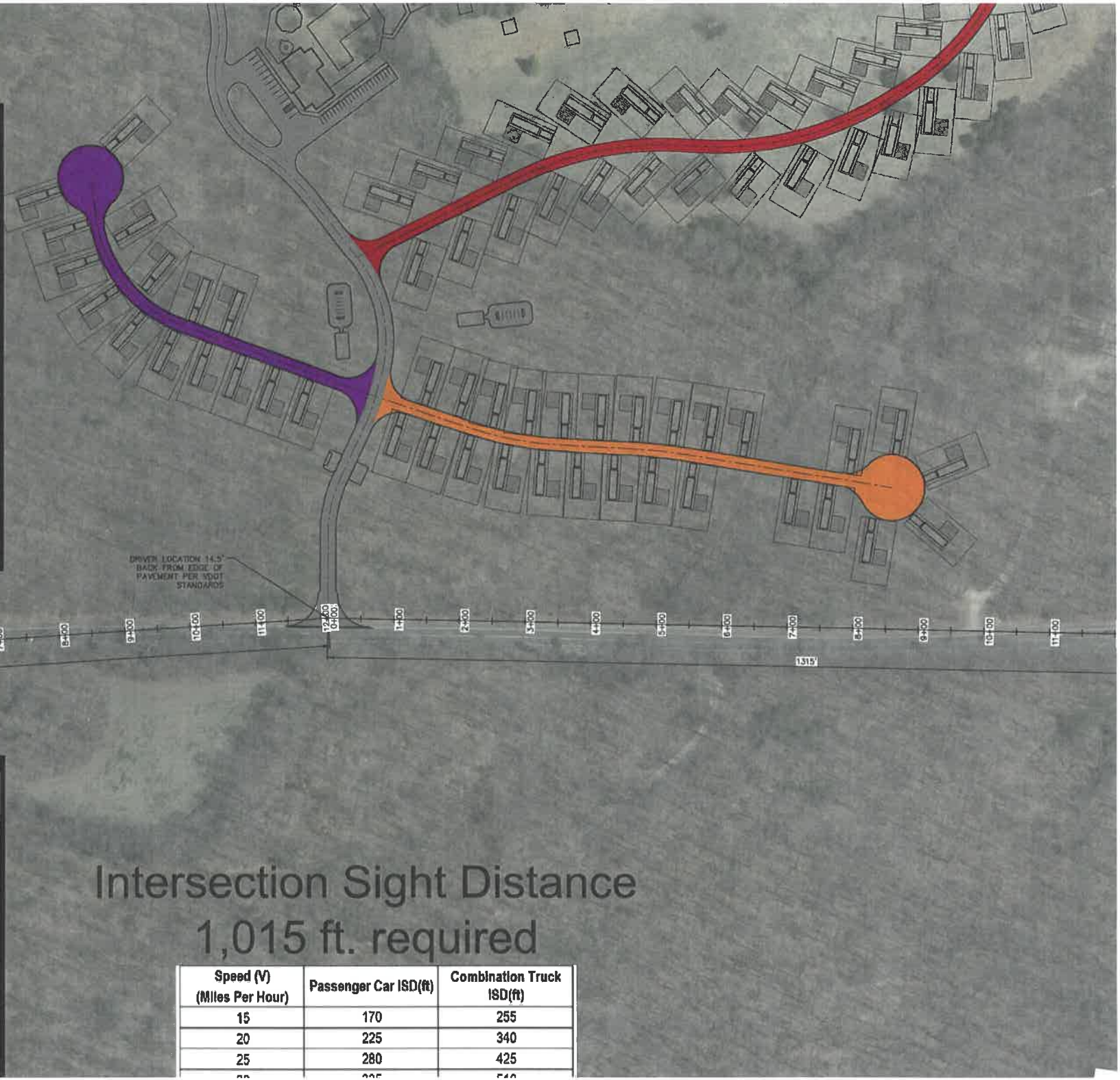
Determination of Number of Vehicles Turning Right from 522 into the Resort		
Vehicles Turning Right into the Resort = Vehicles Entering the Resort During the PM Peak Hour - Vehicles Turning Left into the Resort		
Vehicles Entering the Resort During the PM Peak Hour (VPH)	Vehicles Turning Left into the Resort (VPH)	Vehicles Turning right into the Resort (VPH)
50	31	19

Right Turn Lane Warrant



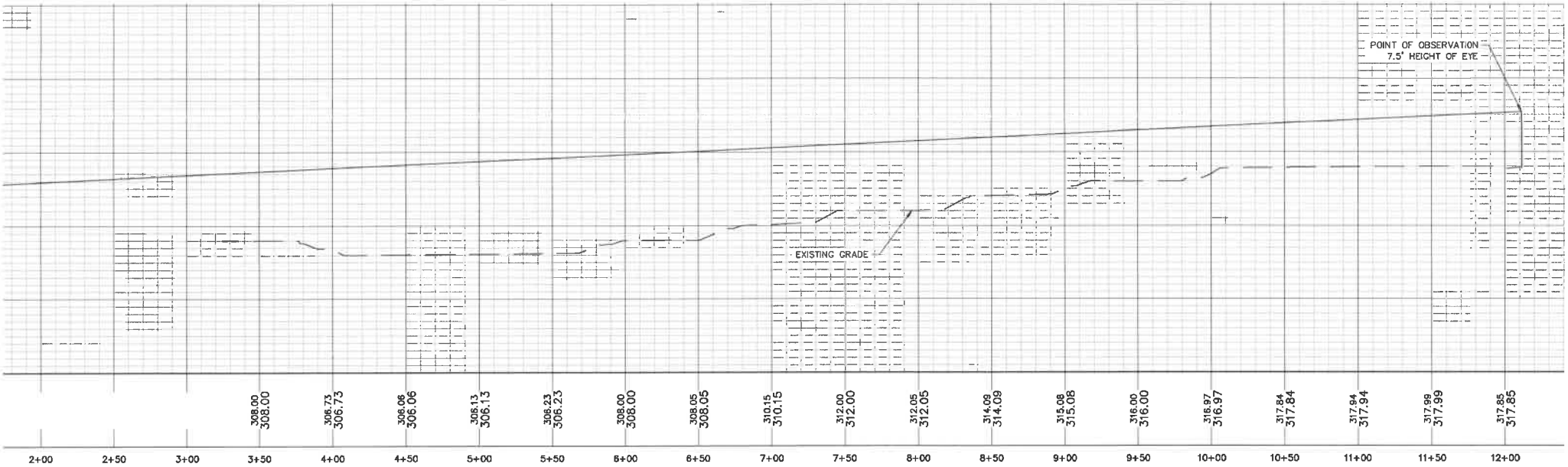
Because our volumes are on the left side of the warrant line, no right turn lane is warranted to enter the resort

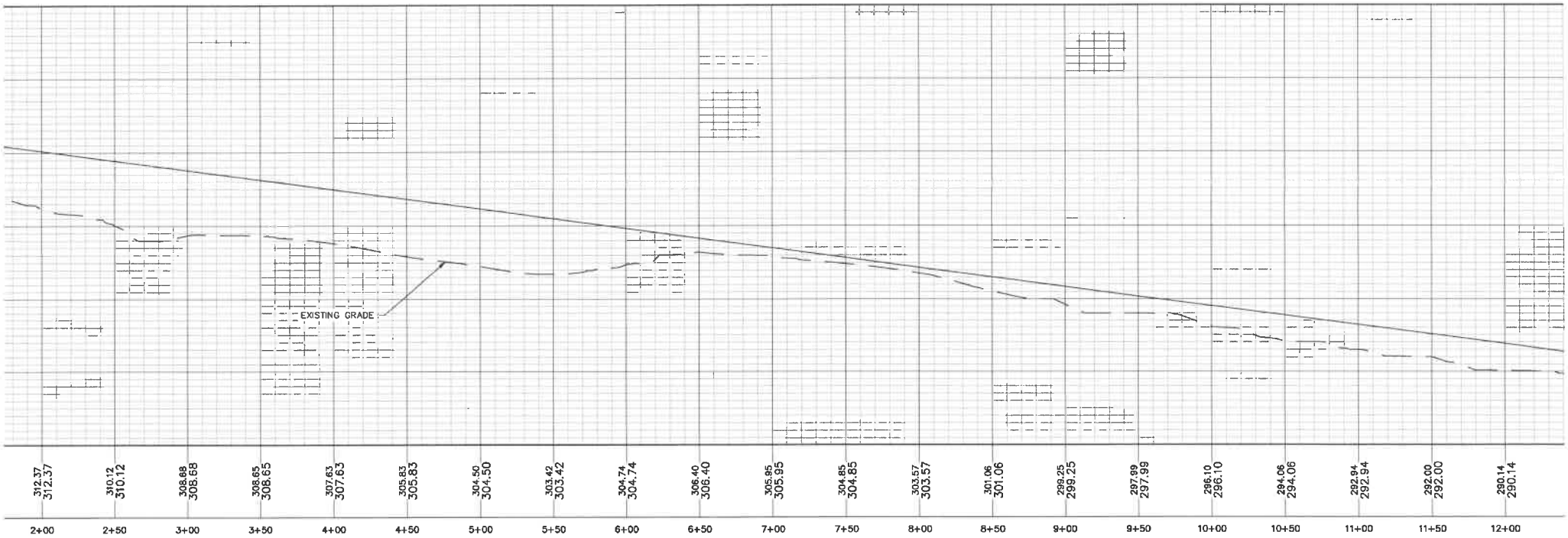




Intersection Sight Distance
1,015 ft. required

Speed (V) (Miles Per Hour)	Passenger Car ISD(ft)	Combination Truck ISD(ft)
15	170	255
20	225	340
25	280	425


POINT OF OBSERVATION
7.5' HEIGHT OF EYE
EXISTING GRADE
308.00 308.00
306.73 306.73
306.06 306.06
306.13 306.13
306.23 306.23
308.00 308.00
308.05 308.05
310.15 310.15
312.00 312.00
312.05 312.05
314.09 314.09
315.08 315.08
316.00 316.00
316.97 316.97
317.84 317.84
317.94 317.94
317.99 317.99
317.85 317.85
2+00 2+50 3+00 3+50 4+00 4+50 5+00 5+50 6+00 6+50 7+00 7+50 8+00 8+50 9+00 9+50 10+00 10+50 11+00 11+50 12+00


EXISTING GRADE
312.37 312.37
310.12 310.12
308.88 308.88
308.65 308.65
307.63 307.63
305.83 305.83
304.50 304.50
303.42 303.42
304.74 304.74
306.40 306.40
305.95 305.95
304.85 304.85
303.57 303.57
301.06 301.06
299.25 299.25
297.99 297.99
296.10 296.10
294.06 294.06
292.94 292.94
292.00 292.00
290.14 290.14
2+00 2+50 3+00 3+50 4+00 4+50 5+00 5+50 6+00 6+50 7+00 7+50 8+00 8+50 9+00 9+50 10+00 10+50 11+00 11+50 12+00

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

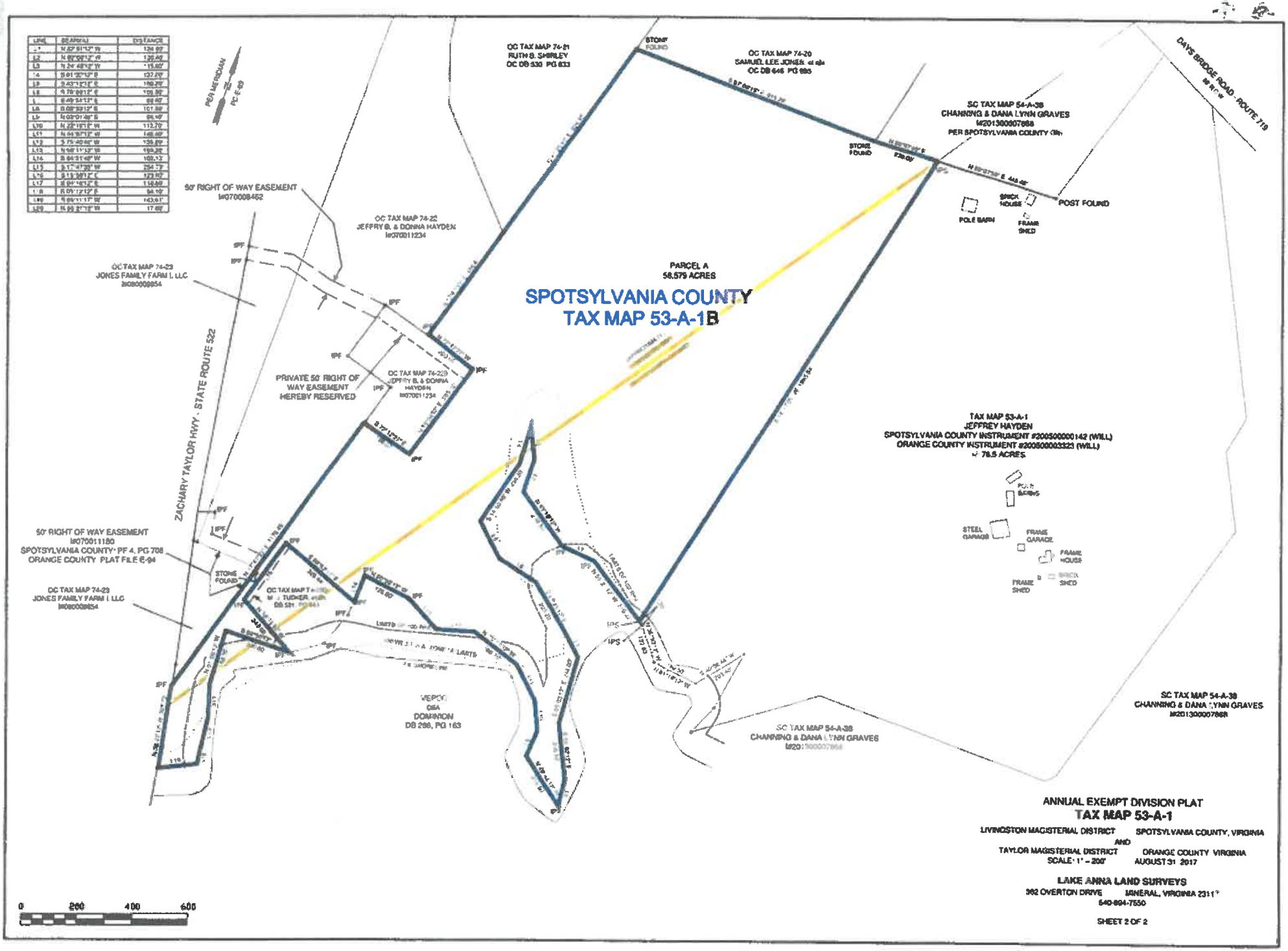
Are there active permits under review with the County or have there been any prior approvals? ☐ Yes ☒ No

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

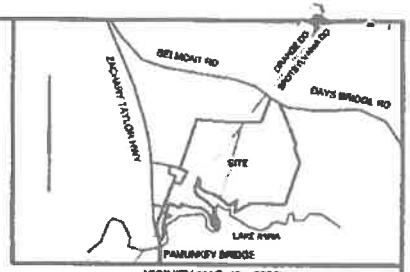
LAKE ANNA LAND SURVEYS

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.

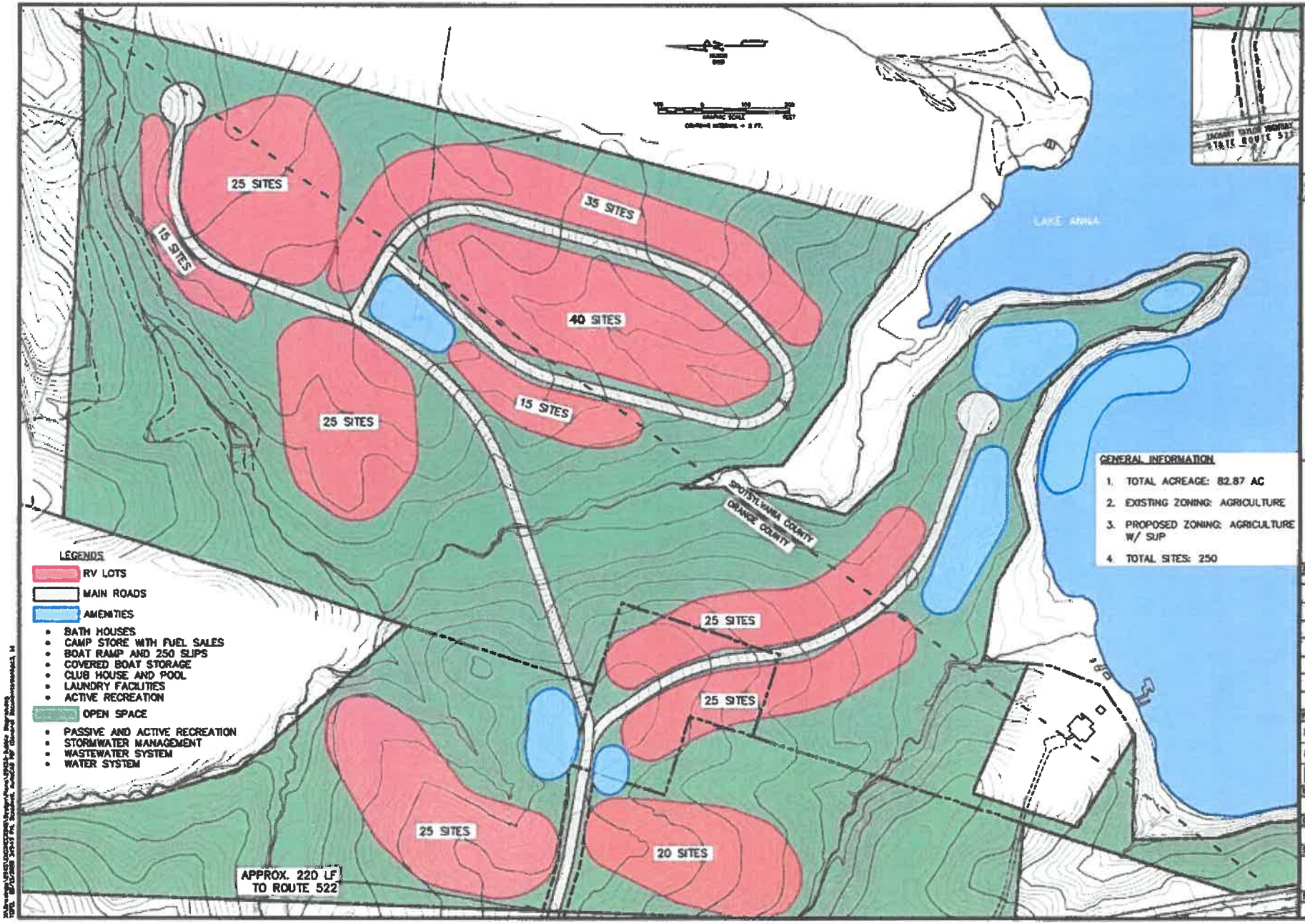
COMMONWEALTH OF VIRGINIA
7/23/19
JOHN CARROLL
Lic.No. 3235
LAND SURVEYOR

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

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

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

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)

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
128 W. Main St. Orange, VA 22960
(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

Tracey Newman

From: Sandra Thornton
Sent: Tuesday, August 18, 2020 1:26 PM
To: Donald Brooks (External); Donald Brooks; 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 522 south

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: Carl White <cwhite281@verizon.net>
Sent: Saturday, August 15, 2020 6:37 AM
To: Sandra Thornton <sthornton@orangecountyva.gov>
Subject: rv park 522 south

Dear sirs. i am not apposed to having places for people can go and enjoy themselves but ill have to say the traffic on 522 from people going to lake on the weekends is almost like a buisy day in charlettsville.i live within 1 mile of 522 and i see traffic backed up at the lights at 522 and 20 .my question is how much more traffic can this route take ? their are a lot of accedents and deaths on this road now,

Tracey Newman

From: Sandra Thornton
Sent: Tuesday, August 18, 2020 1:28 PM
To: Donald Brooks (External); Donald Brooks; 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 20-2 (Luxury Motorcoach Resort) Feedback

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: William Kelly <kelly.willie@gmail.com>
Sent: Saturday, August 15, 2020 4:42 PM
To: Sandra Thornton <sthornton@orangecountyva.gov>
Subject: SUP 20-2 (Luxury Motorcoach Resort) Feedback

Ms. Thornton;

This email is to register our concerns over the special use permit being sought to create a luxury motorcoach park off Rt 522 along the Pamunkey Creek branch of Lake Anna in advance of the 20 August Orange County Planning Commission meeting on it. ***Our bottom line upfront -- we do not support this request and hope the Orange County Planning Commission will ultimately disapprove it***.

