Andy Reitelbach

From: Woodson, Becky <becky.woodson@dof.virginia.gov>
Sent: Friday, April 1, 2022 10:58 AM
To: Andy Reitelbach; Jim Andrews
Subject: Special Use Permit SP2022-00002 Crossroads Tavern and Inn

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April 1, 2022

Mr. Andy Reitelbach, Senior Planner II, County of Albemarle
Mr. Jim Andrews, Board of Supervisors, Samuel Miller District

Hello Mr. Reitelbach and Mr. (Jim) Andrews:

I write in regard to Special Use Permit SP2022-00002 Crossroads Tavern and Inn - Rezone VR to RA. I plan to participate in the virtual meeting on April 4. Please note while this message is sent from my Virginia Department of Forestry (VDOF) Email, I am not representing the VDOF with information contained in this email.

Mr. Dean Andrews, Pippin Hill and I are good neighbors and I plan for this relationship to continue. As I am the closest neighbor, Mr. Dean Andrews contacted me early March to meet and review the plans for this project. We had a good meeting and I applaud his effort to personally include me in this project.

My address is 3514 Monacan Trail Road, North Garden - Parcel 087000000005B0. I grew up in North Garden, as did my brother, my parents and my grandparents. I built my house on family property in 2004. This area holds a special place in my heart. While I try to understand growth and development, my wish is for this area to remain rural and undisturbed.

I support this project in concept (restoration of Crossroads Tavern, landscaping, installation of solar panels, etc). **My concern relates to proposed 11 cottages. In particular, three of the cottages, a new road and pedestrian path will closely border my property on the south. I am concerned about septic, water supply for these cottages and noise from these cottages.**

Also, please consider the impact on the traffic at the intersection of Route 29 and Plank Road - this is very busy intersection. I travel through this intersection every day, at different times of the day and have seen the increase in traffic and accidents.

Respectfully I ask the County of Albemarle staff to take my comments and concerns in consideration in reviewing this special use permit. My cell number is 434.760.5285 should you wish to reach out to me at any time.

Thank you very much for your time.

Becky Woodson
3514 Monacan Trail Road

North Garden VA 22959
434.760.5285

Andy Reitelbach

From: George Abetti <george@geobarns.com>
Sent: Saturday, April 2, 2022 12:51 PM
To: Andy Reitelbach
Subject: support for Pippin Hill
Attachments: Farmhouse Inn support letter.docx

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Mr. Reitelbach and to whom it may concern--

Please see the attached letter in support of Pippin Hill and feel free to reach out to me for any further questions or encouragement on behalf of the project.

Thank you for your consideration.

george e. abetti

GEOBARNS

INNOVATIVE BUILDINGS FROM VERMONT

GEOBARNS, LLC ♦ 704 KING'S HIGHWAY ♦ WHITE RIVER JUNCTION, VT 05001

Dear Mr. Reitelbach & to whom it may concern:

I am writing on behalf of Dean Andrews and Lynn Easton purchasing the Inn at the Crossroads, knowing that if they do so they will transform it into a literal gem where I would love to stay and refer my friends and clients. I have stayed there many times myself and frequently sent guests and clients there over the years and know the current innkeeper well.

As an owner of properties a Bundoran Farm—having a truly memorable and stellar inn nearby would be a huge asset to me personally and the community at large. As you can see from their proposal everything they do is top shelf and geared toward beauty, ecology, client comfort and historical stewardship. As a well known builder also known for some of the same qualities—I can say with assurance that nothing they undertake is less than perfection and with great attention to detail.

I have done business with them, stayed as a guest on a number of their properties, and know with certainty that what they set their hearts on doing they not only accomplish but do so beyond expectations—while maintaining respect for the local vernacular, the environment, and the community. We would be well served through their abilities and intentions for this property.

Please feel free to contact me at any time—@ 603-359-1912--thank you.

George E. Abetti 2022/03/29

Andy Reitelbach

From: Grady Lewis <aglewis3rd@gmail.com>
Sent: Saturday, April 2, 2022 2:08 PM
To: Andy Reitelbach
Cc: Diane Lewis
Subject: Inn at Crossroads Project - Comment

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We have been residents of Bundoran Farm for nearly 15 years - since its inception. During that time we have witnessed the work of the Easton Porter group on one of the lots here. We believe that their outstanding commitment to the development and preservation values of our community have been demonstrated by that work. Their commitment is also demonstrated by their support of the surrounding community - most notably in their contributions to the Batesville Ruritans and the activities and charities that the club supports.

The design and layout of their Pippin Hill facilities on Bundoran, including their extensive plantings in the farm garden and elsewhere, are outstanding examples of their respect for the beauty of the land and its preservation. Based on what we see in the site plan renderings for the Inn at Crossroads project we believe that their solid performance in combining development and preservation will be sustained.

