NARRATIVE OF PROJECT PROPOSAL

Crown Orchard was started in 1912 by Henry Chiles' two grandfathers. Crown Orchard has been a family- owned and operated business for over 100 years. It has grown and diversified over that time and produces apples, peaches, nectarines, and cherries for both the wholesale and retail markets. They ship to local grocery stores, as well as national chain stores, schools, and Food Banks.

The local residents, for sure, enjoy picking apples, peaches and pumpkins at the Crozet Peach Orchard and Carter Mountain Orchard.

All this longevity, enjoyment and agricultural production cannot continue to grow and survive to provide this fruit and enjoyment to Albemarle County residents and others without migrant housing.

I have enclosed a letter from the VEC which states the importance of farming in Virginia and elaborates on the excellent job Crown Orchard has done in the management of its migrant housing. We are required to answer to the Federal Occupational Safety and Health Administration, the Virginia Employment Commission and the local Health Department on a yearly basis and are subject to unannounced inspections

SEASONAL USAGE PATTERNS

This project will be for housing seasonal labor. Given the diversity of Crown Orchard's farming operation, the camp will be occupied most of the year at varying levels of capacity depending on the season.

We do propose to have a camp manager live in the camp year round for security and regulatory reasons.

IMPACT ON ENVIRONMENTAL FEATURES

We have 32.37 acres and the only impervious area we have is the roof.

We have to have a soil engineer to design the septic and water to be approved by the local Health Department.

We deal with our own trash as we have dumpsters near each building and we transport it to the landfill at our own expense.

The North Garden Fire Department is 5 miles away from us and all other citizens in the project area.

Our house rules control noise, visitors and misbehavior.

CONSTRUCTION OF MATERIAL

The plan will meet the BOCA code, the VEC and Federal migrant labor housing regulations and the Health Department standards.

This Plan is very similar to of a plan that met BOCA standards for migrant camps that were built in Campbell County Virginia several years ago.

Fire code sheetrock will be used where code requires. Insulation will be installed according to code. Project plan shows windows, doors, siding and roofing.

In addition to the conceptual plan for the proposed labor camp, I am also submitting the plan that was used in Campbell County, as it shows more detail. Both plans are designed and engineered by Custom Structures of Lynchburg, Virginia.

PROJECTS REGIONAL CONTEXT AND EXISTING NATURAL AND MAN- MADE CONDITIONS

We have no man- made physical conditions on the site. The entire site is only mother nature other than electricity. We do have an entrance to the property on route 29 that use to serve a house trailer. This driveway will be upgraded, as well as a small parking lot, for loading and unloading the migrant workers. The driveway entrance to route 29 southbound has a site distance of approaching vehicles of 1,038' with a speed limit of 60mph. The building proposed will be behind a grove of trees with a mountain on it's backside. There are no buildings on any side of this proposed building.

There is an old trailer that will be removed after the existing power is transferred to the new proposed building.

PROJECT'S IMPACT ON PUBLIC

FACILITIES AND PUBLIC INFRATRUCTURE

There will be no children for the county to educate.

We deal with all trash through dumpsters and landfill fees

We have no need for public water or sewer. The needs will be designed by a soil and water engineer and approved by the Health Department.

We cannot see where, if any, that we have a need for public facilities except for fire protection that is enjoyed by all Albemarle County residents. The North Garden Volunteer Fire Department is 5 miles away.

NARRATIVE OF THE PROPOSED PROJECT'S CONSISTANCY WITH COMP PLAN

How do we think we are in keeping with the comprehensive plan? First, the proposal reminds us of the VRD zoning where the density compares to leaving open space. The County Planning Department has a tool to control any further special use development. This leaves the balance of parcel in your hands through a new special use permit or it's development rights that exist by right.

DRIVE AND PARKING ENVELOPE

The Drive and Parking Envelope is fairly simple. We will use an existing drive onto Route 29 by adding gravel and installng a small parking lot to house about 3 vans for transport.

A parking lot for 50 men and 50 cars is not part of the usage or plan.

AREAS TO BE DESIGNATED AS CONSERVATION AND/OR PRESERVATION AREAS

Crown Orchard is all about conservation and preservation of the land. We are not developers, we are farmers. Our 110 year track record shows that we have never developed a piece of property that we own, nor do we intend to.

Everything Crown Orchard does depends on Mother Nature and the productivity of the land. Not only do we believe in being good stewards of the land, but it is also imperative for our livelihood.

The fact remains that in order for Crown Orchard to continue to preserve the natural beauty of Albemarle County, it has to have sustainable living quarters for its worker.

The proposed labor camp will be built with energy efficient windows, doors, and insulation, and will have a sustainable water supply system. We hope that we will be able to use the electricity from the solar system we already have in place to power the camp as well.

COMMONWEALTH of VIRGINIA

Virginia Employment Commission

Ellen Marie Hess
Commissioner

6606 West Broad Street
Richmond, VA 23230

Post Office Box 26441
Richmond, VA 23261-6441

September 16, 2021

To whom it may concern:

This letter is intended for use by Crown Orchard Company as they deem suitable.

The Virginia Employment Commission is aware that Crown Orchard Company is in need of additional housing to accommodate their growing migrant workforce and plans to construct a new migrant housing facility in Albemarle County, pending all the necessary approvals.

Crown Orchard Company has been using the H-2A temporary agricultural worker program since approximately 2013. Consequentially the VEC has been inspecting their numerous migrant housing facilities at least annually since that time. We have found them to be diligent in their efforts to maintain camps to meet federal and state standards and responsive to workers' needs and to state agency recommendations regarding camp conditions. Recently a VEC staff member was present when an inspector from the Virginia Department of Health commended the Crown Orchard representative for his work upgrading camp facilities.

The VEC is familiar with the design plan that Crown Orchard Company intends to use and has inspected another facility built to nearly the same specifications. That facility is designed in a way that preserves workers' privacy and ensures their comfort and security. The guest workers who labor in Virginia's fields and orchards absolutely appreciate such high standards in employer-provided housing, and so do the state agencies who inspect these facilities.

According to Virginia Department of Agriculture and Consumer Services, agriculture is the state's largest private industry by far, with nothing else coming a close second. Every job in agriculture and forestry supports 1.7 jobs elsewhere in Virginia's economy. Crown Orchard Company and the Chiles Family are significant and valued contributors to Virginia's agricultural sector.

Sincerely,

C Webb

Cindy Webb
Agriculture and Foreign Labor Program Manager