We reside on the waterfront roughly opposite to where the proposed marina (250 or so boat slips) is planned. There are three fundamental issues at the root of our concern with this request:

1. ***The upper branches of Lake Anna have experienced harmful algae bloom (HAB) issues the past three summers resulting in issuance of No Swim Advisories by the Virginia Department of Health. The addition of up to 250 RV pads with associated waste management needs can only serve to greatly exacerbate this problem. The HAB issue has a lot of prospective causes...leaching septic fields, fertilizer runoff and agitation of the lake bed releasing settled contaminants back into the lake are three factors that a site like this would seem poised to increase. We don't need to risk greatly increasing the volume of contaminants being introduced to the Pamunkey Creek Branch of the lake while we are trying to study/fix this current problem.***

2. ***Plans for this RV park include building of a marina with dock space equivalent to the number of planned RV pads (250). This stands to increase the number of boats operating in the lake area adjacent to the proposed RV park by about 100x and with that, increases the prospective issue of shoreline erosion in the areas adjacent to the RV park marina. This represents significant financial impact for existing residents with waterfront properties and the farmers with land abutting the lake in the Pamunkey Creek branch of Lake Anna. If SUP 20-02 is going to be supported by Spotsylvania County and approved by Orange County...it must include highly restrictive waterway controls (i.e., designated and enforced No Wake Zone area) and closely monitored wastewater management requirements for the commercial activity to have to meet.***

3. ***A single entrance off Rt 522 is planned for this activity with no special turn lanes or acceleration/deceleration lanes being required. This is a bad idea...Rt 522 is a 55mph thoroughfare in this area; a single entrance along this stretch immediately before/after the Pamunkey Bridge is highly unsafe and begging for ugly accidents. This needs to be re-visited and addressed...even to the extent of moving all proposed entrance(s) off Rt 522 altogether.***

The beneficial economic impact of this requested entity is vague. The potential tax revenue increase is real; the asserted spending increase to area businesses is less certain or dependable. The environmental impact cost to other Lake Anna waterfront owners seems to far outweigh any prospective benefit the park may bring at this point. A more detailed and compelling cost benefit analysis is needed before a final decision on SP 20-02 is made.

Sincerely,

William & Robin Kelly
16701 Summerview Lane Orange, VA 22960

Virus-free. www.avg.com

Tracey Newman

From: Sandra Thornton
Sent: Tuesday, August 18, 2020 1:30 PM
To: Donald Brooks (External); Donald Brooks; 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 2002
Attachments: Dear Orange Planning Commissioners.docx

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: Jane Hammond <janewhammond@gmail.com>
Sent: Saturday, August 15, 2020 10:36 PM
To: Sandra Thornton <sthornton@orangecountyva.gov>
Subject: Re: SUP 2002

Please ensure that my letter is included in the public comments, Thank you, Jane Hammond

Dear Orange Planning Commissioners,
I am writing to express my opposition to the proposed RV Park Resort SUP 20-02 located on Spotsylvania County Parcel 53 A-1. This is proposed on Agriculturally zoned land and is totally inappropriate for the area. This sets a dangerous precedent for land that should remain as agriculturally viable farm land to be transformed into a commercial venture. It would forever alter the character of the land.

Everyone is well aware of the encroachment upon agriculturally zoned land by developers who are endeavoring to take advantage of broadly worded zoning requirements. As those whom the community has entrusted to make wise decisions on behalf of its citizens, I implore you to reject this SUP on the grounds that it is yet another challenge to the traditional use of A-1 zoning. Farmland is a precious commodity and it is the county's duty to protect and preserve it. 250 RV's travelling to and from the site represents increased traffic, trash, noise and other disturbances to the area. Please deliberate carefully before you think of imposing this kind of development upon the community and neighbors. How would you feel if this happened next door to your home?

Respectfully submitted,
Jane W. Hammond
Rochelle, VA

Tracey Newman

From: Sandra Thornton
Sent: Tuesday, August 18, 2020 1:32 PM
To: Donald Brooks (External); Donald Brooks; 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 20-2 (Luxury Motorcoach Resort) Feedback

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: Hank Philcox <hphilcox@aol.com>
Sent: Sunday, August 16, 2020 11:57 AM
To: Sandra Thornton <sthornton@orangecountyva.gov>
Cc: kelly.willie@gmail.com; milliemielke@gmail.com; bradkirley50w@yahoo.com
Subject: Re: SUP 20-2 (Luxury Motorcoach Resort) Feedback

Ms. Thornton:

I would like to support my neighbor who sent this email to you. I live even closer to the proposed development than Mr. Kelly, and I am very concerned for the same reasons he has expressed.
Any impact on water quality would be disastrous for all the residents in the upper Pamunkey as would the safety issues that would come from the increased boating traffic in an area already crowded with boats during the summer months. I am not even sure that waterway controls would solve the safety problems that would be created with 150 more boat slips in this section of Lake Anna.
All property owners in this area, where development lot sizes are at least one acre or larger, would lose significant property value if this project is approved and completed. For that reason, everyone in the developments along Pamunkey Creek as far downstream as the Morgan 1 development have serious concerns for a project of this size and scope being approved.

Again, I add my request to that of Mr. Kelly that **we do not support this request and hope the Orange County Planning Commission will ultimately disapprove it.**

Henry Philcox
6614 Summerview Court
Orange, VA 22960

-----Original Message-----
From: William Kelly <kelly.willie@gmail.com>
To: sthornton@orangecountyva.gov
Sent: Sat, Aug 15, 2020 4:41 pm
Subject: SUP 20-2 (Luxury Motorcoach Resort) Feedback

Ms. Thornton;

This email is to register our concerns over the special use permit being sought to create a luxury motorcoach park off Rt 522 along the Pamunkey Creek branch of Lake Anna in advance of the 20 August Orange County

Planning Commission meeting on it. ***Our bottom line upfront -- we do not support this request and hope the Orange County Planning Commission will ultimately disapprove it***.

We reside on the waterfront roughly opposite to where the proposed marina (250 or so boat slips) is planned. There are three fundamental issues at the root of our concern with this request:

1. ***The upper branches of Lake Anna have experienced harmful algae bloom (HAB) issues the past three summers resulting in issuance of No Swim Advisories by the Virginia Department of Health. The addition of up to 250 RV pads with associated waste management needs can only serve to greatly exacerbate this problem. The HAB issue has a lot of prospective causes...leaching septic fields, fertilizer runoff and agitation of the lake bed releasing settled contaminants back into the lake are three factors that a site like this would seem poised to increase. We don't need to risk greatly increasing the volume of contaminants being introduced to the Pamunkey Creek Branch of the lake while we are trying to study/fix this current problem.***

2. ***Plans for this RV park include building of a marina with dock space equivalent to the number of planned RV pads (250). This stands to increase the number of boats operating in the lake area adjacent to the proposed RV park by about 100x and with that, increases the prospective issue of shoreline erosion in the areas adjacent to the RV park marina. This represents significant financial impact for existing residents with waterfront properties and the farmers with land abutting the lake in the Pamunkey Creek branch of Lake Anna. If SUP 20-02 is going to be supported by Spotsylvania County and approved by Orange County...it must include highly restrictive waterway controls (i.e., designated and enforced No Wake Zone area) and closely monitored wastewater management requirements for the commercial activity to have to meet.***

3. ***A single entrance off Rt 522 is planned for this activity with no special turn lanes or acceleration/deceleration lanes being required. This is a bad idea...Rt 522 is a 55mph thoroughfare in this area; a single entrance along this stretch immediately before/after the Pamunkey Bridge is highly unsafe and begging for ugly accidents. This needs to be re-visited and addressed...even to the extent of moving all proposed entrance(s) off Rt 522 altogether.***

The beneficial economic impact of this requested entity is vague. The potential tax revenue increase is real; the asserted spending increase to area businesses is less certain or dependable. The environmental impact cost to other Lake Anna waterfront owners seems to far outweigh any prospective benefit the park may bring at this point. A more detailed and compelling cost benefit analysis is needed before a final decision on SP 20-02 is made.

Sincerely,

William & Robin Kelly
16701 Summerview Lane Orange, VA 22960

Virus-free. www.avg.com

Tracey Newman

From: Sandra Thornton
Sent: Tuesday, August 18, 2020 1:33 PM
To: Donald Brooks (External); Donald Brooks; 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 at RT on Lake Anna

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: Ken <kquaglio@gmail.com>
Sent: Sunday, August 16, 2020 2:11 PM
To: Sandra Thornton <sthornton@orangecountyva.gov>
Subject: RV Park at RT on Lake Anna

Dear Ms. Thornton

We are writing to share our strong objections to the RV Park that is being proposed near the Route 522 Bridge over Pamunkey Creek. A development of this size will only further deteriorate the quality of the water, increase the volume of boats leading to significant safety hazards and create road safety concerns on Route 522.

We have owned a home on Lake Anna's Pamunkey Creek, 0.5 miles from the 522 Bridge for the past 20 years. During that time, we have had 3 summers in a row where we cannot swim due to harmful algae blooms. We have seen the number of boats and jet skis expand dramatically creating safety issues and accelerating the shore erosion. We cannot support a high density RV park on RT 522 which is an increasingly crowded major road for commuters, vacationers and trucks. The dramatic increase in the number of people and their by-products on this parcel will undoubtedly have negative effects on the lake. These effects include run-off, waste, boats, density and noise.

- Pamunkey Creek is an "Impaired Stream" due to phosphorous and nitrogen run-off from multiple sources. The Water Quality of the last three years has deteriorated. The proposed density of RV sites and the subsequent run-off and waste will only further deteriorate Lake Anna's water quality.
- There is considerable erosion along the shore line from the current volume of wake boats operating in this narrow and shallow part of the lake. Adding potentially another 100 boats would make this part of the lake extremely crowded, unsafe, accelerate erosion and create additional noise.
- The large RVs with trailered boats would have to enter and exit the property and will create a safety hazard on RT 522 which has become a busier commuter and vacation road each year. This entrance would be less than 1 mile from Christopher Run park which does have camping, recreation, a boat launch and RV sites.
- There needs to be a public comment period on this proposed development. It represents a radical change from previous zoning and density requirements. Given the current access to open meetings is curtailed, we ask that the current property owners in Spotsylvania and Orange Counties residing on or near Pamunkey Creek be given ample opportunity to review the plan and provide feedback.

Be well,

Ken & Valerie Quaglio
6800 John Taylor Lane
Orange, VA 22960

Tracey Newman

From: Sandra Thornton
Sent: Tuesday, August 18, 2020 1:35 PM
To: Donald Brooks (External); Donald Brooks (External); 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: Proposed motor patk

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: Kim Conway <kimconway2004@yahoo.com>
Sent: Sunday, August 16, 2020 8:17 PM
To: Sandra Thornton <sthornton@orangecountyva.gov>
Subject: Proposed motor patk

As residents on the line of orange and spotsylvania counties we are against this proposed park. The lake is filthy enough so that no one should be using it. Developers only want one thing. They do not consider the pollution the traffic etc. Only those of us who actually LIVE on the lake consider how it will affect us. We vote no!!!!
We believe that the meeting should be tabled until the pandemic is resolved so that people can voice their opinions in person. There will be many who would like to speak! It appears this is very convenient for the delevoper not to have to deal with the public in person.
My hope is that the Orange planning commission will postpone until the pandemic is resolved and people can come in person.

John and kim Conway residents on Lake Anna.

Sent from Yahoo Mail on Android

Tracey Newman

From: Sandra Thornton
Sent: Tuesday, August 18, 2020 1:37 PM
To: Donald Brooks (External); Donald Brooks; 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 proposed resort

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: MIchael Feigin <michael.m.feigin@gmail.com>
Sent: Sunday, August 16, 2020 8:51 PM
To: Sandra Thornton <sthornton@orangecountyva.gov>
Subject: Orange County proposed resort

I just learned of the resort proposed at the 522 Bridge. Such a resort poses many significant problems and issues to the lake and the community, but as a Lake Anna full time resident, in my mind the two most important issues are:

1. A septic system that would add up to 150-175 motor coaches would put an undue strain on a portion of the lake that increasingly is subject to large algae blooms and no swim advisories. It is difficult enough trying to prevent or limit the spread of these harmful algae blooms now. Adding so much potential harmful nutrients from up to 175 motor homes to the Lake would make it almost impossible.

2. The plan to add 150 boat slips for just 1200 feet of coastline on such a narrow and shallow portion of the lake would create an unmanageable safety risk. Especially when you consider that the Upper Pamunkey Creek currently only has 88 slips in 3 miles of shoreline, built over 30 years. The lake has had too many serious accidents this year without the addition of so many watercraft.

Lake Anna is an extremely valuable natural resource that we as residents have been entrusted with. I truly feel that if we allow a developoment of this type in its current form to proceed it is a betrayal of that trust.

Michael Feigin
438 Lakeway Road
Mineral VA. 23117

Tracey Newman

From: Sandra Thornton
Sent: Tuesday, August 18, 2020 1:38 PM
To: Donald Brooks (External); Donald Brooks; 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: LACA E-Gram: Call to Action

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: Doug Harrison <haphar@gmail.com>
Sent: Sunday, August 16, 2020 8:54 PM
To: Greg Baker <greg.baker@lakeannavirginia.org>; Bob/Patty Bodenstein <brobert662@aol.com>; Cathy/Kyle Bennett <Kbennett@arbanprecast.com>; David/Becky Loving <Limagolf3@aol.com>; Doug Harrison <haphar@gmail.com>; Joan (GMail) <Joanhar@gmail.com>; Mark/May Townley <mayshortentownley@gmail.com>; Peter Barry <PJBarrymi@yahoo.com>; Stacy Ramsey <Seramsey@msn.com>; Terry Thornton <terrythornton1968@gmail.com>; Sandra Thornton <sthornton@orangecountyva.gov>
Subject: Re: LACA E-Gram: Call to Action

Can you please provide additional information specifying the location of the development. The resolution of the drawing is inadequate (Even expanded text is unreadable). No recipient of this map could determine the location of the development. With Rt 522 running horizontally across the bottom, the orientation is certainly not north-south but there is no specification of directions or scale. - Very poor engineering design is evident.

Can we be provided with the contact information of the engineering designers so a review can be executed?

Doug Harrison
Secretary, Rolling Woods Property Owners Association

On Sun, Aug 16, 2020 at 7:39 PM Lake Anna Civic Association <admin@lakeannavirginia.org> wrote:

LACA

PRESERVING • CONSERVING • PROTECTING SINCE 1992

LAKE ANNA CIVIC ASSOCIATION

Region 7 LACA E-Gram: Orange County Resort

Dear Doug,

Call to Action

As a member of LACA in the Belmont section of Spotsylvania County, we would like to alert you to a proposed development on Upper Pamunkey Creek at the 522 bridge called Orange County Resort. The proposed resort straddles Orange and Spotsylvania County line. The resort if approved by both counties will be a daily fee motor coach resort with between 150-175 lots on 83 acres and up to 150 boat slips.

LACA has serious concerns regarding this development as proposed. Our concerns are explained here. In addition, we have also posted the Orange County Planning Commission's agenda and the application for a Special Use Permit from the developer.

The Orange County Planning Commission is scheduled to meet on August 20th and will be closed to the public. Whether you are for or against this proposed development, we would strongly suggest that you send your comments/concerns to Orange County Planning Commission care of Sandra Thornton at sthornton@orangecountyva.gov Any comments received prior to the deadline on August 18th at 5:00PM will be read to the commission on Thursday night.

Below is a picture from the developer's presentation illustrating the magnitude of the development.

Thanks,

Greg Baker
President
LACA

Unsubscribe

--
Doug Harrison

Tracey Newman

From: Sandra Thornton
Sent: Tuesday, August 18, 2020 1:56 PM
To: Donald Brooks (External); Donald Brooks; 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 Resort SUP Proposal 20 August 2020 Planning Commission Agenda

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: Thomas Benjamin <tjbenj@gmail.com>
Sent: Sunday, August 16, 2020 9:44 PM
To: Sandra Thornton <sthornton@orangecountyva.gov>
Subject: Orange County Resort SUP Proposal 20 August 2020 Planning Commission Agenda

Dear Ms. Thornton:

We are 23 year owner residents on the Upper Pamunkey arm of Lake Anna. We frequently travel by boat and car near the proposed site, and are very familiar with the traffic burdens, safety issues, and water quality problems that concern Orange and Spotsylvania county residents, The unsustainable scope and disconnection of this proposal from the site's limitations seems as if drawn by a remote developer with nothing but a map and a calculator. No one familiar with this area of Lake Anna and its roadways could come up with such a plan. The owners have an agricultural zoned parcel, and should not be allowed to shoe horn a retail operation so inconsistent with the land, water and roadways. We fully support the LACA points of opposition and their recommendations. We appeal to our neighbors from Orange County to continue to preserve a beautiful countryside while allowing properly designed and sustainable development. Any financial benefit to Orange County taxpayers will fade quickly if this project is approved as proposed , and this narrow, shallow end of the lake is turned into a dangerous and polluted bay that no one can enjoy.

Thomas and Susan Benjamin
6509 Matthew Lane
Mineral, VA 23117

1: Upper Pamunkey Creek at the 522 bridge is "ground zero" for Harmful Algae Blooms" and the corresponding no-swim advisories issued by Virginia Department of Health. HABs are caused by excessive nutrients including nitrogen and phosphorus. Septic systems do not remove nutrients and eventually end up in Lake Anna. Adding a septic system that will serve up to 150-175 motor coaches would add an unbearable strain to this portion of the lake. We would propose a waste water treatment system similar to the Lake Anna Environmental Services facility behind Asian Cafe/Vitos restaurants. Alternatively a tank and ship system where the waste water is stored and removed periodically to a larger waster water treatment system. Adding a septic system, dumping excessive nutrients from 150 Plus motor coaches would have a horrific impact to the HAB/No-swim problem that Lake Anna has been experiencing.

2: LACA has concerns about 150 boat slips planned for just 1200 feet of shoreline. By comparison, the entire Upper Pamunkey Creek has only 88 slips along its 3 mile length and were built over 30 plus years. This will result in a significant additional boat traffic creating a safety hazard in this shallow and narrow point of Lake Anna. In the developer's presentation, the waterfront map currently accounts for only 68 of the proposed 150 slips. Where does the applicant plan to install the additional slips? Dominion Energy must approve all slips on the lake and their rules would eliminate several of the proposed in-cove slips dues to the "1/3rd rule". LACA is concerned with the number and location of the proposed slips and would like further clarification of their intent prior to voting on the matter.

3: LACA recommends "Dark Sky Lighting". Three approved developments in Louisa have voluntarily agreed to use them. On this sloped and open tract of land, dark sky lighting would greatly reduce light pollution in the area. We would suggest that Orange County Resort adopt dark sky lighting.

4: There is a open question as to whether the planned amenities being proposed would be permitted on A-1 zoned property. These include a camp store, fueling facility, marina, clubhouse, fitness center, etc. LACA agrees that these determinations need to be made soon in the Orange planning process so the public and the planning commission more fully understands the scope of the project.

5: LACA is concerned with the failure to provide adequate turn lanes from route 522 into the proposed development, in fact the developers are asking that no turn lanes be required. Route 522 is a rolling and dangerous road especially for large motor coaches. Case in point are the many severe accidents which have included fatalities at the intersection of route 522 and route 208. Given that the developer has changed to a rental model, there will be even more traffic entering and exiting the resort than an ownership model. We would propose that 522 be widened at this location to provide a turn lane in both directions into the resort. In addition, we would suggest that a second entrance be added off of route 719 to minimize the traffic on the 522 intersection and to have closer proximity to the Spotsylvania County Belmont Fire and Rescue Squad.

6: By right, the developers state that they would have the ability to develop 41 homesites on the property. This density is more favorable to the issues state above. There is very limited waterfront on this property and adding a resort with 150-175 families create significant issues from safety both on the road and the water and from excessive nutrient loading. Our understanding is that there is a general agreement among the counties to waterfront development of one lot per acre and one lot per two acres off-water. We would propose that the resort be resized to accommodate this understanding and limit the resort to no more than 50 sites. At a 70% average occupancy rate (the developer's estimate) that would be an average of 35 families using the resort on average.

LACA is not an anti-development organization, but our mandate calls for us to preserve and protect Lake Anna. This proposal as it has evolved represents significant issues with the health and safety of the lake. We would request that the following issues be resolved prior to approval:

- Require a waste water treatment system that removes excessive nutrients or require a tank & ship waste water treatment approach.
- Greatly reduce the number of boat slips. Preferably 12-15 slips for day use only.
- Require dark sky lighting.
- Clear up any zoning issues with proposed facilities.
- Require turn lanes on Route 522 and potentially additional access to the resort from Route 719.
- Require a reduction in the number of motor coach lots to comply with current density agreements.