The history of the existing buildings at the Inn at Crossroads is closely linked to the history of the early families who settled closeby. The Inn deserves the special care that Easton Porter can provide. The Crossroads project has our full support.

Respectively submitted,

Diane and Grady Lewis
434-326-1358

Andy Reitelbach

From: Eric Kelley <eric@erickelley.com>
Sent: Sunday, April 3, 2022 5:10 PM
To: Andy Reitelbach
Subject: Letter of Support for the Inn at the Crossroads
Attachments: Inn at Crossroads Support Letter.pdf

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Hi Andy,

Please see our attached letter of support for the Inn at the Crossroads.

Thank you
Eric

--

ERIC KELLEY



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April 3, 2022

Dear Andy,

I am writing to encourage the approval of plans Dean Andrews and his team has for the Inn at the Crossroads. My family owns property and are currently building our house on Bundoran Dr, just down Plank Road from the Inn.

I am a wedding and event photographer and have provided images to Easton Porter from all of their properties both in the Charlottesville area as well as Charleston South Carolina. Everything that the Easton Porter team touches is wonderful and I can't wait to see their vision for this property come to life. The experience that Dean Andrews has from his decades of work in hospitality and renovating historic buildings and spaces are second to none.

Thank you for your consideration in this. We can't wait to move in later this year and be a part of the Bundoran Farm and North Garden Community. We are coming from Fry's Spring in Charlottesville where we have been for the last 15 years.

Kindly,
Eric and Lora Kelley
Henry (11), Della (9), Bette (2)

Andy Reitelbach

From: Wes Roberts <wes@lovingstonwinery.com>
Sent: Sunday, April 3, 2022 3:37 PM
To: Andy Reitelbach
Subject: Letter of Support - Inn at the Crossroads
Attachments: Inn at the Crossroads Letter.pdf

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Mr. Reitelbach,

Please find the attached letter on behalf of the family of owners and operators of the Lovingston Winery in support of the proposed rezoning project of the Inn at the Crossroads. We will be unable to attend tomorrow's community meeting but wanted to take a moment to share our support.

Thank you and have a wonderful day.

All the best,

Wes Roberts
Lovingston Winery
885 Freshwater Cove Ln
Lovingston, VA 22949
724.766.2768 (cell)

Lovingston Winery, LLC

Wes Roberts – General Manager

885 Freshwater Cove Lane

Lovingston, VA 22949

RE: Special Use Permit SP2022-00002 CROSSROADS TAVERN & INN & Zoning Map

Amendment 2022-00001 4944 Plank Road, Lot 87-4 - Rezone from VR to RA

Project Charm Community Meeting

Dear Mr. Reitelbach,

As owners and operators of a small farm winery with lodging on site, just minutes south of the Inn at the Crossroads along the Rt 29 corridor, one might argue that a project of this nature is in direct competition with our business; yet, I write this letter to you in full support of the aforementioned project.

Easton Porter Group's illustrious track record of job creation and support of local economy and industry aside, projects of this nature are just what the heart of central Virginia need in order to build upon the preservation of the area's rich history and open channels to share, educate, and experience that history first hand.

Our family has been impressed with the group's willingness to share their project plans with more than their immediate neighbors and appreciate the lengths at which they intend to go to enhance their project in a selfless way that sustains the environment, improves view corridors and general ambiance for customers and passers by alike, and brings desirable and tasteful attention to the surrounding area. This project will certainly be a boon to the economy in more ways than one.

We hope the planning commission and local community will also recognize this and will stand with us, the Lovingston Winery, in full support.

Thank you for taking the time to read and digest this letter Mr. Reitelbach. Should you wish to speak with us for clarification on any points, please do not hesitate to reach out directly.

Sincerely,

Wes Roberts

General Manager

Lovingston Winery

wes@lovingstonwinery.com

Andy Reitelbach

From: Cathy Scheumann <cathy.scheumann1@gmail.com>
Sent: Sunday, April 3, 2022 9:10 PM
To: Andy Reitelbach
Cc: Jon Scheumann; Ida Heimgartner; Kenneth Heimgartner; Wilda Savarese
Subject: Pippin Hill

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Greetings,
I was alerted about an email circulating from Dean Andrews and Matt Lovelady about the meeting tomorrow asking people to support their take over of the Inn at Crossroads. I want it to be clear that I am a very close neighbor (geographically speaking) to Pippin Hill and I did not receive the email correspondence. I have been and will continue to be opposed to anything Pippin Hill wants to do based on their past lack of transparency, not following protocol in Bundoran Farm and twisting of rules to profit them financially. You seriously may want to dive deeper into this request.