Tracey Newman

From: Sandra Thornton
Sent: Tuesday, August 18, 2020 1:57 PM
To: Donald Brooks (External); Donald Brooks; 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 Resort

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: Becky Roish <beckyroish@comcast.net>
Sent: Sunday, August 16, 2020 10:31 PM
To: Sandra Thornton <sthornton@orangecountyva.gov>
Subject: Orange County Resort

Sandra, I'm in complete agreement with the concerns LACA has about Orange County Resort, especially the large amount of boat slips and motor coach lots in the proposal. I own a home on Lake Anna and the current plans, as stated, for this development would put a strain on our beautiful lake and its' resources.
Becky Roish

Tracey Newman

From: Sandra Thornton
Sent: Tuesday, August 18, 2020 1:59 PM
To: Donald Brooks (External); Donald Brooks; 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 Resort - Srader Concern

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: Kimberly Srader <kimsrader@yahoo.com>
Sent: Monday, August 17, 2020 9:09 AM
To: Sandra Thornton <sthornton@orangecountyva.gov>
Subject: Orange County Resort - Srader Concern

To Whom it May Concern,

We write to express our deep concern regarding the requested development on Lake Anna of the Orange County Resort.

As a homeowner of 23 years at the north end of the lake, we have witnessed what the impact of heavy boat traffic, as well as "upstream" practices has had on this end of the lake.

As you are likely aware, there are many narrow spots with limited accommodation along the arms that extend off both the Pamunkey Creek and Terry's Run. As example, between our property (6704 Lake Pointe Drive) and our neighbors, the expanse from one side to the other is as narrow as 350 ft. We have personally witnessed the dangers of multiple boats passing through narrows such as this at the same time. With the proposal of 100+ slips and the inevitable increase in boat traffic, these dangers are exacerbated. If allowed, our fear is that at some point this becomes so dangerous that parts of these arms will require no wake designations. This would decrease the ability of existing homeowners to enjoy the amenities of the lake that brought us here in the first place.

Of equal concern is the impact to the environment of such a large development. As proposed, the waste treatment does not eliminate the increased contribution of nutrients to the local waterway. We have already seen the impact of the "algae blooms". This has not only impacted the environment, but has also begun to impact perceptions of potential home buyers. We experienced that in our subdivision when a family pulled out of a sale because of fears that they would not be able to enjoy the property to its fullest.

While we do not oppose reasonable development at the lake, we feel it only right that due diligence be put forth to ensure that it does not negatively impact the existing environment and/or those that currently have homes on the lake.

Your consideration of these concerns is appreciated.

Kind Regards,

Kim and Larry Srader
6704 Lake Pointe Drive
Southwind Shores Subdivision

Tracey Newman

From: Sandra Thornton
Sent: Tuesday, August 18, 2020 2:00 PM
To: Donald Brooks (External); Donald Brooks; 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 Resort

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: Liz Teuber <liz.home60@gmail.com>
Sent: Monday, August 17, 2020 9:09 AM
To: Sandra Thornton <sthornton@orangecountyva.gov>
Subject: Orange County Resort

Please be aware that I fully support the concerns identified below by LACA and request that Orange County Resort not be approved until further research is done and the concerns below are addressed.

Thank you.
Liz Teuber
15604 Heth Dr.
Mineral, VA 23117

LACA has the following concerns related to the Orange County Resort:

1: Upper Pamunkey Creek at the 522 bridge is "ground zero" for Harmful Algae Blooms" and the corresponding no-swim advisories issued by Virginia Department of Health. HABs are caused by excessive nutrients including nitrogen and phosphorus. Septic systems do not remove nutrients and eventually end up in Lake Anna. Adding a septic system that will serve up to 150-175 motor coaches would add an unbearable strain to this portion of the lake. We would propose a waste water treatment system similar to the Lake Anna Environmental Services facility behind Asian Cafe/Vitos restaurants. Alternatively a tank and ship system where the waste water is stored and removed periodically to a larger waster water treatment system. Adding a septic system, dumping excessive nutrients from 150 Plus motor coaches would have a horrific impact to the HAB/No-swim problem that Lake Anna has been experiencing.

2: LACA has concerns about 150 boat slips planned for just 1200 feet of shoreline. By comparison, the entire Upper Pamunkey Creek has only 88 slips along its 3 mile length and were built over 30 plus years. This will result in a significant additional boat traffic creating a safety hazard in this shallow and narrow point of Lake Anna. In the developer's presentation, the waterfront map currently accounts for only 68 of the proposed 150 slips. Where does the applicant plan to install the additional slips?

Dominion Energy must approve all slips on the lake and their rules would eliminate several of the proposed in-cove slips dues to the "1/3rd rule". LACA is concerned with the number and location of the proposed slips and would like further clarification of their intent prior to voting on the matter.

3: LACA recommends "Dark Sky Lighting". Three approved developments in Louisa have voluntarily agreed to use them. On this sloped and open tract of land, dark sky lighting would greatly reduce light pollution in the area. We would suggest that Orange County Resort adopt dark sky lighting.

4: There is a open question as to whether the planned amenities being proposed would be permitted on A-1 zoned property. These include a camp store, fueling facility, marina, clubhouse, fitness center, etc. LACA agrees that these determinations need to be made soon in the Orange planning process so the public and the planning commission more fully understands the scope of the project.

5: LACA is concerned with the failure to provide adequate turn lanes from route 522 into the proposed development, in fact the developers are asking that no turn lanes be required. Route 522 is a rolling and dangerous road especially for large motor coaches. Case in point are the many severe accidents which have included fatalities at the intersection of route 522 and route 208. Given that the developer has changed to a rental model, there will be even more traffic entering and exiting the resort than an ownership model. We would propose that 522 be widened at this location to provide a turn lane in both directions into the resort. In addition, we would suggest that a second entrance be added off of route 719 to minimize the traffic on the 522 intersection and to have closer proximity to the Spotsylvania County Belmont Fire and Rescue Squad.

6: By right, the developers state that they would have the ability to develop 41 homesites on the property. This density is more favorable to the issues state above. There is very limited waterfront on this property and adding a resort with 150-175 families create significant issues from safety both on the road and the water and from excessive nutrient loading. Our understanding is that there is a general agreement among the counties to waterfront development of one lot per acre and one lot per two acres off-water. We would propose that the resort be resized to accommodate this understanding and limit the resort to no more than 50 sites. At a 70% average occupancy rate (the developer's estimate) that would be an average of 35 families using the resort on average.

Tracey Newman

From: Sandra Thornton
Sent: Tuesday, August 18, 2020 2:02 PM
To: Donald Brooks (External); Donald Brooks; 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 Resort at 522 bridge

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: David Perdue <davidkperdue@gmail.com>
Sent: Monday, August 17, 2020 9:52 AM
To: Sandra Thornton <sthornton@orangecountyva.gov>
Subject: Orange County Resort at 522 bridge

As a homeowner on Lake Anna I am very concerned about the effect of this proposed development on water quality in the lake. The upper portion of the lake is already very vulnerable to toxic algae outbreaks that result in no-swim advisories. Any development that adds to the nutrient load in the Pamunkey branch will drastically exacerbate the toxic algae problem in the lake. The county and the Commonwealth are already searching for solutions to the toxic algae problem. The intensity of the Orange County Resort development and its proposal to discharge treated sewage into a confined lake branch will only make any solution more difficult. I oppose the development as currently proposed and urge the Commission to deny a permit.

David Perdue
6214 Belmont Rd
Mineral VA 23220

Tracey Newman

From: Sandra Thornton
Sent: Tuesday, August 18, 2020 2:03 PM
To: Donald Brooks (External); Donald Brooks; 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

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: Julia Lyman <julia@loringwoodriff.com>
Sent: Monday, August 17, 2020 9:53 AM
To: Sandra Thornton <sthornton@orangecountyva.gov>
Subject: SUP 20-02

I write in opposition to SUP 20-02. Orange should not go down the path of converting AG zoned land to commercial uses that are not specifically compatible with the benefits of open space, low density, and the aesthetics of farmland. Extensive pavement, especially that which has literally nothing to do with agriculture, should not be permitted under AG zoning.

As we saw recently in Madison County, shortsighted powers-that-be made a grave error in paving the way -- pun intended -- for wholesale commercial development where it doesn't belong. Don't make Orange just another part of Northern Virginia. Please protect what makes us different and better.

Thank you.

Julia Parker Lyman, Associate Broker
Loring Woodriff Real Estate Associates
401 Park Street
Charlottesville, Virginia
(540) 748-1497
Visit: loringwoodriff.com

Licensed to sell real estate in Virginia

Tracey Newman

From: Sandra Thornton
Sent: Tuesday, August 18, 2020 2:04 PM
To: Donald Brooks (External); Donald Brooks; 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 attn. S. Thornton

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: Charlotte Tieken <ctieken@me.com>
Sent: Monday, August 17, 2020 10:12 AM
To: Sandra Thornton <sthornton@orangecountyva.gov>
Subject: SUP 20-02 attn. S. Thornton

Dear Planning Commission and Board of Supervisors of Orange County,

I am writing in opposition to Sup 20-02. Orange County Resort LLC.

Not only is this proposal an assault on the preservation of rural land zoned agricultural, it goes one step further by having no specificity of its terms or conditions. How is it that land zoned agricultural can be turned into a commercial venture inclusive of a hotel and restaurant with stoke of a pen? And where are the analyses for water, sewer and traffic?

Please! Madison County has chosen to go down this slippery slope with its so called " rural resorts". Let's not destroy Orange County's rural and peaceful atmosphere that we all wish to preserve. This IS NOT tourism at its best.

Thank you for your continued effort and support on behalf of all OC citizens. Your stewardship is greatly appreciated.

Respectfully,

Charlotte Tieken
Somerset

Sent from my iPad

Tracey Newman

From: Sandra Thornton
Sent: Tuesday, August 18, 2020 2:05 PM
To: Donald Brooks (External); Donald Brooks; 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: Proposed Orange County Resort

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: White, Mark E <mawhite@deloitte.com>
Sent: Monday, August 17, 2020 10:13 AM
To: Sandra Thornton <sthornton@orangecountyva.gov>
Cc: Sharon White (saw@msani.com) <saw@msani.com>
Subject: Proposed Orange County Resort

Ms. Thornton,

Thank you for your attention to the points below in reference to the planned 20 August meeting for the Orange County Planning Commission to review the Special Use Permit for the proposed "Orange County Luxury Motorcoach Resort". As residents in the near down-lake vicinity, we hope the commission will consider the following comments and choose to limit the scope of the development to contain negative impact on the lake and neighboring roads and communities.

- The original proposal presented the project as NOT a rental facility. Lots would be purchased from $100,000 to $375,000 for owners in a gated facility with no transient or overnight camping. In the agenda for 20 August, the developer's representatives seem to be shifting from an ownership model to an RV rental facility. We believe this would result in use patterns with significantly less stewardship by renters than by owners and create negative impact on traffic and commerce both on the lake and in the surrounding community. Please consider requiring this to be owned vs. rental usage.

- The proposal for 150+ "lots" and associated camp store, fueling facility, marina, clubhouse, fitness center, etc. on the ~83 acres is a usage density significantly greater than the county has commonly allowed and may not fit in the SUP category for the currently-zoned A-1 land. A reduced scope of ~82 lots and associated reduction in scale of infrastructure and amenities could reduce the negative impact while still providing valuable commercial and residential opportunities in the area.

- The proposal includes ~150 boat slips along ~1,200 feet of shoreline. This would represent more than doubling current boat dockage and traffic in the area. In addition, the developer's presentation only shows 68 slips (less than half the total) without comment on where the additional 80+ would be located. We believe that 150 slips along 1,200 feet of shoreline would create traffic and safety risks for the development and the surrounding communities.

- The proposed approach to handle all waste water on-site via processing facilities and septic field does not address the issue of additional septic field nutrient bleed off into the lake from this high-density development. The Harmful Algae Bloom (HAB) issues are frequent in this relatively shallow and warm area of the lake so close to the Pamunkey Creek inlet. Please consider requiring haul-off or non-septic treatment facility.

Thank you for your attention.

Regards,
Mark E. White and Sharon A. White
6215 Ruth Lane
Mineral VA 23117

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v.E.1

Tracey Newman

From: Sandra Thornton
Sent: Tuesday, August 18, 2020 2:06 PM
To: Donald Brooks (External); Donald Brooks; 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: Internet and RV parks

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: Marta Yahoo <mmbuzz@yahoo.com>
Sent: Monday, August 17, 2020 10:23 AM
To: Sandra Thornton <sthornton@orangecountyva.gov>
Subject: Internet and RV parks

There are 17 million children in our country without high speed internet. One in 5 children in our country are hungry on any given day. More than likely our schools will have to operate remotely at least part of the time. This leaves many children idle with nothing to eat. This places additional burden on parents and care givers to make up for the huge gaps in social services that are filled by our schools. No doubt you have heard all of this before. What does this have to do with Orange County and RV parks? Everything. I understand the need for increasing the tax base that supports our schools. Our teachers and the teachers in nearby Madison County are some of the lowest paid teachers in the state. I understand the desperate need to grow the tax base, to attract jobs, to keep our young people home but this is not the way to do it. RV parks, resorts with questionable viability, fireworks? These are not the types of businesses that bring growth and stability. Please concentrate on changes that would make a difference. I applaud your efforts to provide high speed internet to our rural citizens. These are the ideas that deserve your time and effort. I beg you to go out and recruit good clean businesses and not just wait for people to come along with ideas that will damage our best assets. Many talented and resourceful people have decided that Orange County is where they want to live. Take advantage of the talent and experiences of those who live here. People who care deeply about our home would be more than glad to help solve problems. Look at the turn out in Madison and the way that local government treated concerned citizens. This is not the time to go it alone or to treat fellow citizens with disdain. This is the time to harness the support, talent, experience and passion of all of us who genuinely love our homes in Orange County.

Thank you
Marta Buzzelli
6402 Scuffletown Rd.
Somerset

Tracey Newman

From: Sandra Thornton
Sent: Tuesday, August 18, 2020 2:08 PM
To: Donald Brooks (External); Donald Brooks; 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: opposition to SUP 20-02 for 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: Tracy Laughlin <tlaughlinwc@gmail.com>
Sent: Monday, August 17, 2020 10:23 AM
To: Sandra Thornton <sthornton@orangecountyva.gov>
Subject: opposition to SUP 20-02 for RV park

Dear BOS:
I am writing to voice opposition to the SUP for an RV park under consideration for agriculturally zoned land. This type of development would have significant negative impacts in terms of environmental and congestion issues and will open the floodgates to other commercial projects that will destroy the unique character of our county in direct opposition to our comprehensive development and tourism plan.
Thank you, Tracy Laughlin, Rapidan

--
2020
This is the year your vote makes the difference
Vote Nov 3
Register by Oct 13

TKLaughlin

Tracey Newman

From: Sandra Thornton
Sent: Tuesday, August 18, 2020 2:09 PM
To: Donald Brooks (External); Donald Brooks; 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 Resort Project

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: Michael Gick <mmgick@icloud.com>
Sent: Monday, August 17, 2020 10:40 AM
To: Sandra Thornton <sthornton@orangecountyva.gov>
Cc: greg.baker@lakeannavirginia.org
Subject: Orange County Resort Project

Ms. Thornton,

As a nearby resident (Kelly's Landing) to this proposed project, I have significant issues with the plan and the developer's request for a special use permit. I strongly agree with the points raised by LACA and won't repeat their issues. However, I would emphasize the following:

1. My experience with the upper part of Pamunkey Creek is that the area adjacent to the project is generally shallow with much underwater vegetation. During summer droughts, I have to assume a facility like this may not be able to support boating. It calls into question the financial feasibility in such cases.
2. I would emphasize that VDOT should have serious concerns with motor homes turning onto and out of this development on to Route 522. As these vehicles move slowly - the chances of interfering with Route 522 traffic is significant. In addition, as the entrance and exit is on a long slope, sight lines for turning vehicles should be studied.
3. I question the benefit to the adjacent counties by allowing this type of development that will generate high density road and boating traffic as well as environmental degradation (even treated septic discharge).
4. Rental regimes are problematic for all sorts of reasons that the two commissions already understands.
4. Lastly, there would need to be provisions made to assure the neighbors that all facilities (power, sanitary, internal security) be maintained even when business is not robust or worse - failed. If not successful, this facility would be a nightmare for both jurisdictions.

As a former planning commissioner from Arlington County, I never appreciated hyperbole in making comments about a project, so I have only voiced real concerns. However, LACA makes very good points the I hope both commissions consider as they study and finally rule on this proposal.

Michael M. Gick

Tracey Newman

From:	Sandra Thornton
Sent:	Tuesday, August 18, 2020 2:11 PM
To:	Donald Brooks (External); Donald Brooks; 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: Planned Orange County RV park

Sandra B. Thornton
Planning Services Manager
Orange County, VA
128 W. Main St. Orange, VA 22960
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From: Ed Dalmasso <eddalmasso@gmail.com>
Sent: Monday, August 17, 2020 10:49 AM
To: Sandra Thornton <sthornton@orangecountyva.gov>
Subject: Planned Orange County RV park

Sandra,

We have just been made aware of plans for an RV park at the top of Lake Anna. We are strongly opposed to such a development. Adding that many new boat slips will unduly add to the already congested boat traffic on this upper part of the lake. We live in Kelly's landing and the boat traffic on weekends is already high. Potentially increasing that by multiples due to the RV patrons riding south to reach the rest of the lake will result in a dangerous amount of boat traffic, especially in the narrow areas of the lake like those in front of our location. Moreover, we are concerned about the potential increased contribution to the already serious toxic algae situation in the northern ends of the lake. We have already had to curtail our use of the water, including our grandchildren who always look forward to playing in the lake. This added high density development is just a bad idea and, again, we strongly oppose it.

--

Ed and Sue Dalmasso

6512 Matthew Lane

Tracey Newman

From: Sandra Thornton
Sent: Tuesday, August 18, 2020 2:11 PM
To: Donald Brooks (External); Donald Brooks; 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: Public comment on Orange County Resort, SUP 20-02

Sandra B. Thornton
Planning Services Manager
Orange County, VA
128 W. Main St. Orange, VA 22960
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From: Eric Schmidt <ericpschmidt@hotmail.com>
Sent: Monday, August 17, 2020 10:50 AM
To: Sandra Thornton <sthornton@orangecountyva.gov>
Cc: Angelina Fox <angelinalfox@aol.com>
Subject: Public comment on Orange County Resort, SUP 20-02

Orange County Planning Commission
Attn: Sandra Thornton
sthornton@orangecountyva.gov

Dear Ms. Thornton:

Thank you for the opportunity to comment on the proposed Orange County Resort RV park on Lake Anna. We live on the Pamunkey branch of the lake downstream of the proposed development, near Dillard's Bridge. We have been particularly concerned over the past several years with harmful algae blooms (HABs) on Lake Anna, which are especially common in the shallower, warmer waters in the upper portions of the lake. Our main concern with the proposed development is that the waste water treatment required for hundreds of RVs would significantly increase the nutrients flowing into a vulnerable part of the lake, making the HAB problem even worse. It will not benefit anyone on Lake Anna -- including the owners and guests of the proposed RV park -- if a new development makes it unsafe to swim or water ski over increasing portions of each summer in the water that we all share. We also note that boat traffic is already very busy in these narrow portions of the lake on many summer weekends, so the addition of hundreds more boat slips could make navigation increasingly difficult and dangerous in this area.

We do not oppose development and believe the applicants should be allowed to take full advantage of their property rights. But because this development would seem to have major impacts on downstream residents and the lake itself, we ask that you consider appropriate conditions to minimize those harms. We strongly support the conditions proposed by the Lake Anna Civic Association (LACA), especially those related to water treatment and boat traffic. If the development proceeds, we hope that

both the Commission and the applicants will continue to work with LACA to address impacts on the lake and community.

Thank you very much for your consideration of our concerns.

Sincerely,

Eric Schmidt and Angelina Fox
6212 Belmont Road, Mineral VA

Tracey Newman

From: Sandra Thornton
Sent: Tuesday, August 18, 2020 2:12 PM
To: Donald Brooks (External); Donald Brooks; 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 Resort Orange County Planning Meeting

Sandra B. Thornton
Planning Services Manager
Orange County, VA
128 W. Main St. Orange, VA 22960
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From: Peter Buckley <ppbuckley@aol.com>
Sent: Monday, August 17, 2020 10:54 AM
To: Sandra Thornton <sthornton@orangecountyva.gov>
Subject: RV Resort Orange County Planning Meeting

I understand the Orange County Planning Commission will meet this week to discuss an Orange County Resort LLC for a motor coach resort that would include a gated community for RVs, a camp store, marina with fuel sales, basketball courts, a network of hiking trails, and slips for 150 docks.

I have a home at 6415 Matthew Lane, Mineral, VA that is near the planned resort and am in opposition to the proposed resort.

The proposed Orange County Resort would be located at the intersection of the 522 bridge and Lake Anna's Pamunkey Creek. Watercraft traffic from that resort location to the greater Lake Anna recreation areas would require passing through several current and planned communities along a one mile section of Pamunkey Creek. It is similar to going from a small rural area to a city over a small narrow road.

Specifically, in that one mile part of the creek, the Goodwin Cove community has 35 lots planned to be built, the Kellys landing Community has 60 existing lots and the Runnymede community has about the same existing homes.

In short, **the first mile** of Pamunkey Creek from the proposed resort to access to the greater Lake Anna area is continuously populated with existing or planned homes.

This first-mile of the Pamunkey Creek route from the proposed resort to the greater lake Anna is narrow and winding. Much of the creek is only 200 feet wide, several parts are 100 feet wide and a few are less than 100 feet wide. The Virginia Law requires watercraft traffic must stay at least than 50 feet from docks so there is even less room (150 to 50 feet) for watercraft traffic.

At any time on a typical summer weekend, there are easily 10 to 15 watercraft along that mile-long, narrow Pamunkey Creek area. Most are pulling tubes or wakeboards while others are fishing or just

enjoying the scenery while going from point to point. This current traffic will grow when the Goodwin community becomes populated.

If approved, the resort with 150 docks could double the amount of traffic on the creek and create an overcrowded and dangerous watercraft situation. Even a resort with no docks but one with a boat ramp to launch watercraft would cause dangerous overcrowding situation. Additionally, it is likely more traffic would result in more "no-wake" zones along the creek. Watercraft towing tubes or wakeboards can not operate in no-wake zones.

New land communities must consider traffic flow and almost always require new roads or expansion of existing roads. Our Pmaunkey Creek waterway can't be expanded nor can new waterways be built. The narrow Pamunkey Creek will just not support the amount of watercraft traffic the resort would create. Conditions would become unsafe and recreational water sports in that area would be negatively impacted.

Thanks for your consideration,
Pete Buckley
703 927-5530

Tracey Newman

From: Sandra Thornton
Sent: Tuesday, August 18, 2020 2:17 PM
To: Donald Brooks (External); Donald Brooks; 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 Resort = NO

Sandra B. Thornton
Planning Services Manager
Orange County, VA
128 W. Main St. Orange, VA 22960
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From: Catherine Hall <cathy_hall3@yahoo.com>
Sent: Monday, August 17, 2020 11:27 AM
To: Sandra Thornton <sthornton@orangecountyva.gov>
Subject: Orange County Resort = NO

Sandra,
I own a residential home on the Pumunkey branch at Lake Anna and am **very opposed** to a 150+ campground site that is being considered off Rt 522 at the Orange County Resort.

We already have a huge problem with the harmful algae bloom in this branch and I am concerned that adding that many more people to that end of the lake will be detrimental.
Please consider limiting the count to **ONLY 50 sites**.

I can't imagine 150 additional boat slips on the narrow strip of lake. The increase boat traffic would be a great safety hazard for all.
Please consider **limiting the boat slips to 15**.

The traffic concerns on 522 are astronomical. There is already too much traffic on 522.
Please consider **requiring turn lanes**, especially with RVs coming and going.

I would much prefer if no conditional use permit were approved, but at least consider the requests above, as I cannot stop progress.

Thank you,
Cathy Hall

Tracey Newman

From: Sandra Thornton
Sent: Tuesday, August 18, 2020 2:18 PM
To: Donald Brooks (External); Donald Brooks; 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: Public comment: SUP application for 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)

-----Original Message-----
From: hwholladay@gmail.com <hwholladay@gmail.com>
Sent: Monday, August 17, 2020 11:42 AM
To: Sandra Thornton <sthornton@orangecountyva.gov>
Subject: Public comment: SUP application for RV park

Dear Commissioners,
I urge you to vote no on the SUP application for an RV park on Lake Anna. The project is not in keeping with the county plan or with residents' expectations that Orange County will be a peaceful, quiet and rural place to live.

This is the latest SUP application asking county officials to ignore the rules and regulations and take an "anything goes" approach to development and land use. Please represent your constituents and don't let unwieldy, large-scale exceptions become the county rule.
Hilary Holladay
Rapidan, VA

Hilary Holladay
Sent from my iPhone

Tracey Newman

From: Sandra Thornton
Sent: Tuesday, August 18, 2020 2:19 PM
To: Donald Brooks (External); Donald Brooks; 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 Country Resort Comments

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: Steven Greenberger <steven.greenberger@gmail.com>
Sent: Monday, August 17, 2020 11:46 AM
To: Sandra Thornton <sthornton@orangecountyva.gov>
Subject: Orange Country Resort Comments

Dear Ms. Thornton,

As the President of the Kelly's Landing Property Owner's Association and a member of LACA, I am opposed to the development of the Orange County Resort as proposed.

I am concerned that the high-density, transient nature of this development will have a negative impact on what is currently "ground-zero" for the Harmful Algae Blooms. Adding a septic system to handle the volume of waste created by a facility of this size is not sufficient. I support LACA's recommendation for requiring a waste water treatment plant.

I am concerned about the increased traffic and large vehicles that will be travelling this already dangerous stretch of roadway. I support LACA's recommendation to require adequate turn lanes in both directions to minimize the danger of accidents.

I am concerned about the environmental pollution this resort will bring to a currently dark and quiet section of the lake. I would support LACA's call for the use of "Dark Sky Lighting".

I am concerned about the number of proposed boat slips and increased lake traffic that will accompany them. I support LACA's recommendation of limiting the number of boat slips.

I am opposed to the issuance of a Special Use Permit for the expediency of the developer. Once, this land is removed from agricultural purposes, it is unlikely to ever be used for agriculture again. This should be recognized in the land zoning.

Even with all these proposed modifications, I do not think this development is a positive for the area and for Lake Anna.

Respectfully,

Steven Greenberger
President
Kelly's Landing Property Owners Association

Virus-free. www.avast.com

Tracey Newman

From: Sandra Thornton
Sent: Tuesday, August 18, 2020 2:20 PM
To: Donald Brooks (External); Donald Brooks; 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: Comments on Proposed Orange County Resort SUP for 20 August Planning Meeting

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: Doug Orr <Doug@oaassociates.com>
Sent: Monday, August 17, 2020 12:34 PM
To: Sandra Thornton <sthornton@orangecountyva.gov>
Cc: Suzy Orr <suzyorr@verizon.net>
Subject: Comments on Proposed Orange County Resort SUP for 20 August Planning Meeting

August 16, 2020

To: Orange County Planning Commission c/o Sandra Thornton

Re: Orange County Resort SUP

Dear Ms. Thornton and Commissioners;

We are homeowners on Lake Anna just down lake from this newly-proposed development and are writing to voice our concerns regarding the proposed Orange County Resort. There are numerous concerns that we would like to bring to your attention.

1) Safety concerns
    a. This area of the lake has a single water route in and out to reach the main body of the lake that is narrow and highly congested on weekends. Currently, it is heavily used for boating, wake boarding, water skiing, tubing, and fishing. Wake surfing (due to resulting huge artificial wakes) was prohibited last year in this stretch leading to the main lake due to the narrowness of the channel and resulting shore erosion. Adding the proposed resort type of population density along with up to 150 boat slips would be akin to routing Interstate 95 down a dirt road. There is not sufficient capacity in this narrow lake channel to handle this volume of boat traffic and would create a very dangerous situation for boaters, swimmers, and other lake users.
    b. The road infrastructure in the area is not built to handle this type of traffic, especially a significant volume of large motor coaches. Route 522 is only one lane in each direction, has narrow shoulders and

steep treed drop offs with no guard rails near the proposed resort entrance. Adding an entrance on the even more narrow Route 719 would cause even more safety issues.

2) Environmental and health concerns
    a. This area of the lake is unfortunately very prone to HABs (Harmful Algae Blooms) due to shallow water and nutrient runoff in the immediate area. Adding this additional density of people and resulting septic systems would greatly exacerbate the HAB situation and would be harmful to both existing residents and new resort residents.
    b. Water draw down--We are concerned that this population density and the amount of water it would draw from the well(s) would put an undue strain on the underground water supply in this area and negatively impact neighboring homes and farms.

We are not against development and welcome new neighbors to the Lake Anna lakefront area. But we are adamantly opposed to any zoning changes or special use permits that would increase the currently allowed number of houses and docks on the waterfront and surrounding area. A resort such as the proposed is not compatible with the locale, available space, safety, health, and recreation use of the area. It would have a negative impact on safety, health, and property values in the surrounding area.

We respectfully ask that this request for a Special Use Permit be denied.

Sincerely,

Doug & Suzy Orr

16310 Scotts Knoll Landing
Orange, VA 22960

Tracey Newman

From: Sandra Thornton
Sent: Tuesday, August 18, 2020 2:23 PM
To: Donald Brooks (External); Donald Brooks; 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, Orange Resort / 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: William Field <wfieldva@gmail.com>
Sent: Monday, August 17, 2020 1:06 PM
To: Sandra Thornton <sthornton@orangecountyva.gov>
Subject: Re: Special use permit, Orange Resort / RV park

I just realized I did not sign my email.

William Field
102 Windway Dr.
Orange VA 22960
434-760-0684

On Mon, Aug 17, 2020 at 12:56 PM William Field <wfieldva@gmail.com> wrote:

I am writing to you in opposition to the proposed RV Park.
My understanding of the current plan is very different from the plan that was to be reviewed on Aug. 4th. The current plan promotes high density short term rental occupancy with amenities that sound to be very commercial in nature. This type of development does not fit in this residential area.
As you know this branch of the lake has had algae issues for the past 3 years. 150-175 RVs will produce a lot of waste water that may add to the cause. The Upper Pamunkey Creek currently has about 88 boat slips, the proposal would triple this. The proposed number of boats in this a narrow part of the lake lead to safety concerns.

My recommendations

- Require a waste water treatment system that removes excessive nutrients or require a tank & ship waste water treatment approach. And require 20 years of monitoring (by an independent source) to verify nutrients are not being added to the lake.
- Greatly reduce the number of boat slips. Preferably 12-15 slips for day use only. And do not allow a private boat launch area.
- Require dark sky lighting. So the development does not alter night scape.
- Do not allow commercial operations in an A-1 area. No fuel sales or boat rental. At what point does a camp store become a commercial convenience store like a 7-11?
- Require turn lanes on Route 522 for both directions of travel.

Require a reduction in the number of motor coach lots to comply with current density agreements and the density of nearby subdivisions. Should be no more than 1 per acre.

Tracey Newman

From: Sandra Thornton
Sent: Tuesday, August 18, 2020 2:24 PM
To: Donald Brooks (External); Donald Brooks; 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 Resort

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: jim groth <james.groth@hotmail.com>
Sent: Monday, August 17, 2020 1:15 PM
To: Sandra Thornton <sthornton@orangecountyva.gov>
Subject: Orange County Resort

Bad Idea People will pay only to find out they can't use because of the algae. Nutrients will only increase the problem. Access off 719 is insane..road is hilly and curvy and narrow...not conducive to RVs. In short..this whole project is totally out of proportion for the area...Thank you Jim and Pat Groth Oakridge Subdivision

Tracey Newman

From: Sandra Thornton
Sent: Tuesday, August 18, 2020 2:26 PM
To: Donald Brooks (External); Donald Brooks; 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: Proposed Orange County Resort

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: Marcia Grenell <marciagrenell@gmail.com>
Sent: Monday, August 17, 2020 1:27 PM
To: Sandra Thornton <sthornton@orangecountyva.gov>
Subject: Proposed Orange County Resort

I am a homeowner in the the Belmont area of Lake Anna. I share the concerns below of the LACA and hope you will consider the long-term health and financial viability of Lake Anna, which would be compromised by the current proposal.

LACA has the following concerns related to the Orange County Resort:

1: Upper Pamunkey Creek at the 522 bridge is "ground zero" for Harmful Algae Blooms" and the corresponding no-swim advi Department of Health. HABs are caused by excessive nutrients including nitrogen and phosphorus. Septic systems do not ren end up in Lake Anna. Adding a septic system that will serve up to 150-175 motor coaches would add an unbearable strain to would propose a waste water treatment system similar to the Lake Anna Environmental Services facility behind Asian Cafe/V a tank and ship system where the waste water is stored and removed periodically to a larger waster water treatment system dumping excessive nutrients from 150 Plus motor coaches would have a horrific impact to the HAB/No-swim problem that La experiencing.

2: LACA has concerns about 150 boat slips planned for just 1200 feet of shoreline. By comparison, the entire Upper Pamunke along its 3 mile length and were built over 30 plus years. This will result in a significant additional boat traffic creating a safet narrow point of Lake Anna. In the developer's presentation, the waterfront map currently accounts for only 68 of the propos applicant plan to install the additional slips? Dominion Energy must approve all slips on the lake and their rules would elimina in-cove slips dues to the "1/3rd rule". LACA is concerned with the number and location of the proposed slips and would like intent prior to voting on the matter.

3: LACA recommends "Dark Sky Lighting". Three approved developments in Louisa have voluntarily agreed to use them. On t land, dark sky lighting would greatly reduce light pollution in the area. We would suggest that Orange County Resort adopt d

4: There is a open question as to whether the planned amenities being proposed would be permitted on A-1 zoned property. fueling facility, marina, clubhouse, fitness center, etc. LACA agrees that these determinations need to be made soon in the O public and the planning commission more fully understands the scope of the project.

5: LACA is concerned with the failure to provide adequate turn lanes from route 522 into the proposed development, in fact that no turn lanes be required. Route 522 is a rolling and dangerous road especially for large motor coaches. Case in point ar which have included fatalities at the intersection of route 522 and route 208. Given that the developer has changed to a rent more traffic entering and exiting the resort than an ownership model. We would propose that 522 be widened at this locatio both directions into the resort. In addition, we would suggest that a second entrance be added off of route 719 to minimize t intersection and to have closer proximity to the Spotsylvania County Belmont Fire and Rescue Squad.

6: By right, the developers state that they would have the ability to develop 41 homesites on the property. This density is mo state above. There is very limited waterfront on this property and adding a resort with 150-175 families create significant iss road and the water and from excessive nutrient loading. Our understanding is that there is a general agreement among the c development of one lot per acre and one lot per two acres off-water. We would propose that the resort be resized to accom and limit the resort to no more than 50 sites. At a 70% average occupancy rate (the developer's estimate) that would be an a the resort on average.

LACA is not an anti-development organization, but our mandate calls for us to preserve and protect Lake Anna. This proposal significant issues with the health and safety of the lake. We would request that the following issues be resolved prior to appr

Require a waste water treatment system that removes excessive nutrients or require a tank & ship was approach.

Greatly reduce the number of boat slips. Preferably 12-15 slips for day use only.

Require dark sky lighting.

Clear up any zoning issues with proposed facilities.

Require turn lanes on Route 522 and potentially additional access to the resort from Route 719.

Require a reduction in the number of motor coach lots to comply with current density agreements.

Tracey Newman

From: Sandra Thornton
Sent: Tuesday, August 18, 2020 2:28 PM
To: Donald Brooks (External); Donald Brooks; Jason Capelle; George Yancey; Julie Zeijlmaker; 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, Hayden 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: Susie Jones <bsusiej58@yahoo.com>
Sent: Monday, August 17, 2020 2:30 PM
To: Sandra Thornton <sthornton@orangecountyva.gov>
Cc: Susie Jones <bsusiej58@yahoo.com>; Al Cell Phone <al.jones@outlook.com>; Margaret Jones <marverjones@gmail.com>
Subject: SUP 20-02, Hayden RV Park

Dear Ms. Thornton

Please present this letter to the Orange County Planning Commission members prior to the official vote on the above referenced Special Use Permit.

As the property owner of tax parcel 74-23, I have grave concerns and issues relative to the Recreational Vehicle Park proposed on tax parcelS 74-22 and 74-22B. These concerns are listed below:

1. First, and foremost, I see no enhancements financially for Orange County. Despite allegations to the contrary, there are no stores within six miles of the proposed site and no restaurants for at least 10 miles in Orange County. Tax revenue from these establishments will accrue primarily to Spotsylvania County.

2. A Recreational Vehicle Park will only serve to lessen adjoining land values in Orange County. As the land is devalued, the decrease in tax revenue for Orange County will be commensurate.

3. The application states that "Access will be from Route 522, Zachery Taylor Highway. Why is the entrance not from Route 719? At least why are there not entrances from both Route 522 and Route 719 to spread the ingress/egress traffic flow over multiple entrances.

4. The application states that "Zachery Taylor Highway has the capacity for the additional traffic and no turn lanes will be required considering the LOW TRAFFIC CURRENTLY ON ROUTE 522 AND THE LOW AMOUNT OF TRAFFIC TO BE GENERATED BY THE NEW FACILITY." Obviously, the author of this statement has NOT spent much time on Route 522 in recent years. A large proportion of the traffic on Route 522 consists of large, heavy, commercial trucks, such as 18-

wheelers, dump trucks, and large Big-box type trucks. Additionally, there are many trucks towing boats and campers to and from Lake Anna. There is MUCH difference between commercial truck traffic and automobile traffic.

5. It also appears that the traffic analysis provided in the application to substantiate the above "LOW AMOUNT OF TRAFFIC TO BE GENERATED BY THE NEW FACILITY" consists of only two cases: the first assumes an average number of occupied campsites of 57 of the 250 available campsites and the second assumes an average number of occupied campsites of 81 of the 250 available. These assumptions regarding the average number of occupied campsites appear to be low considering there will be 250 campsites and results in an underestimation of the amount of additional traffic on Route 522 resulting from the new facility.

6. In spite of the claims made in the application, the volume of traffic on Routes 522 and 719 is already extremely high, particularly with large vehicles and commercial tractor-trailers. In addition to the volume of traffic, the speed of these vehicles is also of concern. Projected residential additions to the Lake Anna area will only increase the traffic load. It is also noted that a "Class A Motorcoach" can be as long as 45 ft and weigh 50,000 plus pounds. Additionally, most of these vehicles seen on the highway are towing an automobile for use while the RV is parked in a campsite. These large, heavy RV's traveling on these two-lane roads will further exacerbate the traffic situation and cause the potential for dangerous accidents. These vehicles require much space to maneuver and for stopping in particular. Entrances to the RV park would require deceleration lanes and even if a 50-foot right-of-way is added, there will not be enough room for sufficient ingress and egress from the park.

7. Adjoining land is zoned agriculture and thus has farm equipment using 522 and 719 on a daily basis. This proposes great hazard for local farmers.

8. Given the existing campground (Christopher Run Campground is just 5 miles down the road), as well as other RV parks around Lake Anna, what is the need and advantage for yet another?

9. The noise and pollution from these RV vehicles and potential opportunities for problems and disturbances cannot be disregarded.

10. The area of land for the proposed park is known for issues with obtaining clear water. Current residents complain of their water having a high sulfur content. Is there sufficient ground water to service 250+ units?

11. The lake water around this property is near the lake end and is known to have considerable algae problems.

12. Application states "Resort" will be restricted to Class A upscale motorcoaches. What prevents a lot owner from parking a lesser quality vehicle than intended by the developer. How will this be enforced?

13. The application states that "the use of the facility will be restricted to the lot owners, their families, and friends". Will a friend of a lot owner be allowed to park their RV on the lot? If not, how will this be enforced?

14. Application states there will be no full-time residents other than an onsite facility manager. How will this be enforced?

15. Will a lot owner be allowed to sublet their lot resulting in inappropriate use? If not, how will this be enforced?

16. How will the "detail-oriented Property Owners Association (POA) be enforced?

In summary, I find the proposal to allow the proposed Recreational Vehicle Park to be a totally inappropriate use of this highly valued land. I am appalled at the request and the consideration it is being given and ask that the request be DENIED Additionally, what is the need for rushing this very important land use decision, especially during this COVID-19 pandemic with all the resulting restrictions. I feel that the normal face-to-face discussion is needed for this decision.