Cathy Scheumann
Bundoran Farm Resident

Sent from my iPad

Andy Reitelbach

From: John Forasté <john@foraste.com>
Sent: Monday, April 4, 2022 4:15 PM
To: Andy Reitelbach
Subject: The Inn at Crossroads Project

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Mr. Reitelbach,
Senior Planner II

The Inn at Crossroads Project

I write with concerns about the proposed Inn at Crossroads Project. Easton Porter, the parent company of Pippin Hill, has a 10 year history of what can be described as mission creep on Bundoran Farm. While this property and project is technically separate from their Pippin Hill operation, it clearly must be viewed as a part of that. This project would greatly expand their complex which already seriously impacts the rural character of this area.

While I will attend today's meeting by Zoom, please keep me informed about all future meetings.

Thank you.

John Foraste
Bundoran Farm
670 Hightop Drive
North Garden, Virginia

Andy Reitelbach

From: Albemarle County <albemarleva@enotify.visioninternet.com>
Sent: Monday, April 4, 2022 6:55 PM
To: Andy Reitelbach
Subject: Email contact from Albemarle County, VA

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Message submitted from the <Albemarle County, VA> website.

Site Visitor Name: Mary E Gibson
Site Visitor Email: Meg2e@virginia.edu

Thank you for a very informative presentation tonight. Please add me to the email list for the Farmhouse Inn project. My husband and I live on Bundoran off Plank/Hightop. My largest concern, which was brought up tonight, is the traffic and the intersection of 29. I'm also concerned about traffic to and from the Batesville area.
We're also interested in the (Catholic) church proposal in Crozet off Half Mile Branch and Hillsboro. We have a property interest on Hillsboro. I would like to be kept informed on the proposed church.
Thanks,
Mary Gibson

Andy Reitelbach

From: Werner's Email <whambsch@embarqmail.com>
Sent: Monday, April 4, 2022 7:36 AM
To: Andy Reitelbach
Subject: Crossroad Tavern and Inn

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

My wife and I moved our family to North Garden in 1983 ,and operated Crossroad Store for 24 years. We also built and still own Crossroad corner shop's a 30,000 Square feet shopping center on the corner of Plank Rd. and Route 29 . We have Witnessed incredible changes in the North Garden area , those were very positive and had a profound impact on how our community looks and operates . The development of Bundoran Farm is very commendable and showcases country life at its finest . Pippin Hill Vineyards and winery was a great addition to North Garden. What better way to show agriculture and tourism going hand-in-hand. Having seen Pippin Hill operate its property first hand , I am very impressed by the excellent stewardship they have demonstrated to our country living. The Inn at the Crossroad is the oldest continuous operated business , besides the Crossroad store, in North Garden. My wife and I are sure that Pippin Hill will do an excellent job taken the Inn at Crossroad in to the future. So we whole heartily endorse the endeavor Pippin Hill and the Tavern at Crossroad.
Werner & Barbara Hambsch

Sent from my iPad

Andy Reitelbach

From: ACW Events <events@albemarleciderworks.com>
Sent: Monday, April 4, 2022 3:57 PM
To: Andy Reitelbach
Subject: In Support of the Inn at the Crossroads Renovation

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Good Afternoon Mr Reitelbach,

My name is Jared Hardy and I am the Marketing and Events Manager at Albemarle Ciderworks. We are a local, craft cidery right next to Pippin Hill Farm. I cannot speak on behalf of the entire CiderWorks team, however, I will speak for my professional experience.

Professionally, being a neighbor to, and partner with, Pippin Hill has been a hugely positive experience. Dean Andrew, Easton Porter Group, and Pippin Hill have always been highly supportive of their local community. They have generously contributed to and participated in community events localized to North Garden and the 29 Wine Trail. They have also sent us more than a few customers over the years. Our neighbors are never shy when it comes to community building and collaboration.

From a marketing standpoint, the time, energy, and expertise that has gone into building Pippin Hill and its reputation as a major tourist destination have helped to put the North Garden community on the map. Our community is small, however, the influence and marketing expertise that has been invested by our neighbors has truly benefited us all. Brand awareness means new customers and customers result in business growth. Growth leads to new jobs and reinvestment into the community.

As an event manager, I frequently receive requests for local accommodations from customers and clients interested in CiderWorks as an event venue. With the installation of the Crossroads Tavern and Inn at Pippin Hill, I would proudly be able to offer accommodations within our remote community. The longer customer stays will result in profit boosts for all our North Garden neighbors.

Finally, as a neighbor to the land parcels under discussion, I can confidently state that Pippin Hill and its affiliates take the local HOA, noise regulations, and Dark Skies Standards seriously. I have seen no breach during my time with Albemarle CiderWorks and the highest courtesy is always shown to neighbors (CiderWorks included) when major events or potential disturbances might arise.