Respectfully submitted,

Brenda Sue Jones

Tracey Newman

From: Sandra Thornton
Sent: Tuesday, August 18, 2020 2:29 PM
To: Donald Brooks (External); Donald Brooks; 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: Proposed RV park at Paumunky Bridge Orange/Spotsylvania Counties/Lake Anna

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: May Shorten-Townley <mayshortentownley@gmail.com>
Sent: Monday, August 17, 2020 2:53 PM
To: Sandra Thornton <sthornton@orangecountyva.gov>
Subject: Proposed RV park at Paumunky Bridge Orange/Spotsylvania Counties/Lake Anna

To the Orange County Planning Commission

To Whom it may concern:

We are deeply concerned about the impact that an RV park will have on not only to our own individual lot and subdivision here in Spotsylvania county,but all of the other close by communities and the lake itself. We believe that there would be great risk to the potable underground water sources in the area generated from the proposed development—even to the point of being altogether destroyed before even reaching the lake water itself. The location of the proposed park at Paumunky Bridge spills out and converges with Terrys run and culminates at Hunters Landing. Lake bottlenecks in that area are already a problem and will only be exasberated by an additional influx of boats and the pollution they bring. This, added to the current cynobacteria issues that Terrys Run and Pamunky Creek have been experiencing lend favor to an increased level of pollutants to the water and surrounding land by virtue of concentrated septics that have had a record of failure previously and by littering gone rampant in areas that cater to non residents. We, as long time lake residents can only conclude that all of the above factors will serve only to drastically reduce nearby property values—while the taxpayers of BOTH counties pick up the cleaning tab. Additionally, on the far reaching level, water contamination will affect the viability of the waters at the State park itself. The proposed clubhouse and store bring with it their own set of issues such as an increased level combination of alcohol use and boat operation—a threat that has been proven repeatedly on this lake already. Add the posibility that the proposed park store will more that likely also serve boaters entering via the water, creating yet another bottleneck on Paumumky Creek because of new no wake zones—not to mention the fact that vandalism and roadway accidents will substantially increase.
Fishing and swimming at Lake Anna is a pleasure that is gradually being stripped by high density construction—the fish are inedible by safety standards as is swimming in the two aforementioned creeks. High density construction in an already compromised region of the lake, without tough conservations efforts and vigilance will surely accelerate the inviability of the lake and its surrounding properties.

Thank you,
Mark and May Townley

Sent from my iPhone

Tracey Newman

From: Sandra Thornton
Sent: Tuesday, August 18, 2020 2:30 PM
To: Donald Brooks (External); Donald Brooks; 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: Public Comment on SUP 20-02 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: Cary Holladay <holladaycary@gmail.com>
Sent: Monday, August 17, 2020 3:21 PM
To: Sandra Thornton <sthornton@orangecountyva.gov>; Tracey Newman <tnewman@orangecountyva.gov>
Cc: Teel Goodwin (external) <teel.goodwin@comcast.net>
Subject: Public Comment on SUP 20-02 RV Park

Dear Ms Thornton and members of the Planning Commission:

Please vote No on SUP 20-02 for a proposed RV park. Orange County is being preyed upon by commercial interests. If you sell it out, our rural way of life will vanish, and there will be no getting it back. Developers will reap a profit while residents endure the increased noise, waste, traffic, and population. Nobody chooses to Orange County for the purpose of being around more people. "Park" is a misnomer. There will be incalculable loss of wildlife.
For example: woodcock, orioles, shrikes, and yellow warblers, which were plentiful 10 years ago, have almost disappeared from annual local tallies. This decline is due to habitat loss, noise, and pollution.

The fact that the land is zoned Agricultural should make this an open-and-shut decision. Allowing this to go forward would set a dangerous precedent -- and create fury among the residents whose quality of life the Comprehensive Plan was designed to protect.
Respectfully,
Cary Holladay and John Bensko
Rapidan

Tracey Newman

From: Sandra Thornton
Sent: Tuesday, August 18, 2020 2:32 PM
To: Donald Brooks (External); Donald Brooks; 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: Oppose SUP 20-02: Orange County Resort, LLC

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: dcalwhiteheadiii@gmail.com <dcalwhiteheadiii@gmail.com>
Sent: Monday, August 17, 2020 4:13 PM
To: Sandra Thornton <sthornton@orangecountyva.gov>
Subject: Oppose SUP 20-02: Orange County Resort, LLC

Good afternoon, Ms. Thornton,

My family has owned property in the Runnymede Community on Lake Anna near the Pamunkey Creek for nearly 40 years. This is a narrow and shallow branch of the lake that straddles Orange and Spotsylvania boundaries. While this is a relatively quiet residential area, recent years have seen increases in boat and other activity that is disturbing the environment and safety of the lake. The proposed Orange Country Resort would significantly and negatively impact this area and we urge Orange and Spotsylvania counties to reject the proposal special use permit.

The scope of this project is alarming given the fragility of the Pamunkey Creek branch. It is the current and frequent site of harmful algae blooms which hurt the lake's ecosystem for humans and fish/fowl/animal use. The potential traffic, both boat and automobile in the area, is also a serious concern. This development appears to pose a negative impact on numerous safety, environment, and quality of life measurables.

Please oppose SUP 20-02 for the Orange County Resort project. The Pamunkey Creek branch is not the appropriate place for a development of this magnitude.

Thank you,
Cal Whitehead
11 Windy Hill Court
Runnyemede
Orange Virginia 22960

Tracey Newman

From: Sandra Thornton
Sent: Tuesday, August 18, 2020 2:35 PM
To: Donald Brooks (External); Donald Brooks; 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: Proposed RV Resort

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: Rich Biondi <biondirichard@aol.com>
Sent: Monday, August 17, 2020 4:41 PM
To: Sandra Thornton <sthornton@orangecountyva.gov>
Subject: Proposed RV Resort

My name is Richard Biondi. I live at 216 Windway Drive, Orange, VA. While my address is Orange, my home is in Spotsylvania County. This puts me at the nexus of this proposed project at the northern end of Lake Anna, just south of the Route 522 bridge. My wife and I purchased this property in 1982, and built our home in 1984. We used it as a family weekend home until 2007, when we moved here as full time residents.

Over that time I have seen many changes take place on the lake. Initially, it was used mostly by weekenders some of whom used a boat ramp that was at the foot of the 522 bridge. This however, became a very dangerous operation, both in the volume of boat traffic at this very narrow fork of the lake, but also because of the volume of traffic it caused on Route 522. As a result, the boat ramp was permanently closed. In the ensuing years, even though the ramp was closed, boat traffic continued to grow. This has caused significant activity and quite a lot of shoreline damage for many homeowners. I, for one have had to install and replace my bulkhead on two occasions at considerable expense. The addition of over 100 additional boats in this narrow area of the lake will create a very dangerous situation.

In as much as the counties reviewing this project previously determined that having the boat ramp removed because of the danger it presented, I ask that you view this proposal in the same light.

Thank you for your consideration in this matter.

Richard Biondi

Sent from my iPad

Tracey Newman

From: Sandra Thornton
Sent: Tuesday, August 18, 2020 2:36 PM
To: Donald Brooks (External); Donald Brooks; 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: Proposed Orange County Resort SUP

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: Wendy Muszynski <wendyhanks@gmail.com>
Sent: Monday, August 17, 2020 4:53 PM
To: Sandra Thornton <sthornton@orangecountyva.gov>
Cc: Stephane <estephane@gmail.com>
Subject: Proposed Orange County Resort SUP

ATTN: Orange County Planning Commission
c/o Sandra Thornton

We are writing to express our opposition to and concern regarding the proposed Orange County Resort and special use permit for the agricultural land to develop an RV community and boat docks and the Upper Pamunkey Creek north branch of Lake Anna.

Our primary concerns are:

1. A dangerous increase in boat traffic due to density in a small area at a dead end of the lake
2. Negative impact to quality of life for homeowners in what has been a relaxing, relatively quiet area
3. Damage to property shore lines from excessive marine traffic and recreational wake
4. Traffic congestion and accidents on 522, which is a narrow 2 lane road, from the RVs and boat trailers coming to and from the development.
5. Environmental concerns related to the toxic algae that appears in that area every year

As residents on the parallel north tip of Lake Anna, at Southwind Shores II, we have seen boat traffic already increase significantly each year over the past 3 years, with a huge increase in 2020. Boats are dangerously close to one another, too many in a very narrow section, some pulling up to 8 children on 3 tubes while passing other boats with water skiers and jetskis. The Northern tips of these 2 fingers of Lake Anna are quite busy, and adding the potential for up to 150 more boats in that small section is fraught with danger and accidents under such density. Boaters tend to stay in that area because of the long no wake zone around The Cove, and that marine gas station is very busy with traffic jams every weekend servicing the high volume of boats in the north end of the lake already.

Over the past couple of years No Wakesurf areas have been designated in both of these northern fingers but the density of wakeboarders, skiers, jet skis, and other boaters has only increased dramatically since then. We are opposed to creating a total No Wake Zone where residents live and access their boat houses, we believe in supporting these recreational activities of the lake, but our fear is that the community reaction would be to make the whole area a no wake zone because of the dangerous number of boats that would be using these narrow sections of the lake.

The weekend traffic on 522 is already very heavy, and adding that much additional traffic from large RVs and boat trailers to this narrow 2 lane road supporting all of the residents and visitors to this proposed development would significantly increase the number of accidents, road damage, and stress for current residents and visitors. This agricultural area is not designated to support a large community development, and the road would have to be widened to provide an entrance and exit to the development, ultimately costing taxpayers money.

This tip of the Upper Pamunkey Branch is always the first area to be plagued with the toxic algae every year, and most likely to have it the longest, and is currently too shallow for boat access in most areas where the development is proposed. Dredging for the very large docks proposed would upset the current environmental balance, and the high number of boats moving from that area to other parts of the lake could end up spreading the algae to other areas.

A development allowing for such high density in this dead end of the upper north point of the lake is destined for disaster.
Please consider the negative impacts and block the approval for this SUP and development.

Thank you,
Wendy & Stephane Muszynski
Homeowners at Southwind Shores II

Tracey Newman

From: Sandra Thornton
Sent: Tuesday, August 18, 2020 2:37 PM
To: Donald Brooks (External); Donald Brooks; 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: Comments for Orange County Planning Commission meeting

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: Scott and Nancy Webster <sweb72471@aol.com>
Sent: Monday, August 17, 2020 6:13 PM
To: Sandra Thornton <sthornton@orangecountyva.gov>; sweb72471@aol.com
Subject: Comments for Orange County Planning Commission meeting

To: Orange Planning Commission

From: Scott Webster
6500 Harbour Point Drive
Mineral, VA 23117

8/17/2020

Re: Orange County Resort

I have become aware of the proposed Orange County RV Resort that goes before you today. I would like to address 2 items that cause me concern with this resort. But first, I'm not opposed to the RV Resort. I am an owner of a 40 foot Class A motorhome and am on the road experiencing this fun lifestyle nearly 4 months of the year. I know that a well-designed and maintained facility is not only needed in our area but also would provide much needed vacation opportunities for in-state and out of state visitors.

One issue with the resort as currently proposed is the lack of turn lanes to get these big rigs in and out of the facility. I am currently in a big rig park (Mountain Valley RV Resort) in Heber City, Utah which is very similar to the proposed resort. This is my 3rd year at this facility. The resort is about the same size as the proposed park (currently 141 sites, expanding to 188 by 2021). They are on a busy highway (Rt 40) with traffic similar to 522. The road was originally 3 lanes, 2 northbound and 1 southbound. (Resort is on west side of road.) Because of safety issues and to improve traffic flow, the resort added ¼ mile turn lanes in both directions and extended the turn lane to a merge lane northbound. Southbound provides the big rigs room to slow down for the turn into the facility and northbound the turn lane minimizes slowdown of the northbound traffic. For statistics of why this is needed. There is an average of 20-30 units leaving and arriving during weekdays and 45 on each of Friday, Saturday and Sunday. Most departing occurs between 10:30 -11am and staggered arrivals. These big rigs don't stop on a dime nor do they get up to speed quickly, so turn and merge lanes are critical for safety and continual flow of traffic.

My second issue is my continual concern with the lake's HAB issue. This resort, geographically, is at the origin of the algae problem. Septic systems do not remove the nutrients, including nitrogen and phosphorus that contribute to this algae problem. So, these nutrients eventually end up in Lake Anna. An additional 150-175 living units would contribute greatly to this problem and might result in a no swim advisory in the Pamunkey Creek tributary earlier than the mid-July advisory this and last year. I encourage you to look at alternate systems to remove/treat the waste. On a side note; the resort I am in now has a 99% occupancy on the weekends and 90% on the weekdays during the summer. The usage of the facility could be much higher that the 70% presented by the developer, putting more nutrients in our watershed.

I thank-you for this opportunity to express my concerns and look forward to future comments on this resort and the health of the Lake Anna community.

Sent from Mail for Windows 10

Tracey Newman

From: Sandra Thornton
Sent: Tuesday, August 18, 2020 2:38 PM
To: Donald Brooks (External); Donald Brooks; 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 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: Hilda Altman <halt8479@yahoo.com>
Sent: Monday, August 17, 2020 6:10 PM
To: Sandra Thornton <sthornton@orangecountyva.gov>
Subject: SUP 20-02 RV Park

Our family owns a working farm located on Lake Anna, less than 2 miles from the proposed RV park. As citizens of Orange County and property owners within sight of the proposed park, we have several concerns.

- 150-175 RV sites adds a lot of people to the lake and traffic to the roads in this growing area.
- Our property is already experiencing land erosion along the shoreline due to boats/jet ski/wake boarders/etc on the lake. This park will only create further erosion due to increased water traffic.
- For several years we have had an issue with harmful algae bloom (HAB) on the lake which has lead to "no swimming" restrictions in our area. Added runoff from the park will intensify this problem.
- Traffic on RT 522 moves at a speed of 55 mph or faster regardless the time of day. The applicants do not plan to build turning lanes in the north or southbound lanes of RT 522. This additional traffic will create a safety issue with large RVs and vehicles turning into and out of the park.
- Since the proposed RV park will be located in both Orange and Spotsylvania counties, who will provide EMS, Fire and Law Enforcement to the park and at whose expense?
- How will the taxes be divided between Orange and Spotsylvania counties? Who will get the sales tax, hospitality tax, etc?
- Campers will spend very little money in Orange County. There are 6 restaurants, 2 gas/convenience stores, a hardware store, a Food Lion, an ABC store, a nail salon, a Putt-Putt course, a brewery, an ice cream shop and a Dollar General all within 8 miles of the park. All of these stores/services are located in Spotsylvania and Louisa counties. Some of these locations are accessible by boats as well. In addition, these locations are far easier and quicker to reach than any equivalents within Orange county.
- It appears the applicants are in an ever-changing planning state since the original plans have moved from selling upscale RV lots to renting RV sites (campground) with a third party managing the property. This makes us wonder what the final plans will really include and how will it be an asset to Orange County, Lake Anna and the proposed RV Park's neighbors?
- There is already a well established, well maintained campground located on Rt 522 just 5 miles south of this proposed RV park.

Please consider these issues before granting a SUP for this RV park.

Thank you for your time,

Hilda B Altman
Amy B Altman

Tracey Newman

From: Sandra Thornton
Sent: Tuesday, August 18, 2020 2:40 PM
To: Donald Brooks (External); Donald Brooks; 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 Resort

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: Tom Ronksley <tironksley@yahoo.com>
Sent: Monday, August 17, 2020 6:40 PM
To: Sandra Thornton <sthornton@orangecountyva.gov>
Cc: Donna Ronksley <dhronksley@yahoo.com>
Subject: Orange County Resort

To the Orange County Planning Commission
c/o Sandra Thornton

As Lake Anna residents living in the Terry's Run section of the lake in Spotsylvania County, we're writing to express our support for the Orange County Resort Project and also our agreement with concerns about the project raised by the Lake Anna Civic Association (LACA).

As dedicated RV "snowbirds" and general RV enthusiasts, we wholly support the creation of a well-planned RV resort. It looks like the planners have covered all the bases with their plans. And we look forward to having an RV resort nearby for our RV friends to stay while they visit.

But we also think that LACA raises valid concerns that should be addressed before this project is approved. Specifically:

1) It is vitally important that the Resort prevents any nutrients aiding the creation of hazardous algae blooms from entering the lake. We moved to the lake partly for the sake of our grandchildren, but the hazardous algae bloom situation already causes us to travel down lake to safe waters to find a place for them to safely play in the water. We cannot let that situation get worse;

2) The high density of boat slips is a concern for safety reasons in this narrow and shallow end of the lake;

3) Dark Sky Lighting should be adopted. We love this quiet and country part of Virginia, and starry nights are a nice part of that. The added light pollution would not be a welcome thing; and

4) Turn lanes and caution signage on Rt 522 should be a required part of this project. We know 1) how fast locals like to drive, 2) how hilly Rt 522 is, and 3) how slow we need to go in our RV when we're trying to find the entrance to an RV resort for the first time. That's a recipe for disaster if turn lanes and appropriate signage are not required on Rt 522.

Thank you for letting us share our thoughts and concerns on the Orange County Resort Project.

Tom and Donna Ronksley
6720 Lake Pointe Dr
Mineral, VA
412-807-8175

Tracey Newman

From:	Sandra Thornton
Sent:	Tuesday, August 18, 2020 2:42 PM
To:	Donald Brooks (External); Donald Brooks; 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 Resort
Attachments:	IMG_3986.JPG; thumbnail-2.jpeg; thumbnail-3.jpeg; thumbnail.jpeg

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: Sue Biondi <sbiondirn@aol.com>
Sent: Monday, August 17, 2020 7:33 PM
To: Sandra Thornton <sthornton@orangecountyva.gov>
Subject: RV Resort

My name is Susan Biondi. My husband and I purchased property on Pamunkey Creek in the Runnymede Subdivision in July, 1982 and built our home in June 1984. At that time, there was a boat ramp that was proffered several years back in the southwest area of the Rt. 522 bridge on Pamunkey Creek. When that property was sold, the ramp was closed. As the lake grew in popularity, we saw a great increase in boat traffic. Over time, there was so much erosion on our property that we had to construct a wooden bulkhead. As the sport of waterskiing and tubing became more popular, it attracted more boats. A few years ago on a Sunday afternoon, a boat pulling a child on a tube heading south was forced to move towards the right shore to avoid several boats that were coming north. This waterway is quite narrow. As a result, the child on the tube slammed into a dock, rendering her unconscious. I, as a critical care nurse, provided care as she lay unconscious until the rescue squad arrived. She was ultimately flown by helicopter to UVA Neuro Trauma Unit and was unconscious until awakening with moderate brain damage four days later. Now, within the last three years, we had to replace our wooden bulkhead with stone at a huge expense due to tremendous erosion and destruction that tore the bulkhead apart due to the violent waves from wake surfing, wake boarding, skiing and tubing. See attached pictures. Now, the stairs into the lake are tearing apart and need repair. I beg you to decline the permit to allow this RV park to be established. Not to mention the shallowness, as well as harmful algae blooms that are occurring every year in this area. I don't know how large RV's, cars towing boats and other vehicles will fare turning in and out of the proposed resort onto Rt. 522 that has a 55 mph speed limit with 18 wheelers and log tractor trailers using this road, usually exceeding the posted speed limit. Thank you for your consideration.

Susan Biondi

Tracey Newman

From: Sandra Thornton
Sent: Tuesday, August 18, 2020 2:43 PM
To: Donald Brooks (External); Donald Brooks; 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

Sandra B. Thornton
Planning Services Manager
Orange County, VA
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From: Page Sullenberger <outlook_0DF00F397E3D01B9@outlook.com>
Sent: Monday, August 17, 2020 7:37 PM
To: Sandra Thornton <sthornton@orangecountyva.gov>
Subject: SUP-20

- I write in opposition to a special use permit for an RV park in Orange County.
-
- It sets the dangerous precedent once again of disturbing the rural nature of land zoned Agricultural. We need to continue to preserve the rural nature of land zoned Agricultural as part of the Comprehensive Plan
- The proposal is not comprehensive with little to no specificity or conditions. It appears simply as an "idea" to bring in large RVs onto land off of Route 522.
- This proposal will only bring more large traffic to an already congested rural road: Route 522 primarily and other roads, including Route 20, Route 15 and others.
- This opens the door to any land owner to turn their agricultural land into a commercial enterprise
- There are no assessments or surveys regarding waste, water, or septic.

Page Sullenberger
155 N Madison St
Orange VA 22960

Sent from Mail for Windows 10

Tracey Newman

From: Sandra Thornton
Sent: Tuesday, August 18, 2020 2:44 PM
To: Donald Brooks (External); Donald Brooks; Jason Capelle; George Yancey; Julie Zeijlmaker; Jim Hutchison; R. Mark Johnson (External)
Cc: James Sawyer; Tracey Newman; Eric Lansing (elansing@orangecountyva.us); Trevor Kimzey; Lonnie Carter (lc@evergreenehomes.com); GARY GRIFFITH
Subject: FW: Written comments on SUP 20-02 RV Park
Attachments: SUP 20-02 RV Park (20200817 Comments James Sawyer).docx

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: James Sawyer <jsawyer100@msn.com>
Sent: Monday, August 17, 2020 7:53 PM
To: Sandra Thornton <sthornton@orangecountyva.gov>
Subject: Written comments on SUP 20-02 RV Park

Dear Ms. Thornton,

Attached are my written comments concerning SUP 20-02 RV Park for the August 20, 2020, Orange County Planning Commission meeting.

Please confirm receipt and let me know if my letter will be included.

Thank you,
James Sawyer

6804 John Taylor Lane

Orange, VA 22960

jsawyer100@msn.com

703-599-1056 (m)

To: Sandra Thornton, Orange County Planning Commission

From: James and Mary Sawyer, 6804 John Taylor Lane, Orange, VA 22960

Date: August 17, 2020

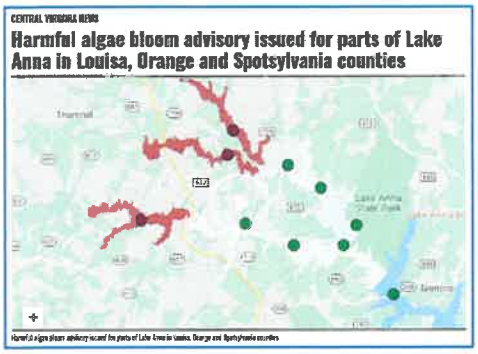
Subject: Written comments on SUP 20-02 RV Park (for August 20, 2020, Orange County Planning Commission Meeting)

Dear Ms. Thornton,

We have a home on Pamunkey Creek down lake and within sight of the 522 Bridge. There are multiple reasons this section of the lake will not support the multiple units proposed in the subject application for a Special Use Permit. These reasons against a high-density RV park include but are not limited to:

1) Pamunkey Creek is an environmentally troubled Lake Anna feeder and it has not been safe to enter the water the past three summers; it currently is experiencing toxic algae bloom again.

   Source: NBC29.com - July 22, 2020 at 5:11 PM EDT - Updated July 25 at 10:54 PM
   "LOUISA COUNTY, Va. (WVIR) - Parts of Lake Anna In Orange, Louisa, and Spotsylvania counties are dealing with a harmful algae bloom. The Virginia Department of Health has issued an advisory for the Upper Pamunkey and Upper North Anna branches of the lake after receiving the results of samples taken July 15.
   The algae can cause skin rash and gastrointestinal issues such as upset stomach, nausea, vomiting and diarrhea. The lake had a similar problem last year."
   The red portion in the center of the image to the right is Pamunkey Creek on July 15, 2020.



2) This is a very shallow and narrow portion of the lake; erosion is an ongoing issue. Because it is one of the lake's three feeder tributaries, there is a large amount of sediment in the water (the further the water travels down lake, the more the sediment settles out). Being shallow at the entrance of Pamunkey Creek and heavy in sediment a dramatic increase in boating will churn the sediment and accelerate already serious erosion.
3) This is the first part of the lake declared a no wake surfing zone because of safety and erosion issues. This is regularly ignored because it is a long way down the lake to a larger/safe area.

   Source: https://www.lakeannavirginia.org/Regulatory-Buoys
   No Wake Surfing: There are two uniquely designated areas on Lake Anna that specifically prohibit wake surfing. One area is on the Pamunkey River north of Dillards Bridge and beyond The Cove Restaurant in the area of Kelly's Landing subdivision. The other zone is located on Terry's Run ... ends just south of Days Bridge. The areas have been designated at the request of the homeowners who were experiencing unsafe conditions along those narrow sections of the lake.

Sincerely,
James and Mary Sawyer
Email: Jsawyer100@msn.com / Phone: 703-599-1056

Tracey Newman

From: Sandra Thornton
Sent: Tuesday, August 18, 2020 2:45 PM
To: Donald Brooks (External); Donald Brooks; 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 SUP 20-02

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

From: Allan Lassiter <allanlassiter1@gmail.com>
Sent: Monday, August 17, 2020 10:27 PM
To: Sandra Thornton <sthornton@orangecountyva.gov>
Subject: Orange SUP 20-02

As Land Use Chairman for the Lake Anna Civic Association (LACA), I am sharing our additional significant concerns about this Project.

LACA is concerned that 150 boat slips are planned for just 1,200 feet along Dickerson's Point. By comparison, the entire Upper Pamunkey Creek has only 88 slips along a 3-mile length built over a period of 30 years. This will result in a sudden large increase in boat traffic, creating a safety hazard in this shallow, narrow portion of Lake Anna. The PowerPoint provided by the developer shows only 68 slips in the project: the single or triple docks totaling 28 slips, an open group pier with 20 slips and a covered boathouse with 20 slips. That is less than half of the slips noted in the application. Where does the Applicant propose to place the 150 slips advertised in their PowerPoint? Dominion Energy must approve and has specific requirements for docks built on the lake. Its rules would eliminate several of the proposed in-cove slips and potentially other locations. It's unlikely Dominion would approve the proposed current layout of docks. We suggest the developer identify the number and location of slips within the narrow parameters of Dickerson's Point, adjust the current proposal to comply with Dominion prior to a vote, and allow for public comment.

LACA highly recommends the use of "Dark Sky Lighting. Three approved developments in Louisa have voluntarily agreed to use them. On this sloped and open tract of land, dark sky lighting would greatly reduce light pollution in the area.

At your August 6 meeting, Commissioners questioned whether some of the planned amenities could be done on A-1 zoned property such as a camp store, fueling facility, marina, clubhouse, fitness facility, etc. We agree that these determinations need to be made soon in the Orange planning process. In addition, since this will be a Spotsylvania project also, it will be subject to stricter shoreline requirements (CHAPTER 6A – CHESAPEAKE BAY PRESERVATION ORDINANCE and the RPA) than in Orange. Some of these uses may not be allowed under the RPA requirements. These determinations should be made prior to any votes so the public may comment on any changes required to comply with any zoning changes or RPA requirements.

In summary, LACA is not anti-development but our mandate calls for us to preserve and protect Lake Anna. The following actions will create conditions to help achieve such protection:

1. Identify the number of slips and their location to comply with Dominion's requirements re square footage related to the waterfront footage and distance across a cove. Allow the public to comment on these revised plans.
2. Require Dark Sky Lighting
3. Determine the facilities and uses that meet the SUP requirements on A-1 land in Orange and those allowed under RPA in Spotsylvania. Advise the Applicant to omit any not allowed and make appropriate revisions for public comment.

Tracey Newman

From: Sandra Thornton
Sent: Tuesday, August 18, 2020 2:46 PM
To: Donald Brooks (External); Donald Brooks; 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 Resort
Attachments: Orange County Resort (Word).docx; Orange County Resort (pdf).pdf

Sandra B. Thornton
Planning Services Manager
Orange County, VA
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-----Original Message-----
From: Phillip Defibaugh <pwdefibaugh@gmail.com>
Sent: Monday, August 17, 2020 11:18 PM
To: Sandra Thornton <sthornton@orangecountyva.gov>
Subject: Orange County Resort

Dear Ms. Thorton.

I have attached a document with my concerns for the proposed Orange County Resort. I would appreciate it if you see that the Orange County Planning Commission receives them for the meeting on August 20, 2020. I have attached two copies, one as a Microsoft Word document and the second as a .pdf document, in an effort to make sure you have a readable form for the meeting. Should this not work please contact me immediately and tell me the format you would like so I can try to provide it.

Thank you for your efforts in this matter.

Sincerely,

Phillip Defibaugh

August 17, 2020

Orange County Planning Commission

RE: Orange County Resort

Commission Members:

My name is Phillip Defibaugh. I am a resident of Spotsylvania County and live in the Oakridge Subdivision off of Day's Bridge Road. I am writing this letter to share my views on the Orange County Resort planned for the Upper Pamunkey Creek at the 522 bridge.

This development was brought to my attention by the Lake Anna Civic Association (LACA). I am a member of that organization. I have read through the information provided by LACA and I am in agreement with the concerns they have brought forward. However, I have some opinions I would like to share.

1. The initial application for a Special Use Permit was for an RV Park which would be private in that lots would be for Class A motor homes and would be sold to clients creating a community restricted to owners, family and friends, would have no access to the general public with no transient, overnight camping. Now that has been revised to a RV rental facility. That is an unacceptable change and I urge the special use permit be denied for such a rental facility.
2. I would strongly prefer a housing development in this area for all the reasons LACA has pointed out in their concerns.
3. The developer does not want turn lanes off of Route 522. This sets the stage for accidents because of the traffic density on Route 522. Dedicated turn lanes would be required as a safety feature for all who travel the Rt 522 corridor.
4. A back entrance on Day's Bridge Road (RT 719). LACA is proposing an added route off Rt 719. I am strongly opposed to this with out major road improvements to Rt 719. Day's Bridge Road is a country lane. It is of minimum width, there are no sholders and no lane designation at all. Additionally, Turn lanes would be need here also, particularly when traveling North on Rt 522 and making a right turn onto Rt 791. It is an extreme hard right turn. In fact, you are actually making a U-turn on to Day's Bridge Road. A normal car need to slow down to 10 mph to negioate the turn. And it is still nearly impossible to to not cross the center of the road and that is with no traffic approaching from the opposite direction or waiting to turn on Rt 522.
5. If the area is to be developed the zoning should not remain Agricultural (AG) but rezoned to Resort Residential(RR).
6. As LACA points out this area is a starting point for harmful algae blooms (HAB) on Pamunkey Creek. This will put a greater burden on residents further down the creek because the amount of water traffic increase which would result from a development of this size. You can also imagine the complaints from these "new residents", whether permanent or transient, you will receive because they can not use the area due to an HAB.
7. I request you take the issues I have put forward as well as all the issues LACA has identified prior to approval and coordinate these efforts with Spotsylvania County.

Tracey Newman

From: Sandra Thornton
Sent: Tuesday, August 18, 2020 2:47 PM
To: Donald Brooks (External); Donald Brooks; 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 Orange County Resort - HAB Concerns

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: Alex Gutenson <alexgutenson@gmail.com>
Sent: Tuesday, August 18, 2020 7:08 AM
To: Sandra Thornton <sthornton@orangecountyva.gov>; Tracey Newman <tnewman@orangecountyva.gov>
Subject: SUP 20-02 Orange County Resort - HAB Concerns

Sandra B. Thornton
Planning Services Manager
Orange County, VA
128 W. Main Street
Orange, VA 22960

Ms. Thornton,

Our family has owned a 2.5 acre waterfront property we bought from the original farmers in the mid-70s on the Pamunkey Creek section of the lake near the 522 bridge adjacent to the proposed Orange County Resort. While the past 40 years have been filled with great memories on the lake, the last couple of years have been clouded by the no swim advisories due to Harmful Algae Blooms caused by runoff from development and agriculture use around the lake, and in the watershed above the lake. We understand that LACA, DEQ, Dominion Energy, the Virginia Health Dept, and Soil and Water Conservation are working towards a solution. We find it inconceivable that additional development is being considered without first solving the HAB issue at hand, and are pleading for Orange County to first address the HAB issue before considering any special use permits in this highly sensitive area of Pamunkey Creek.

The proposed development seeks to transform 80 acres of farmland into 175 "motorcoach" sites with roads, parking areas, structures, pools and trails. This plan has been compared to a by-right residential subdivision of 40 single family homes. The impervious area created by this amount of ground disturbance will greatly increase the run-off of sediment, fertilizers, oils and fuel, sewage and other pollutants directly into the lake anna waters. 175 sites with concrete pad sizes of 15'x 40' would be equivalent to an over 100,000 SF building. 40 houses with an average footprint of 30'x 40' would be less than 50,000 SF. Based on these simple calcs, it is easy to see that a motorcoach resort is far more disruptive to the natural state of the land than a fully developed residential neighborhood.

The proposed development contemplates 150 boatslips situated along the 1200 LF of shoreline in one of the shallowest portions of the lake. This additional amount of boat traffic will churn up the nutrient dense sediment already stored in the bottom of the lake, further feeding the Harmful Algae Blooms. Additionally, because this area is very shallow, a study should be performed to determine if the depth of the lake is sufficient to support boat slips. Dredging may be required to access boat slips when the lake levels are low in the late summer and fall. Dredging is highly detrimental to water quality.

The number of motorcoach sites should be limited to the number of residential units permitted by right, and no more than 40 boat slips should be permitted along this area of the shoreline, one per residential unit.

The idea and vision look great at first glance, but this isn't the right place or the right time to increase the burden on the lake until the HAB issues are resolved. Solve the HAB problem first, or at least be part of the solution, and not ignorant to the issue, otherwise nobody will want to spend a dollar on one of these sites once they become known as the Orange County HAB Resort.

Otto Gutenson
Scotts Knoll Landing
Orange, VA

Tracey Newman

From: Sandra Thornton
Sent: Tuesday, August 18, 2020 2:48 PM
To: Donald Brooks (External); Donald Brooks; 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: Planned RV development in Pamunkey

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: Sandra Danner <sandan1953@gmail.com>
Sent: Tuesday, August 18, 2020 7:11 AM
To: Sandra Thornton <sthornton@orangecountyva.gov>
Subject: Planned RV development in Pamunkey

I have the following concerns with the proposed RV development being considered for the Pamunkey area. Please take time to carefully address these concerns before taking action on the proposal. Thank you.

- Needs a system that removes excessive nutrients or require a tank & ship waste water treatment approach.
- Reduce the number of boat slips to lower lake traffic in area
- Require dark sky lighting.
- Require turn lanes on Route 522 and add access to the resort from Route 719.

--

Sandra

Tracey Newman

From: Sandra Thornton
Sent: Tuesday, August 18, 2020 2:50 PM
To: Donald Brooks (External); Donald Brooks; 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 Resort Concerns

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: Linda Cain <linna_kin@yahoo.com>
Sent: Tuesday, August 18, 2020 8:11 AM
To: Sandra Thornton <sthornton@orangecountyva.gov>
Subject: Orange County Resort Concerns

Hi Sandra,
I'd like to share my concerns regarding the Orange County Resort planned for upper Pamunkey creek. I truly believe this development would be detrimental to Lake Anna and the surrounding area. The algae bloom is so bad with the potential of becoming even worse if this development is approved. I'm also concerned about the water pollution that would come from so many boats in such a confined area. The waste management concerns are also high on my list - not just sewage, but trash and debris too.
Bottom line is that this is still just a trailer park and doesn't seem to compliment the quiet scenic tranquility that Lake Anna is known and loved for.
Please reject the current plan and push for much less density - both on land and at the shoreline.
Regards,
Linda Cain
Owner in Windwood Coves

Tracey Newman

From: Sandra Thornton
Sent: Tuesday, August 18, 2020 2:51 PM
To: Donald Brooks (External); Donald Brooks; 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: Proposed Orange County Reaort

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: Karen Stewart <kstewd@yahoo.com>
Sent: Tuesday, August 18, 2020 8:48 AM
To: Sandra Thornton <sthornton@orangecountyva.gov>
Subject: Proposed Orange County Reaort

Sandra,

We have owned a lake house on Lake Anna since 2004. I am deeply concerned of the proposed development called Orange County Resort. My concerns center around the impact to the algae bloom which has plagued the lake over the past couple of years and the unsightliness of an RV park. We need to work to increase the water quality of the lake and potentially decrease the bloom versus adding an RV park with a septic system that would dump excessive nutrients in to the lake that would contribute to the bloom. In addition, I worry about the unsightliness of an RV park and how it will impact the value of our lake house.

Thank you for your time and consideration.

Sincerely,
Karen Stewart

Sent from my iPhone

Tracey Newman

From: Sandra Thornton
Sent: Tuesday, August 18, 2020 2:53 PM
To: Donald Brooks (External); Donald Brooks; 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: Please Reject the Orange County Motorhome Resort

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: Russell Cain <russpcain@gmail.com>
Sent: Tuesday, August 18, 2020 9:03 AM
To: Sandra Thornton <sthornton@orangecountyva.gov>
Subject: Please Reject the Orange County Motorhome Resort

Sandra,
I object to the Orange County Motorhome Resort.
In addition to all the points laid out by the LACA, I believe the venture is doomed from the start.
The additional traffic f 150 boats in such a small area of water as the Upper Pamunkey Branch will spread the algae bloom faster and without access to water this facility is not viable. There are not enough amenities for such a large number of people to stay at the site (~500) without water activities.
I further fear that once the effort has gone bankrupt, it will be up to Orange County to manage the septic system which will further affect the algae bloom.
Also, without adequate merge lanes and a traffic light, the large, cumbersome motorhomes will be the source of numerous accidents. Ultimately, Orange County will probably end up bring responsible for this, too.
The effect from the originally proposed 41 home sites would not be as bad.
For your own sakes please reject this proposal.
Thanks,
Russ Cain
403 Windway Lane
Mineral, VA

Tracey Newman

From: Sandra Thornton
Sent: Tuesday, August 18, 2020 2:55 PM
To: Donald Brooks (External); Donald Brooks; 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: Algae pics on Upper Pamunkey Creek

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: Susan Biondi <sbiondirn@aol.com>
Sent: Tuesday, August 18, 2020 9:04 AM
To: Sandra Thornton <sthornton@orangecountyva.gov>
Subject: Algae pics on Upper Pamunkey Creek

Please show these pictures of the harmful algae bloom at my home on upper Pamunkey Creek. An RV park will undoubtedly shut down this area of the lake.

Susan Biondi

Tracey Newman

From: Sandra Thornton
Sent: Tuesday, August 18, 2020 2:55 PM
To: Donald Brooks (External); Donald Brooks; 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 Resort

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: Doug Harrison <haphar@gmail.com>
Sent: Tuesday, August 18, 2020 9:25 AM
To: Sandra Thornton <sthornton@orangecountyva.gov>; Bob/Patty Bodenstein <brobert662@aol.com>; Cathy/Kyle Bennett <Kbennett@arbanprecast.com>; David/Becky Loving <Limagolf3@aol.com>; Doug Harrison <haphar@gmail.com>; Joan (GMail) <Joanhar@gmail.com>; Mark/May Townley <mayshortentownley@gmail.com>; Peter Barry <PJBarrymi@yahoo.com>; Stacy Ramsey <Seramsey@msn.com>; Terry Thornton <terrythornton1968@gmail.com>
Subject: Orange County Resort

Nearby residents are concerned about the effects of a development this large adjacent to our neighborhood. We would need to see the Environmental Impact Statement for the project as well as designs for fresh water supply and waste water treatment.

Other concerns include traffic both on the roads and in the Lake.

I can be reached at this email address or 7037955860.

--
Doug Harrison
7305 Hidden Brook Road
Orange, Va 22960

Tracey Newman

From: Sandra Thornton
Sent: Tuesday, August 18, 2020 2:56 PM
To: Donald Brooks (External); Donald Brooks; 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 Resort comments

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: pjbarrymi <pjbarrymi@yahoo.com>
Sent: Tuesday, August 18, 2020 10:23 AM
To: Sandra Thornton <sthornton@orangecountyva.gov>
Subject: Orange County Resort comments

Hello Sandra,

I live off of north 719, Belmont Road/Days Bridge Road. I read an article earlier this month on what is now being called the Orange County Resort. I then listened in on the August 6th Orange Planning Committee meeting via Zoom. I have some concerns/questions from that meeting that I hope can be read on the August 20th meeting.

Drilling water wells for a potential 150 - 180 sites doesn't really sound feasible.
There were also discussion on shops, bathrooms, and laundry centers.
The Wills Group reported water testing was 1.5 gallons/min. at 350 feet. I believe it also stated sulphur content. What is the ground water level impact to surrounding neighborhoods?

It was also stated that there was no ezway to allow traffic to enter/exit from the property along route 719. Initially from what I read, this was going to be a simple ownership of the sites for "luxury RV". During the meeting it was stated that now 80 plus sites were going to be designated as rental with 4 night minimum stay. What is the impact to current traffic? Traffic on Friday is currently high on route 522 as is general weekend traffic. The discussion about access to Route 719 seemed to be centered around evacuation of the
Resort, if needed. What about fire and rescue? Who would respond and what would be the best route for fire and rescue when time maybe vitual?

I thought I heard 90 feet of water front during the meeting. What boat slip configuration would be approved for 150 proposed boat slips? What about gas for boating? Will that be another change on the current proposal or will RV owners have 5 gallon gas cans laying around the 180 sites for their boat usage?

If this is going to be a great add for the area residents and county; why is this only coming to light now and under the cover of Covid 19 where the public cannot get out to meetings. I would think that there would be more communications regarding community engagement to get people excited about the project. Not one person that I spoke with that lives here year round knew anything about this project and yet it has been in process for over a year.