The Crossroads Inn Restoration is an investment in the history of Virginia's beautiful landscape as well as North Garden's future growth within the tourism sector. I am proud to express my support for the project and excited to watch the project grow.

Sincerely,

Jared Hardy
Marketing & Events Manager
Albemarle CiderWorks

jared@albemarleciderworks.com

2545 Rural Ridge Lane,
North Garden, VA 22959

Andy Reitelbach

From: Tracey Hedrick <tghedrick@gmail.com>
Sent: Monday, April 4, 2022 1:22 PM
To: Andy Reitelbach
Subject: Pippin Hill Farm & Vinyard Meeting 4/4/22

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Mr. Reitelbach,,

I would like to convey my whole hearted support of Pippin Hill purchasing the In at the Crossroads and the neighboring property owned by the Sutherlands. I have had the pleasure of working closely with Dean Andrews and Matt Lovelady over the past several years in my previous role as chair of the Bundoran farm board. They are such an asset to the Bundoran community and the greater community of North Garden and I know this addition will continue to add value on so many levels.
Everything they do is with the standards of Bundoran Farm and their neighbors in mind and I know that this endeavor will be no different. Thank you for your kind consideration in this matter and please feel free to contact me if you have any questions regarding my support.

Kind regards,
TRACEY HEDRICK
760-815-9759
--
Tracey Hedrick
760-815-9759

Andy Reitelbach

From: Kenneth Heimgartner <kfheimgartner@gmail.com>
Sent: Monday, April 4, 2022 9:16 AM
To: Andy Reitelbach
Cc: Brian Pollok; Mary Tillman; Diane Foraste; Chris Hendy; leesie@mac.com; Jon Scheumann; Cathy Scheumann; Wilda Savarese; Tony Savarese; Connie Hendy; Ida Heimgartner; Peter Wiley
Subject: Meeting on Special Use Permit for the Crossroads Tavern and Inn scheduled for April 04, at 5pm.

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Dear Mr Reitelbach,

We ask that you and your planning team postpone the discussion and action on the Crossroads Tavern and Inn request for a special use permit/zoning change scheduled for today at 5pm.

Specifically, and for context, the following paragraphs provide the reasons for the postponement request:

My wife and I live approximately 3/4 mile due west of Pippin Hill Winery and the proposed Crossroads Tavern and Inn complex. Of all the neighbors at Bundoran Farm we are impacted the greatest by activities at Pippin Hill (traffic, noise, view shed erosion, ancillary traffic and trash accumulation on Plank Road, no traffic light at the Plank Road/Highway 29 intersection, etc). That said, we found out about the planning meeting only yesterday. As an adjacent property owner impacted by the proposed zone change we never received any personal correspondence from the developers as is customarily done to alert those neighbors potentially affected by a zone change request and that there would be a meeting today at 5pm to discuss and potentially approve the zone change request.

Also, what the developers are proposing for the Crossroad complex are a series of improvements ("Ridge Road", bike and pedestrian walkways, etc) that connect the proposed site with the Pippin Hill Winery Complex. These improvements require approval/disapproval from the Bundoran Farm Community Association (BFCA) Board in an open meeting with all Bundoran Property Owners having an opportunity to voice their views. This meeting has not yet occurred because of the short notice of this request and must occur as per our community bylaws and documents.

Also, please note as you view the proposed site plan of the Crossroads Tavern and Inn that the proposed site is connected to the larger Pippin Hill Winery Complex via the Ridge Road and pedestrian walkways and bike paths. The Pippin Hill Winery and the proposed Crossroads Tavern and Inn would become essentially one large complex. The Ridge Road provides access and additional parking for Pippin Hill Winery and the cottages provide hotel accommodations for wedding parties and guests attending events at Pippin Hill. The proposed restaurant at the Crossroads Inn would essentially be a part of the Pippin Hill complex and having a restaurant within a Winery complex would be in direct violation, in my view, of the zoning requirements for Winerys in Albemarle County.

There's more that I could share but suffice it to say that this proposed site and zoning request change is a complex issue and requires more due diligence by both the planning team and the BFCA Board and community before a decision is made on the zoning change request. We believe, and we may be wrong, that the proposed complex at Crossroads Tavern and Inn would establish a precedent for development south of Highway 64 along Highway 29 and the "genie would be out of the bottle", so to speak, for other developments similar to the Crossroads initiative within Winerys that are thinly disguised as supporting "Agra-tourism"..

Please postpone today's meeting and give the respective parties additional time for consultation and serious dialogue..