Thank you.

Regards,

Pete Barry

Sent via the Samsung Galaxy A6, an AT&T 4G LTE smartphone

Tracey Newman

From: Sandra Thornton
Sent: Tuesday, August 18, 2020 3:03 PM
To: Donald Brooks (External); Donald Brooks; 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

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: Barbara Cotton <bcotton01@yahoo.com>
Sent: Tuesday, August 18, 2020 10:47 AM
To: Sandra Thornton <sthornton@orangecountyva.gov>
Subject: SUP 20-02

Dear Ms. Thornton,

I am opposed to this SUP for the following reasons:

We moved here for the peace and beauty of Orange, this would change that in a bad way.

This would bring more traffic to our already congested roads.

This opens the door to any land owner to turn their agricultural land into a commercial enterprise.

This will tax our waste, water or septic situation.

If these types of things are allowed, the people that moved her for the peace and quiet will move out.

Thank you,

Barb Cotton

Tracey Newman

From: Sandra Thornton
Sent: Tuesday, August 18, 2020 3:06 PM
To: Donald Brooks (External); Donald Brooks; 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 Resort

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: Harry Looney <hlooney3@gmail.com>
Sent: Tuesday, August 18, 2020 11:12 AM
To: Sandra Thornton <sthornton@orangecountyva.gov>
Subject: Orange County Resort

Ms. Thornton:

I am writing today to express my concerns about a development proposal for the Lake Anna area called the Orange County Resort. I am very concerned about the human health, safety and environmental impacts that a resort with such high density would have on the Pamunkey Creek and overall Lake Anna ecosystem. As you may know, Lake Anna has experienced Harmful Algae Blooms (HABs) the past three recreational seasons with swim advisories being posted for the portion of the lake where the Resort would be approved. The Virginia Department of Health (VDH) has issued swim advisories in that area each of the past three recreational seasons due to very high cell counts of cyanobacteria that are known to be harmful to humans and animals. The significant increase in human activity at this location can only be detrimental to the HAB issues we are currently experiencing. In addition, it would not be prudent of the County, from a health perspective, to allow such high human densities in an area that is known to have significant HAB issues. People utilizing the Resort will not be permanent residents of the lake and will likely be unaware of the risks associated with swimming and other forms of recreation in the water near the Resort.

Should the County approve the developer's proposal I would recommend the following requirements be placed on the operator of the Resort:

1) Require a waste water treatment system that removes excess nutrients or require a tank & ship waste water treatment approach. This will limit the amount of additional nutrients (nitrogen) that are known to be factors in the development of HABs from getting into the ecosystem.
2) Require that the developer adhere to strict guidelines established by the appropriate Soil & Water Conservation Districts and the Chesapeake Bay Act in the construction and layout of the Resort. Specifically, riparian buffers planted with native plants are needed for all campsites that border the waterfront.
3) Require that the operator post and keep up to date current VDH swim advisories for Lake Anna on their website/rental pages.
4) Require that the operator post approved VDH signs/posters at beach, dock, store, gym, and other locations to ensure residents are aware of any current swim advisories posted by VDH.

5) Require that the operator be fiscally responsible for any increased water quality monitoring and sampling of that area of the lake due to concerns identified by State agencies such as the Virginia Department of Environmental Quality (DEQ) and the VDH.

Thank you for the opportunity to submit my concerns.

Harry Looney
(571) 393-7920

Tracey Newman

From: Sandra Thornton
Sent: Tuesday, August 18, 2020 3:08 PM
To: Donald Brooks (External); Donald Brooks; 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: Support for LACA's position on Orange County Resort

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: Jim Burgess <192burgess@gmail.com>
Sent: Tuesday, August 18, 2020 11:39 AM
To: Sandra Thornton <sthornton@orangecountyva.gov>
Subject: Support for LACA's position on Orange County Resort

To Whom it may concern,

As a home owner and full-time resident of the Windwood Coves subdivision on Lake Anna, I've read LACA's web page with regard to the proposed Orange County Resort. The web page does a much better job articulating the issue than I could and I totally agree with each and every one of the concerns raised! The recent increase in frequency and intensity of Harmful Algae Blooms (HAB) makes it imperative the counties each ensure a high priority is assigned and appropriate measures are taken to prevent future development from exacerbating the situation.

Trusting you to protect our environment and the beautiful Lake Anna area.
Jim Burgess

Tracey Newman

From: Sandra Thornton
Sent: Tuesday, August 18, 2020 3:10 PM
To: Donald Brooks (External); Donald Brooks; 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: Concerned Citizen for New Resort in Orange County at 522 Bridge

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: SKIP MUDD <skipmudd67@gmail.com>
Sent: Tuesday, August 18, 2020 11:53 AM
To: Sandra Thornton <sthornton@orangecountyva.gov>; SKIP MUDD <skipmudd67@gmail.com>; WWC POA <wwcpoa@gmail.com>
Subject: Concerned Citizen for New Resort in Orange County at 522 Bridge

Sandra,

I have the following concerns about the New Proposed Resort at 522 Bridge.

I am a Homeowner in Windwood Coves Lot 80 . My wife & I have owned Lot 80 for 15 years. I have seen an increase in Algae Blooms on the Lake during our swimming season and have each year moved south from Pamunkey Creek. I spend my spare time Bass Fishing with my son all over the Lake and I am concerned for the health of Lake Anna, swimming & fishing. please keep me informed

Thanks Kay & Skip Mudd 952 Windway Lane Mineral Va

email: skipmudd67@gmail.com

LACA & I have the following concerns related to the Orange County New Resort:

1: Upper Pamunkey Creek at the 522 bridge is "ground zero" for Harmful Algae Blooms" and the corresponding no-swim advisories issued by Virginia Department of Health. HABs are caused by excessive nutrients including nitrogen and phosphorus. Septic systems do not remove nutrients and eventually end up in Lake Anna. Adding a septic system that will serve up to 150-175 motor coaches would add an unbearable strain to this portion of the lake. We would propose a waste water treatment system similar to the Lake Anna Environmental Services facility behind Asian Cafe/Vitos restaurants. Alternatively a tank and ship system

where the waste water is stored and removed periodically to a larger waster water treatment system. Adding a septic system, dumping excessive nutrients from 150 Plus motor coaches would have a horrific impact to the HAB/No-swim problem that Lake Anna has been experiencing.

2: LACA has concerns about 150 boat slips planned for just 1200 feet of shoreline. By comparison, the entire Upper Pamunkey Creek has only 88 slips along its 3 mile length and were built over 30 plus years. This will result in a significant additional boat traffic creating a safety hazard in this shallow and narrow point of Lake Anna. In the developer's presentation, the waterfront map currently accounts for only 68 of the proposed 150 slips. Where does the applicant plan to install the additional slips? Dominion Energy must approve all slips on the lake and their rules would eliminate several of the proposed in-cove slips dues to the "1/3rd rule". LACA is concerned with the number and location of the proposed slips and would like further clarification of their intent prior to voting on the matter.

3: LACA recommends "Dark Sky Lighting". Three approved developments in Louisa have voluntarily agreed to use them. On this sloped and open tract of land, dark sky lighting would greatly reduce light pollution in the area. We would suggest that Orange County Resort adopt dark sky lighting.

4: There is a open question as to whether the planned amenities being proposed would be permitted on A-1 zoned property. These include a camp store, fueling facility, marina, clubhouse, fitness center, etc. LACA agrees that these determinations need to be made soon in the Orange planning process so the public and the planning commission more fully understands the scope of the project.

5: LACA is concerned with the failure to provide adequate turn lanes from route 522 into the proposed development, in fact the developers are asking that no turn lanes be required. Route 522 is a rolling and dangerous road especially for large motor coaches. Case in point are the many severe accidents which have included fatalities at the intersection of route 522 and route 208. Given that the developer has changed to a rental model, there will be even more traffic entering and exiting the resort than an ownership model. We would propose that 522 be widened at this location to provide a turn lane in both directions into the resort. In addition, we would suggest that a second entrance be added off of route 719 to minimize the traffic on the 522 intersection and to have closer proximity to the Spotsylvania County Belmont Fire and Rescue Squad.

6: By right, the developers state that they would have the ability to develop 41 homesites on the property. This density is more favorable to the issues state above. There is very limited waterfront on this property and adding a resort with 150-175 families create significant issues from safety both on the road and the water and from excessive nutrient loading. Our understanding is that there is a general agreement among the counties to waterfront development of one lot per acre and one lot per two acres off-water. We would propose that the resort be resized to accommodate this understanding and limit the resort to no more than 50 sites. At a 70% average occupancy rate (the developer's estimate) that would be an average of 35 families using the resort on average.

LACA is not an anti-development organization, but our mandate calls for us to preserve and protect Lake Anna. This proposal as it has evolved represents significant issues with the health and safety of the lake. We would request that the following issues be resolved prior to approval:

- Require a waste water treatment system that removes excessive nutrients or require a tank & ship waste water treatment approach.

- Greatly reduce the number of boat slips. Preferably 12-15 slips for day use only.
- Require dark sky lighting.
- Clear up any zoning issues with proposed facilities.
- Require turn lanes on Route 522 and potentially additional access to the resort from Route 719.
- Require a reduction in the number of motor coach lots to comply with current density agreements.

Tracey Newman

From: Sandra Thornton
Sent: Tuesday, August 18, 2020 3:11 PM
To: Donald Brooks (External); Donald Brooks; 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: 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)

From: Kathleen Desmond <kdesmond706@gmail.com>
Sent: Tuesday, August 18, 2020 11:58 AM
To: Sandra Thornton <sthornton@orangecountyva.gov>
Subject: Proposed RV development

I am very concerned about the algae issue. I understand the developer claims sewage will be maintained on the site. However, run off can not be prevented. My grandparents owned a house on Lake Winnipesaukee in NH and the townships banned any new boathouses and if you lost or tore down a dock house, you could not reconstruct due to the water pollution and to save the lake's ecosystem. Too many slips and the runoff will affect the lake's ecosystem.

Second, a serious traffic study must be conducted by an independent contractor or the county. If you introduce that many vehicles on that bridge with no additional ramps and traffic lights will cause such jams and frankly accidents will unduly place a strain on the police force and people that live here in Mineral.

Thank you for taking your time to read my email and hope my concerns will be addressed.

Kathleen

Tracey Newman

From: Sara <the_flower_child2001@yahoo.com>
Sent: Tuesday, August 18, 2020 4:30 PM
To: Sandra Thornton; Tracey Newman
Subject: SUP 20-02

To: OC Planning Commission c/o Sandra Thornton

As a farmer within a mile of the proposed campground, I am **against SUP 20-02**. An RV campground is incongruent on the
proposed site, given it's location within a farming community. Added traffic and slow moving RV vehicles on 522 would present safety concerns related to speed of present day traffic. Orange County will bear the burden of trash in the landfill. This campsite will degrade the natural environment by destroying old forest growth. At a minimum, there would need to be turn lanes and acceleration and deceleration lanes to avoid increased accidents at the proposed entrance.
John Goforth
24279 Montvue Lane
Orange, VA

Tracey Newman

From: Sandra Thornton
Sent: Tuesday, August 18, 2020 4:38 PM
To: Donald Brooks (External); Donald Brooks; 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 Resort, LLC concerns

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: Melissa Harris <maharris024@gmail.com>
Sent: Tuesday, August 18, 2020 12:00 PM
To: Sandra Thornton <sthornton@orangecountyva.gov>
Subject: Orange County Resort, LLC concerns

To whom it may concern,

We wish to express our concerns regarding the new Lake Anna project near our house. I feel this project is situated in an area of the lake overused for the amount of shallow water. The waterways are insufficient for navigation and will require dredging. This would be a great disturbance to the much needed wetland shoreline that filter out contaminates causing the algea bloom in the upper Pamunkey Creek.

Thank you for taking the time to hear from us.

Melissa and Glenn Harris

Tracey Newman

From: Sandra Thornton
Sent: Tuesday, August 18, 2020 4:39 PM
To: Donald Brooks (External); Donald Brooks; 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 Resort comment

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: Sven Welschen <sven.welschen@gmail.com>
Sent: Tuesday, August 18, 2020 12:07 PM
To: Sandra Thornton <sthornton@orangecountyva.gov>
Subject: Orange County Resort comment

Dear Orange County Planning Commission,

I would like to voice my concern in regards to the proposed septic system for Orange County Resort. 150-175 RVs can produce a significant amount of affluent and my concern is that a traditional septic system will lead to more nutrients entering Lake Anna and further worthening the already existing HAB issues we have seen over the last years. I would like to ask you to consider alternative septic options as conditions for issuing a special use permit to the developer. In my opinion the best option would be a system that does not allow any fluids to discharge on the property or into lake anna and instead would be composed of storage tanks that would need to be pumped and taken offsite regularly.

Thank you for taking my comment into consideration.

Sven Welschen

Tracey Newman

From: Sara <the_flower_child2001@yahoo.com>
Sent: Tuesday, August 18, 2020 4:57 PM
To: Sandra Thornton; Tracey Newman
Subject: SUP 20-02

Dear Ms. Thornton and Planning Commission,
I am against SUP 20-02. I live within a mile of the proposed campground. We have Great Blue Herons on Pamunkey Creek on the property and I have seen Great Blue Herons fishing on the shoreline immediately adjacent to the proposed camp ground. The slide show by the developer and builder showed examples of extensive hardscape. This would cause excessive runoff and erosion, thereby destroying the habitat of wildlife in the area. Additional concerns for runoff and erosion by stripping the "heavily wooded" tract include the network of creeks and streams shown on the maps presented. The heavily concentrated human population in a large RV park would put pressure on these tributaries of Lake Anna in the Chesapeake Bay watershed. Permeable hardscaping together with minimal hardscaping would help ameliorate the increased runoff. A large RV campground is against the spirit of AG-1 zoning for agricultural zoning and lifestyle. Pollution in the area would be increased by these diesel behemoths. The questions of the Commissioners in the Aug. 6th meeting were met with evasive answers from the developer and the builder. I know the Commission will pursue direct and detailed answers to any and all questions affecting Orange County and it's citizens. Please protect the countryside and the farmers as part of Orange County's heritage.
Sincerely,
Sara Klosky
Montvue Lane
Orange, VA

Tracey Newman

From: Sandra Thornton
Sent: Tuesday, August 18, 2020 5:00 PM
To: Donald Brooks (External); Donald Brooks; 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: New RV park propasal

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: Scott Nelms <nelmscuda@yahoo.com>
Sent: Tuesday, August 18, 2020 12:39 PM
To: Sandra Thornton <sthornton@orangecountyva.gov>
Subject: New RV park propasal

Hello,

I am writing to express my concern over the new development proposed for a big RV park with tons of boat slips in Orange County. My biggest concerns are the waste water, both run-off and septic. We already have a major nutrient problem in the lake. Secondly the amount of boat traffic is already crazy on a summer Saturday so this would just increase the danger of too much traffic on the lake and roads.

Don't let greed ruin another great area for those of us already here, Scott Nelms

Tracey Newman

From:	Sandra Thornton
Sent:	Tuesday, August 18, 2020 5:10 PM
To:	Donald Brooks (External); Donald Brooks; 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 Resort SUP Application

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: Greg Baker <greg.baker@lakeannavirginia.org>
Sent: Tuesday, August 18, 2020 12:49 PM
To: Sandra Thornton <sthornton@orangecountyva.gov>
Subject: Orange County Resort SUP Application

Ms. Thornton,

Here are my comments below to be read to the planning commission on Thursday night. Would you please confirm receipt?

Thanks,
Greg

Greg Baker
President
Lake Anna Civic Association

As the President of the Lake Anna Civic Association, I represent over 750 families at Lake Anna. Our mission is to preserve and protect the cleanliness, beauty and safe use of Lake Anna. We have serious concerns related to the SUP request for the Orange County Resort.

The lake's HAB problem and no-swim advisories are the most urgent and biggest problem the lake has ever faced. There is not an easy solution, but it is abundantly clear that excessive nutrients are the root source. Adding a 150-lot development at "ground zero" of HABs is disturbing. LACA is

focused on how the wastewater from this development is treated. A massive drain field drip system that treats the sewage but does not remove nutrients will be a disaster. Nutrients must to be removed, not added to solve this problem. Septic systems remove bacteria, but do not remove nutrients including phosphorus and nitrogen that cause HABs. Our recommendation would be installation of a wastewater treatment facility with an appropriate operating bond similar to the LAES plant at Route 208. Ultimate approval of a 150-unit drain field on an 83-acre parcel will undoubtedly cause the HAB problem to get worse, continued no-swim advisories and property values and tourism plummeting.

LACA is concerned with the lack of appropriate road improvements proffered by the developer for Route 522. This is especially concerning now that the application has evolved into a rental facility. Having 150 large motor coaches and employees entering and exiting on 522 without sufficient turn lanes is dangerous if not deadly. Just a few miles down the road at the 522 & 208 intersection, there have been many dangerous accidents including fatalities and this is without oversized motor coaches. We would recommend a turn lane be added in both directions to facilitate this increase in traffic. We would also urge that a second entrance on Route 719 to ease the burden on 522 and allow for faster emergency response from Spotsylvania's Belmont Fire and Rescue Squad.

Our understanding is most developments on the lake adhere to a 1 lot per acre for water lots and 1 lot per 2 acres for off water lots. The developer states that they could develop 41 homes on this property by right. We would encourage the developer and the planning commission to limit the density of this development to 40-50 lots. LACA would support a "pause" on developments in fragile areas of the lake as identified by VDH no-swim advisories until the problem with HAB is resolved. Given the problems with HABs, the counties should avoid approving any high-density developments, especially in these fragile areas.

LACA is not anti-development, in fact we are in favor of smart, environmentally conscious developments at Lake Anna. We would urge the following changes be made to the SUP application:

1: A waste water treatment plant as opposed to a septic system.

2: Turn lanes on 522 and a second entrance on 719.

3: Limit the density of the development to 40-50 lots.

Tracey Newman

From: Sandra Thornton
Sent: Tuesday, August 18, 2020 5:12 PM
To: Donald Brooks (External); Donald Brooks; 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: Proposed RV development Pawmunky River

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: Jeff Holbrook <jeffholbrook6@gmail.com>
Sent: Tuesday, August 18, 2020 12:59 PM
To: Sandra Thornton <sthornton@orangecountyva.gov>
Subject: Proposed RV development Pawmunky River

Hello,

I am writing to voice my concern over a planned RV development near the 522 bridge on Lake Anna. I am an nearby homeowner in Kelly's Landing.

The lake is narrow and already crowded on this part of the lake. We have consistent Algae Bloom and "Do Not Swim" warnings each summer. The algae is particularly bad in the exact area that is being considered for development. A new development, especially of the size being considered, would further upset the fragile ecosystem in the upper part of the lake.

Please deny this permit request and preserve the area so it may continue to be enjoyed by existing homeowners and the public.

Thanks,

Jeff Holbrook
6417 Matthew Lane
Mineral, Va.
(County of Spotsylvania resident)

Tracey Newman

From: Sandra Thornton
Sent: Tuesday, August 18, 2020 5:15 PM
To: Donald Brooks (External); Donald Brooks; 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:

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: Melodie Unger <melodieunger@gmail.com>
Sent: Tuesday, August 18, 2020 1:46 PM
To: Sandra Thornton <sthornton@orangecountyva.gov>
Subject:

Orange County Resort

Dear Ms. Thornton,

Having just heard about this new plan for Lake Anna, I am in shock. This is just not a workable plan for our lake. First of all, the harmful algae bloom issue is certainly mother nature's way of saying that we have too much "waste" being dumped in our lake. This resort will only add to that problem, and heck it's being planned for ground zero there.

Route 522 is so dangerous, certainly no one thinks adding large RVs to the mix is a safe plan.
We have large semis already using this road and adding RV's will only make it so much more of a risk.

And just to make this an even more inappropriate plan in every way, the plan is for 150 lots?
This is so ridiculous, such a poorly conceived plan in every way surely no one that loves and cares about Lake Anna thinks this is a good idea. I certainly don't.