Thank you,
Ken and Ida Heimgartner
820 Carpenter Drive
North Garden
434-996-0332 (cel)

Andy Reitelbach

From: Connie Hendy <cookbookcrazy1@gmail.com>
Sent: Monday, April 4, 2022 1:12 PM
To: Andy Reitelbach
Subject: Crossroads Tavern and Inn at Pippin Hill Community Meeting

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

To Mr Reitelbach and the Albemarle County Community Development Department,

We are trustees of the trust that owns the property at 901 Carpenter Drive in North Garden, Parcel 86-80. Our house is approximately 3/4 mile north-west of the proposed arrangement on Parcel 87-3B of 11 small guest cottages.

We are writing to express our concern about the Special Use Permit for the project named Crossroads Tavern & Inn at Pippin Hill for the following reasons:

- We received an email from Pippin Hill on the morning of April 2, 2022 with an attachment of a letter dated March 19, 2022. This letter asks "neighbors" to share comments and ask questions regarding the Easton Porter Group's request for zoning approvals. The email from April 2, 2022 is the first time we have had any direct contact from the developer of this project. Other neighbors in similar or closer geographic locations had not received that email or letter. The Special Use Permit for TMPs 87-4 and 87-3B requires a community meeting with nearby property owners and residents. This meeting has not been held, and nearby property owners and residents have not received any personal correspondence from the developer of this project.
- In the Special Use Permit Narrative, the applicant states that the "three distinct clusters" of cottages will offer "views to the nearby vineyard and bucolic countryside. Each cluster will be secluded within private gardens planted in native, ornamental and flowering trees..." . They also call the cottages "an array of sequestered cottages". They also state "our small cottages sequestered amongst canopy trees and gardens will be largely screened from view by passing motorists and neighboring homes, and will actually mimic the existing matrix of the immediate countryside." In our humble opinion, sequestered cottages would not have views to the nearby countryside. And we are one of the neighbors that will be able to see such cottages; they will not be screened from our view.
- Also in the Special Use Permit Narrative, the applicant states that the "proposed development is low-density", with a "proposed built area ratio of 5.66%". This ratio might be perfectly acceptable in the city of Charlottesville, but it is not indicative of the North Garden rural countryside. Since we moved into our house in October of 2019, we have ridden our tandem bicycle an average of over 5,500 miles a year. Almost half of those miles were on rides where we left from our house, so we are very familiar with the density of homes in the North Garden rural countryside. We moved to North Garden FOR this low density characteristic.
- We are also concerned about the increased traffic that this project would bring to the area. The Special Use Permit Narrative states that there would be an increase of over 70% more trips per day in the area. Going from just over 100 trips a day to almost 200 trips a day is significant. The intersection of Plank Road and US 29 is a busy one; we do not need more vehicles using the current entry to the Inn at the Crossroads and the existing driveway to Parcel 87-4. As proposed, this is a safety hazard to both cars and bicycles. In case you are unaware, many bicyclists ride along Plank Road; we are not the only ones.
- Asking for a Special Use Permit for a restaurant in a historic Inn with "farm to table fine dining" is a veiled attempt to circumvent existing restrictions on wineries serving food. We urge you to see this request for what it truly represents.

- The Special Use Permit Narrative also states that Pippin Hill Farm and Vineyard, in dealing with the HOA rules of its neighborhood Bundoran Farm "has a qualified track record of adhering to its regulations and expectations." Some residents would find ample cause to disagree with that statement.

Please reach out if you have any questions.

Thank you for your time and consideration,

Connie and Chris Hendy
513.470.7178
513.490.0253

Andy Reitelbach

From: Mary <maryl2002@earthlink.net>
Sent: Monday, April 4, 2022 1:41 PM
To: Andy Reitelbach
Subject: Questions on April 4 5 pm Community Meeting

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Good afternoon Mr. Reitelbach:

Concerning the meeting, ZMA202200001 & SP202200002 Crossroads Tavern and Inn via ZOOM – Monday, April 4th, 2022 at 5:00 pm, will there be time for public input? If not, when in the zoning process will comments be accepted?

Also could you tell me what the current zoning and residential density is for that parcel of land.

Thank you.
Mary
Mary Klein

Andy Reitelbach

From: Marla Muntner <mmuntner@gmail.com>
Sent: Monday, April 4, 2022 7:27 PM
To: Andy Reitelbach
Subject: Pippin Hill project

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Hi there,

I'm a Batesville-area resident. I'm a driver. I'm a cyclist. I'm a neighbor. And sometimes I'm a pedestrian. I'm writing in opposition to the proposed purchase and expansion of the Crossroads Inn by Pippin Hill. We do not need to expand alcohol-related businesses in rural Albemarle County. It's unnecessary and poses a risk to others.

Thank you,
Marla Muntner
434-996-1967

Andy Reitelbach

From: Michael Murray <mpmurray321@gmail.com>
Sent: Monday, April 4, 2022 12:16 PM
To: Andy Reitelbach
Cc: Murray Michael P.; Murray Nina; Matt Lovelady; Dean Andrews
Subject: Support for Easton Porter Project – Inn at the Crossroads

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Good afternoon Mr. Reitelbach -

Our names are Mike and Nina Murray. We are property owners in Bundoran Farms and wanted to express our resounding support for the Inn at the Crossroads project that is being proposed by the Easton Porter Group. We have had the opportunity to visit multiple properties that have been renovated and/or developed by the Easton Porter Group. Whether the property is in Charleston, Charlottesville, North Garden, St. Michaels, or New York, in each case, the development results in a **first-class venue, an amazing experience for their clientele, and a treasured asset for the community**. The Easton Porter Group has always displayed an incredible stewardship to the communities they wish to reside, and we have no doubt that they will continue to display the same with the Inn at the Crossroads Project.

The Easton Porter Group does a remarkable job of:

- Being considerate of their neighbors.
- Preserving the history associated with each project.
- Community sustainability.
- Complying with the local ordinances.
- Significantly beautifying their surrounding communities.
- Paying special attention to the environment.
- Job creation and supporting the local economy.

More specifically, the Easton Porter Group has:

- Indicated that they are limiting the building footprint and will keep density low scale.
- Indicated a desire to remain true to the historical nature of the property and plan to renovate and restore the chapel and tavern. In turn, they'd honor this history by offering "historical experiences." This indicates they will be good stewards of this historic property.
- Already given thought to the effect that development will have on their neighbors and are taking that into consideration prior to development. This demonstrates their willingness to be a "good neighbor."
- Already thought through and have planned out a beautification and green initiative that only improves the beauty of the entrance corridor of Charlottesville/Albemarle County along Rt.29 & Plank Road. This will benefit the entire community, not just their business entity.

It is with a **very strong recommendation that this project is approved** to move forward. It has our complete support. There is no doubt in our minds that the Easton Porter Group will make this a first-class destination for many years to come. It will be something that our local community can be very proud of. We are confident this project will further enrich the lives of residents and visitors. Please let us know if we can provide any additional information or answer any questions.

Respectfully,

Mike and Nina Murray
mpmurray321@gmail.com
434-851-2609
Bundoran Farms (Lot I-04R, at the Corner of Plank Road and Hightop Drive)

Andy Reitelbach

From: Brian Pollok <brian.pollok@gmail.com>
Sent: Monday, April 4, 2022 12:44 PM
To: Andy Reitelbach
Subject: ZMA2022-01 and SP2022-02 - Crossroads Tavern and Inn at Pippin Hill Community Meeting

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Mr. Reitelbach,

I am writing to you in advance of this evening's public meeting on the above mentioned project involving a Special Use Permit requested from the EastmanPorter Group.

I noted on the Special Use Permit Checklist that "A community meeting with nearby property owners and residents will be **required to be held**, to which the Planning Commissioner and Supervisor for this district (Samuel Miller) will also need to be invited. It is the applicant's responsibility to set up the community meeting; however, County staff with assist with facilitating the meeting, coordinating the date that works for everybody (applicant, staff, PC and BOS members, etc.), and providing information, such as a list of nearby property owners who will need to be invited." In myview, it is imperative that this level of community engagement occurs, so that the neighboring property owners at Bundoran Farm have the ability to provide their opinions on the pros and cons of this proposed project. An in-person meeting would be ideal - our community association has a facility that can accommodate this meeting should it be needed.

Thank you for your attention to this request for greater community dialogue on this project, particularly to ensure that a forum happens where the PC and BOS members are in attendance.

Respectfully,

Brian A. Pollok, Ph.D.
President, Bundoran Farm Community Association

Andy Reitelbach

From: Brian Pollok <brian.pollok@gmail.com>
Sent: Monday, April 4, 2022 2:02 PM
To: Andy Reitelbach
Subject: Re: ZMA2022-01 and SP2022-02 - Crossroads Tavern and Inn at Pippin Hill Community Meeting

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Andy - Many thanks for your timely reply to both my call and email. If you could address upfront the significance of the zoning change - what the change allows, why it is needed for this project - that would be very helpful for everyone I think. Look forward to this evening's video meeting.