Sincerely,
Melodie Unger
Windwood Coves

Tracey Newman

From: Sandra Thornton
Sent: Tuesday, August 18, 2020 5:28 PM
To: Donald Brooks (External); Donald Brooks; 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 20-02 - VOTE NO
Attachments: image001.emz

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: villageroad@verizon.net <villageroad@verizon.net>
Sent: Tuesday, August 18, 2020 2:01 PM
To: Sandra Thornton <sthornton@orangecountyva.gov>; Jim Hutchison <jhutchison@orangecountyva.gov>; jbzeijlmaker@gmail.com; Donald Brooks <dbrooks@orangecountyva.gov>; George Yancey <gyancey@orangecountyva.gov>; Jason Capelle <jcapelleorangecounty@gmail.com>; R. Mark Johnson (External) <rmarkjohnson142@gmail.com>
Cc: Jim crozier <jcrozier@orangecountyva.gov>; James K. White (External) <jimwhitedistrict2@gmail.com>; Teel Goodwin (external) <teel.goodwin@comcast.net>; Lee Frame <lframe@orangecountyva.gov>
Subject: RE: Special Use Permit 20-02 - VOTE NO

TO: Planning Commission and Board of Supervisors:

Regarding SUP Orange County RV Park Resort SUP 20-02 that will also be heard August 20.

I reiterate my opposition to this proposed SUP and respectfully urge you to vote NO to this proposal.

Your constituents continue to voice their concerns that projects such as this are not in line with the Comprehensive Plan to maintain the rural character of Orange County. Therefore, we rely on the Planning Commission and the Board of Supervisors to preserve and sustain land zoned Agricultural and Orange County's scenic, natural and historic resources and to reject such proposals as SUP 20-02. Regardless of what the proponents may have provided you in the last two weeks, the proposal continues to show no real specificity and there are no official assessments conducted regarding traffic, waste, water, septic or environmental matters.

Finally, bringing such large vehicles to this area to utilize the roadways, including Routes 522, 20 and 15 will cause the traffic to be immeasurably increased only to the detriment of the citizens of Orange County.

I bring to your attention the statistics provided to me by the Orange County Sheriff's Records Department as of last Friday, August 14 which show that traffic has increased exponentially over the time period from 2013 to present on Route 522 in Orange County. The complete records are embedded here should you wish to review them yourselves.

REPORT OF ACCIDENTS PER YEAR 2013 TO PRESENT (AUGUST 14, 2020)
ON ROUTE 522, ORANGE COUNTY, VIRGINIA
OBTAINED AS OF 4:44 PM, AUGUST 14, 2O20 FROM THE ORANGE COUNTY SHERIFF'S RECORDS DEPARTMENT

2013	2014	2015	2016	2017	2018	2019	2020
20	24	22	23	25	77	63	45 *

SKM_C554e2008141
7070.pdf

Respectfully submitted.
Jacque Johnson
Unionville, VA

Tracey Newman

From: Sandra Thornton
Sent: Tuesday, August 18, 2020 5:32 PM
To: Donald Brooks (External); Donald Brooks; 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: Proposed RV Park Orange County

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: virginia donelson <va_dance@yahoo.com>
Sent: Tuesday, August 18, 2020 2:30 PM
To: Sandra Thornton <sthornton@orangecountyva.gov>
Subject: Proposed RV Park Orange County

Dear Ms. Thornton:

The Orange County comprehensive plan and the zoning ordinance do not allow for agricultural land to be converted for commercial use. Because an RV Park is a commercial venture, I am opposed to it. Please do not allow this to happen in beautiful rural county Orange County.

Many thanks for your attention.

Sincerely,
Virginia Donelson

Tracey Newman

From: Sandra Thornton
Sent: Tuesday, August 18, 2020 5:35 PM
To: Donald Brooks (External); Donald Brooks; 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

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: James Collins <collins.james.c@icloud.com>
Sent: Tuesday, August 18, 2020 3:01 PM
To: Sandra Thornton <sthornton@orangecountyva.gov>
Subject: SUP 20-02

Dear Ms. Thornton,

I would be grateful if you would please distribute this message to the members of the Planning Commission. Many thanks.

Dear Members of the Orange County Planning Commission:

I am writing in reference to SUP 20-02—the SUP application for an RV park on Lake Anna.

It is hard to comment on the specifics of this application because there are so many open questions about it and because the planning staff has not yet been able to submit its supplemental report and proposed potential conditions.

Even in the absence of more details, though, I can say that I oppose the approval of this SUP.

In the County Comprehensive Plan, under Goal 1, Objective B, the following Strategy is listed:

"The rural areas of the County should remain agricultural and forestal in character and density. Development of rural areas should preserve agricultural areas for agricultural use."

Also in the Comprehensive Plan, in the "Chart of Land Use Map Categories," the "Purpose" of the Agricultural 1 category (the site of the proposed RV park is in A-1) is described as follows:

"Protect the rural, agricultural...areas of the County by preserving open space, limiting population and allowing little or no development other than agricultural and forestal enterprises, farm markets, homesteads and larger estates."

And here is the "Intent" of the Agricultural Zoning District (the site is zoned agricultural) as provided in the County Zoning Ordinance:

"The agricultural zoning district (A)...preserves the rural character of the county by protecting agriculture from conflicts with incompatible uses and discourages the random scattering of commercial and industrial uses and residential developments."

As these statements indicate, the County places a high value on agricultural land and has made a fundamental commitment to preserving it. Therefore, it follows that when the County converts agricultural land to commercial use, it must have compelling reasons to do so. It is not enough to say that a proposed commercial use may provide the county with additional tax revenue. Going by that logic, all land zoned agricultural would be converted to commercial use.

What compelling reasons are there to convert the agricultural property that is the subject of this SUP application into an RV park? The application does not offer any.

"Development of rural areas should preserve agricultural areas for agricultural use." It could not be stated more clearly. Exceptions to this rule should be made only when some considerable benefit to the County justifies the loss of agricultural land. In the case of SUP 20-02, there is no such benefit.

I respectfully ask that you recommend to the Board of Supervisors that it deny this application.

Very truly yours,

James Collins
12384 Merriewood Dr.
Somerset 22972

Tracey Newman

From:	Sandra Thornton
Sent:	Tuesday, August 18, 2020 5:37 PM
To:	Donald Brooks (External); Donald Brooks; 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: Comments regarding the SUP for Orange County Resorts LLC.
Attachments:	Concerns regaurding the Special USE Permit for Orange Coutny Resorts.docx

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: mark altman <markaltman425@gmail.com>
Sent: Tuesday, August 18, 2020 3:05 PM
To: Sandra Thornton <sthornton@orangecountyva.gov>
Subject: Comments regarding the SUP for Orange County Resorts LLC.

Please provide the attached letter to the Orange County Planning Commission.
Thank you and have a great day.

Mark Altman

To the members of the Orange County Planning Commission,

As a concerned Taxpayer, am writing to encourage you to seriously consider the Special use Permit for the RV park being purposed by Orange County Resorts LLC. The purposed project brings no benefit to the County while causing numerous health and safety concerns.

With the location of this property all easily accessible commercial business, such as convenience stores, grocery stores and restaurants, are in either Spotsylvania or Louisa County. No one can reasonable expect that people are going to drive from this location to businesses in Orange County.

The additional traffic on an already busy route 522 will create additional safety concerns for those like myself who regularly travel that road. This is especially of concern if Orange County Resorts LLC. is not forced to install turning lanes for vehicles traveling both north and south at the entrance to the purposed project. Due to the size and number of vehicles that will be entering and exiting this site turning lanes are a must and should have enough length to adequately accommodate multiple large RV's.

Furthermore, this RV park I am sure plans on allowing guest to access Lake Anna for recreational purposes. This portion of the Lake has regularly experienced issues with algae blooms during the summer months. This has led the Health Department to strongly recommend no one swim in this area when the algae blooms are present. Also, the increased boat traffic on this portion of Lake Anna would create unsafe conditions on the Lake with the greatly increased number of boaters accessing an area of the Lake that is narrow and not conducive to the number of additional boats that it would experience if this project proceeds as planned.

With the large number of individuals that would be present and the waste that will be created. Any approved septic system I hope will be both large and robust enough to eliminate any potently contamination of Lake Anna or the Chesapeake Bay watershed.

The project being purposed by Orange County Resorts LLC. ultimately brings no benefits to the businesses or taxpayers of Orange County. It does however place an additional burden on the roads and potentially the counties Emergency Services as inevitably accidents, medical emergencies and potential domestic issues will take place at the RV park. I ask that the Planning Commission thoroughly consider and address the above concerns before allowing Orange County Resorts LLC. to proceed with this project.

From a concerned Taxpayer:

Mark Altman
16442 Days Bridge rd.
Orange, Va. 22960

Tracey Newman

From: Sandra Thornton
Sent: Tuesday, August 18, 2020 5:38 PM
To: Donald Brooks (External); Donald Brooks; 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 Resort LLC

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: Richard Smith <rfsuva@gmail.com>
Sent: Tuesday, August 18, 2020 3:12 PM
To: Sandra Thornton <sthornton@orangecountyva.gov>
Subject: Orange County Resort LLC

Ms. Thornton:

For about 50 years I have owned a lot along the Pumkamey Creek section along Lake Anna. I have read the LACA assessment of the rezoning request and agree that it is not a good idea to have more residents in an already challenged area.

I oppose the rezoning.

Thanks.

Richard Smith

Tracey Newman

From:	Sandra Thornton
Sent:	Tuesday, August 18, 2020 5:39 PM
To:	Donald Brooks (External); Donald Brooks; 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: PEC Public Comments - Orange County Resort Public Hearing (SU 20-02)
Attachments:	Orange County Resort - SU 20-02 - Piedmont Environmental (8-20-20) .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: Christopher Hawk <chawk@pecva.org>
Sent: Tuesday, August 18, 2020 4:01 PM
To: Sandra Thornton <sthornton@orangecountyva.gov>
Subject: PEC Public Comments - Orange County Resort Public Hearing (SU 20-02)

Good Afternoon Sandra,

Please find attached PEC's public comments for August 20 public hearing. Please note that the public comments are below 500 words; however, our letterhead and my signature has pushed the submittal over 1-page. If this is an issue, please let me know.
Best,
Chris

--

Piedmont Environmental Council
Christopher M. Hawk
Field Representative - Culpeper, Orange & Madison
804.337.6716

Contributions make our work possible. Become a member today!

Piedmont Environmental Council

August 20, 2020

Orange County Planning Commission
Orange County Department of Planning Services
% Sandra Thornton, Manager
128 West Main Street
Orange, VA 22960
(Transmitted via email)

Re: SUP 20-02 Orange County Resort, LLC

Dear Ms. Thornton and Members of the Planning Commission,

The Piedmont Environmental Council (PEC) respectfully submits these public comments regarding the Orange County Resort, LLC Special Use Permit (SUP 20-02). Please include these comments in the public record and read them aloud on my behalf during the August 20, 2020 public hearing.

Based on the updated SUP provided in the Agenda Packet for the August 20, 2020 public hearing, **PEC recommends the following be addressed prior to making a recommendation to the Board of Supervisors:**

- **Stream channels, wetlands, and other environmentally sensitive areas <u>should not</u> be distrubed.**
- **Open space[1] be required to encompass 80% of the site** to protect the water quality of Lake Anna, Pamunkey Creek, and other environmentally sensitive areas.
- **Best Management Practices be utilized**, in combination with other stormwater management practices, throughout the site.
- **Noise cutoff times should be established.** Consider no later than 9 p.m. on Sundays through Thursdays; and no later than 10 p.m. on Friday and Saturday.
- **More information be provided, in regards to the "Wastewater Collection, Treatment, and Disposal System".** Due to the proposed site's proximity to Lake Anna and Pamunkey

[1] Orange County Zoning Ordinance, Definitions, Open Space: "Open space. An area containing water or land or a combination thereof that is unoccupied by building lots or roads, and which may be vegetated, developed with passive amenities for the benefit of the development, or left in an undisturbed state."

Piedmont Environmental Council

Creek, sewer conditions could further impact the impaired water quality of both Lake Anna and Pamunkey Creek[2,3,4,5].

- **Buffer the east boundary of the property, in addition to areas adjoining Lake Anna, with native trees and shrubs** to mitigate impacts upon the adjoining residential and agricultural neighbors.

A recommendation should not be made to the Board of Supervisors until SUP 20-02 is amended to fully address the above recommendations.

Thank you for taking the time to review the Piedmont Environmental Council's concerns on this important matter. Please feel free to contact me with any questions or requests for additional information.

Sincerely,

Christopher Hawk
Land Use Representative - The Piedmont Environmental Council
11395 Constitution Highway
PO Box 195
Montpelier Station, Virginia 22957

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[2] Benthic Macroinvertebrates Bioassessments, Assessment Unit (VAN-F07R_PMC02A02), Virginia Department of Environmental Quality, Appendix 1a - 2020 List of Category 5 Impaired Waters

[3] PCBs in Fish Tissue, Assessment Units (VAN-F07R_PMC01A04, VAN-F07L_PMC02A02), https://www.deq.virginia.gov/Portals/0/DEQ/Water/WaterQualityAssessments/IntegratedReport/2020/ir20_Appendix5_Category4or5_FactSheets_Detailed-York.pdf

[4] Escherichia coli (E. coli), Assessment Units (VAN-F07R_PMC01A00, VAN-F07R_PMC02A02), https://www.deq.virginia.gov/Portals/0/DEQ/Water/WaterQualityAssessments/IntegratedReport/2018/ir18_Appendix5_Category4or5_FactSheets_Detailed-York.pdf

[5] Harmful Algae Blooms, https://dailyprogress.com/community/orangenews/vdh-issues-harmful-algae-bloom-advisory/article_d2526cf2-cc40-11ea-96bf-d3526845ae30.html

Tracey Newman

From: Sandra Thornton
Sent: Tuesday, August 18, 2020 5:40 PM
To: Donald Brooks (External); Donald Brooks; 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 - Special Use Permit Application

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: Ron Skinner <rskinner2014@aol.com>
Sent: Tuesday, August 18, 2020 4:07 PM
To: Sandra Thornton <sthornton@orangecountyva.gov>
Subject: Orange County RV Resort - Special Use Permit Application

To: Orange County Planning Commission

I recently read in The Central Virginian newspaper about the proposed RV resort to span property in Orange County and Spotsylvania County along the shoreline of Lake Anna in the upper reaches of the Pamunkey Creek branch. I am a citizen of the Lake Anna community in Louisa County. I am concerned about the health of Lake Anna and feel compelled to comment on this SUP application.

Bottom line: This looks to be a perfectly terrible idea. We need to protect and enlarge wetlands and stream lands in the Lake Anna Watershed region. Not enable development that is contrary to zoning design in the most environmentally fragile uplake areas. These areas are at a critical location with respect to protecting the health of Lake Anna. Already, the predominant sources of excess nutrient pollution into Lake Anna comes from creeks and streams that flow from Orange County into the upper reaches of the lake tributaries. The upper Pamunkey Creek has been inundated with excess phosphorus and nitrogen chemical nutrients that has resulted in toxic Harmful Algae Bloom (HAB) outbreaks for the past three years. And again this year the Virginia Department of Health (VDH) has issued "no-swim" advisories for the Pamunkey due to unsafe levels of toxic HAB. In the very same section of Lake Anna where this Orange County RV Resort development has been proposed. Development that strips away wetlands and puts septic treatment facilities on-site along the banks of streams in the watershed would simply create more non-point source pollution flowing into Lake Anna. And it would add to continuing the gradual destruction of the lake's health and its value as a resource. Just don't do it; say NO to this SUP application.

Ron Skinner
1489 Carrs Bridge Road
Bumpass, VA 23024

Tracey Newman

From: Sandra Thornton
Sent: Tuesday, August 18, 2020 5:44 PM
To: Donald Brooks (External); Donald Brooks; 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 Orange County Resort - HAB Concerns

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: Angela Gutenson <angiegutenson@gmail.com>
Sent: Tuesday, August 18, 2020 4:46 PM
To: Sandra Thornton <sthornton@orangecountyva.gov>; Tracey Newman <tnewman@orangecountyva.gov>
Subject: SUP 20-02 Orange County Resort - HAB Concerns

Sandra B. Thornton
Orange County Virginia Planning Services Manager
128 W. Main Street
Orange, VA 22960

Ms. Thornton,

The 2.5 acre waterfront property that my husband and I now own was purchased by my husband's grandparents in the mid 1970s. Our property is on the Pamunkey Creek section of the lake near the 522 bridge adjacent to the proposed Orange County Resort. Because my parents live locally, in Orange County, we have been blessed to enjoy our Lake Anna property with both sets of my children's grandparents. We look forward to passing the property down to the 4th and 5th generation in future years.

However, over the last couple of years, our family's summer fun has been cut short due to the no swim advisories caused by the Harmful Algae Bloom (HAB) that are particularly prevalent in the Pamunkey Creek section of the lake. There are many parties working to solve the issue including LACA, DEQ, Dominion Energy, the Virginia Health Department, Soil and Water Conservation, and the Virginia General Assembly. The serious challenges brought on by the Harmful Algae Bloom should be addressed and remediated before any consideration of special use permits within the Pamunkey Creek area are considered.

From my understanding, the proposed motorcoach development will turn 80 acres of farm into 175 motorcoach sites. With that comes an enormous amount of impervious area and will significantly increase the run-off of sediment, fertilizers, oils and fuel, sewage and other pollutants directly into the Pamunkey Creek section of Lake Anna. In addition, the development is considering 150 boat slips in one of the most shallow portions of the lake. I am very concerned that the additional boat traffic in this

very shallow water will churn up the very nutrients that feed the HAB. Why would we feed this monster when so many are working hard and gaining funding (public and private) to solve it?

This is clearly not the right time to increase the burden on the lake. The HAB problem needs to be solved before further development in the perennial "HAB Alley" (Pamunkey section of the lake) is considered. This problem isn't going away on its own and this proposed development will exacerbate this serious challenge facing Lake Anna and all of its stakeholders.

Respectfully,
Angela Webster Gutenson
Scotts Knoll Landing
Orange, Virginia

Tracey Newman

From: Sandra Thornton
Sent: Tuesday, August 18, 2020 5:45 PM
To: Donald Brooks (External); Donald Brooks; 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: Proposed Orange County Resort, LLC

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: Joe Baker <joe.baker@erols.com>
Sent: Tuesday, August 18, 2020 4:54 PM
To: Sandra Thornton <sthornton@orangecountyva.gov>
Subject: Proposed Orange County Resort, LLC

I have lived on Pamunkey Creek in the Kelly's Landing Community since 2010. The news that Orange County is considering a special use permit for this use troubles me greatly. I ask that the County Planning Commission consider the effects such a use will have on your neighbors In Spotsylvania County before approving such a use. It will have several negative long term affects downstream from the proposed site of the "resort". The first is the probability that the use will add pollutants to the already unacceptable pollutant level in the Creek which nourish harmful algae which cause unacceptable algae blooms in that area which in turn cause down-stream uses of the creek to be limited for health reasons. Swimming, jet-skiing, etc. are already limited occasionally. Additional pollution will result in more algae and therefore additional impacts to these water-related uses by your down-stream neighbors. As one of your neighbors, I trust that the Commission is already considering this. An up-stream resort will undoubtedly result in additional boat use of the Creek. I live on a very narrow part of the creek, so narrow in fact that the effects of the boat-use here already cause serious bank erosion. More boat traffic will only compound this problem. The increased use will also result in additional noise from the boats and the boaters. These concerns can easily be viewed in economic terms when you understand that the additional pollutants and noise will have negative impacts on the values of creek-side properties, such as mine, if and when I have to sell my home. This fact means that your position on the request for the permit may have a financial impact on me and my neighbors. As an 81 year old veteran. I consider these things and I hope that you and the members of the commission will also. Thank you for your service to the folks who live in Orange County.

I am Junius Baker (also known as Joe Baker) a resident of this wonderful part of Virginia. I hope you will give consideration to my concerns.

Tracey Newman

From: Sandra Thornton
Sent: Tuesday, August 18, 2020 6:19 PM
To: William Gerhardt (bigerhar)
Cc: Tracey Newman
Subject: RE: Concern over RV park

Mr. Gerhardt:

The comment period for the Planning Commission public hearing closed at 5 p.m. today. Whenever the Board of Supervisors schedules its public hearing on the matter, please be sure to submit your comments to them.

Thanks for your interest.
Sandra Thornton

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: William Gerhardt (bigerhar) <bigerhar@cisco.com>
Sent: Tuesday, August 18, 2020 6:15 PM
To: Sandra Thornton <sthornton@orangecountyva.gov>
Subject: Concern over RV park

Hi Sandra. Bill Gerhardt of 6808 John Taylor Ln. I'm very concerned with the proposed land development for the following reasons:

- Cove sediment/silt: The creeks that feed our cover have Ben overrun with it over the past few years from even minor development. This has caused us to loose 2' of depth in our cove. More disturbance in the area will worsen.
- Algea: More runoff will put more in the water throughout that part of the lake.
- Home values: Ours will go down.
- Traffic/Safety: Much more traffic will decrease safety.

I am officially against this. What do I need to do?

Bill

Sent from my iPhone