Brian

On Mon, Apr 4, 2022 at 1:54 PM Andy Reitelbach <mreitelbach@albemarle.org> wrote:

> Good afternoon Mr. Pollok,
>
> The virtual community meeting scheduled for 5pm this evening is the required community meeting that you reference in your email below. All required community meetings are currently being held virtually via Zoom. The meeting this evening is for informational purposes only. There is also time allotted for a Q&A portion; it is important to note that no decisions will be made at this meeting. In addition, the Planning Commissioner and the Supervisor for the Samuel Miller magisterial district have been invited to the meeting this evening.
>
> In addition to this meeting, there are two other meetings that are required to be held for this proposal at a later date – a public hearing each with the Planning Commission and the Board of Supervisors. These public hearings are where decisions on this project will be made. Public comment is accepted at both of those hearings.
>
> As a brief overview of the agenda tonight – I will have a presentation explaining the County's review process of this project and the next steps. The applicant will then have a presentation to explain their proposal. After those two presentations, there will be time for the Q&A to ask questions either to County staff about the review process or to the applicant about their proposal.
>
> The agenda and Zoom link for this evening can be found at the following link: https://www.albemarle.org/Home/Components/Calendar/Event/2195/16?seldept=5.
>
> Best regards,

Andy

Andrew Reitelbach

Senior Planner II

Albemarle County

--

areitelbach@albemarle.org

434.296.5832 x3261

401 McIntire Road

Charlottesville, VA 22902

From: Brian Pollok <brian.pollok@gmail.com>
Sent: Monday, April 4, 2022 12:44 PM
To: Andy Reitelbach <mreitelbach@albemarle.org>
Subject: ZMA2022-01 and SP2022-02 - Crossroads Tavern and Inn at Pippin Hill Community Meeting

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Mr. Reitelbach,

I am writing to you in advance of this evening's public meeting on the above mentioned project involving a Special Use Permit requested from the EastmanPorter Group.

I noted on the Special Use Permit Checklist that "A community meeting with nearby property owners and residents will be **required to be held**, to which the Planning Commissioner and Supervisor for this district (Samuel Miller) will also need to be invited. It is the applicant's responsibility to set up the community meeting; however, County staff with assist with facilitating the meeting, coordinating the date that works for everybody (applicant, staff, PC and BOS members, etc.), and providing information, such as a list of nearby property owners who will need to be invited." In myview, it is imperative that this level of community engagement occurs, so that the neighboring property owners at Bundoran Farm have the ability to provide their opinions on the pros and cons of this proposed project. An in-person

meeting would be ideal - our community association has a facility that can accommodate this meeting should it be needed.

Thank you for your attention to this request for greater community dialogue on this project, particularly to ensure that a forum happens where the PC and BOS members are in attendance.

Respectfully,

Brian A. Pollok, Ph.D.

President, Bundoran Farm Community Association

Andy Reitelbach

From: Adam Rorrer <adamrorrer@gmail.com>
Sent: Monday, April 4, 2022 4:49 PM
To: Andy Reitelbach
Subject: The Inns at the crossroads

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Andy,

I am emailing you to show our support for the project that the Easton group is applying for at the Inn at the Crossroads. My family and I are residents on Bundoran farm, and have been frequent guests at Pippin Hill. We continue to be impressed with the attention to detail, the improvements to the landscape/environment, and most of all the positive interaction with the community. I hope the planning board approves what is being proposed.

Adam T Rorrer
Stephanie Rorrer

690 Hightop Dr North Garden VA 22959

Andy Reitelbach

From: Wilda Savarese <wmsav24@gmail.com>
Sent: Monday, April 4, 2022 2:09 PM
To: Jon Scheumann Bundoran Farm Neighbor
Cc: Andy Reitelbach; Brian Pollok Bundoran Farm Neighbor; Mary Tillman; Diane Foraste Bundoran Farm Neighbor; Chris Hendy Bundoran Farm Neighbor; Leesie Leake Bundoran Farm Neighbor; Cathy Scheumann Bundoran Farm Neighbor; Tony Savarese; Connie Hendy Bundoran Farm Neighbor; Ida Heimgartner Bundoran Farm Neighbor; Peter Wiley Bundoran Farm Neighbor; Admiral Ken Heimgartner Bundoran Farm Neighbor
Subject: Re: Meeting on Special Use Permit for the Crossroads Tavern and Inn scheduled for April 04, at 5pm.

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Mr. Reitelbach,

I also am writing to ask you and your planning team to postpone the discussion and action on the Crossroads Tavern and Inn request for a special use permit/zoning change scheduled for today at 5PM.

I have many concerns about this request and the Community should be given additional time to weigh in on this important matter.

Thank you,
Wilda Savarese
540 Pippin Hill Lane
North Garden
914-715-7802 (cell)

> On Apr 4, 2022, at 11:52 AM, Jon Scheumann <jonscheumann@gmail.com> wrote:
>
> Mr. Reitelbach,
>
> I am writing to express my support of, and agreement with the points made below by Ken and Ida Heimgartner and respectfully ask that the Albemarle County planning team postpone the discussion and action on the Crossroads Tavern and Inn request for a special use permit/zoning change scheduled for today at 5pm.
>
> My wife and I own the property at 5275 Plank Road which is located 0.9 miles from Pippin Hill (PH) with is owned and operated by Easton Porter Group (EPG).
>
> Respectfully,
> Jon Scheumann
> +1 434 422 1749

From: Kenneth Heimgartner <kfheimgartner@gmail.com>
Sent: Monday, April 4, 2022 09:16
To: mreitelbach@albemarle.org
Cc: Brian Pollok <brian.pollok@gmail.com>; Mary Tillman <tillmanm@icloud.com>; Diane Foraste <dianeforaste@gmail.com>; Chris Hendy <cphendy@gmail.com>; leesie@mac.com; Jon Scheumann <jonscheumann@gmail.com>; Cathy Scheumann <cathy.scheumann@gmail.com>; Wilda Savarese <wmsav24@gmail.com>; Tony Savarese <tsav@ajsav.com>; Connie Hendy <cookbookcrazy1@gmail.com>; Ida Heimgartner <ida.heimgartner@gmail.com>; Peter Wiley <Peter@wileyproperty.com>
Subject: Meeting on Special Use Permit for the Crossroads Tavern and Inn scheduled for April 04, at 5pm.

Dear Mr Reitelbach,

We ask that you and your planning team postpone the discussion and action on the Crossroads Tavern and Inn request for a special use permit/zoning change scheduled for today at 5pm.

Specifically, and for context, the following paragraphs provide the reasons for the postponement request:

My wife and I live approximately 3/4 mile due west of Pippin Hill Winery and the proposed Crossroads Tavern and Inn complex. Of all the neighbors at Bundoran Farm we are impacted the greatest by activities at Pippin Hill (traffic, noise, view shed erosion, ancillary traffic and trash accumulation on Plank Road, no traffic light at the Plank Road/Highway 29 intersection, etc). That said, we found out about the planning meeting only yesterday. As an adjacent property owner impacted by the proposed zone change we never received any personal correspondence from the developers as is customarily done to alert those neighbors potentially affected by a zone change request and that there would be a meeting today at 5pm to discuss and potentially approve the zone change request.

Also, what the developers are proposing for the Crossroad complex are a series of improvements ("Ridge Road", bike and pedestrian walkways, etc) that connect the proposed site with the Pippin Hill Winery Complex. These improvements require approval/disapproval from the Bundoran Farm Community Association (BFCA) Board in an open meeting with all Bundoran Property Owners having an opportunity to voice their views. This meeting has not yet occurred because of the short notice of this request and must occur as per our community bylaws and documents.

Also, please note as you view the proposed site plan of the Crossroads Tavern and Inn that the proposed site is connected to the larger Pippin Hill Winery Complex via the Ridge Road and pedestrian walkways and bike paths. The Pippin Hill Winery and the proposed Crossroads Tavern and Inn would become essentially one large complex. The Ridge Road provides access and additional parking for Pippin Hill Winery and the cottages provide hotel accommodations for wedding parties and guests attending events at Pippin Hill. The proposed restaurant at the Crossroads Inn would essentially be a part of the Pippin Hill complex and having a restaurant within a Winery complex would be in direct violation, in my view, of the zoning requirements for Winerys in Albemarle County.

There's more that I could share but suffice it to say that this proposed site and zoning request change is a complex issue and requires more due diligence by both the planning team and the BFCA Board and community before a decision is made on the zoning change request. We believe, and we may be wrong, that the proposed complex at Crossroads Tavern and Inn would establish a precedent for development south of Highway 64 along Highway 29 and the "genie would be out of the bottle", so to speak, for other developments similar to the Crossroads initiative within Winerys that are thinly disguised as supporting "Agra-tourism"..

Please postpone today's meeting and give the respective parties additional time for consultation and serious dialogue..

Thank you,
Ken and Ida Heimgartner
820 Carpenter Drive
North Garden
434-996-0332 (cel)

Andy Reitelbach

From: Cathy Scheumann <cathy.scheumann1@gmail.com>
Sent: Monday, April 4, 2022 7:55 AM
To: Andy Reitelbach
Subject: Say No to Pippin Hill

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Mr. Reitelbach,
I am writing in opposition to Pippin Hill's plan to built at the corner of Plank Road and 29 South. I encourage you to review the accident/death reports that have occurred at that intersection. Adding more traffic will only increase this nightmare. Currently, Pippin Hill is having trouble finding employee parking and growth will lead to more problems. Over the years Pippin Hill has consistently violated the protocol in Bundoran Farm to benefit themselves. One example is their building a barn outside of the building zone.
- Will the growth at the corner of Plank Road and 29 constitute a traffic light?
- What does the traffic report at this corner currently reveal?
- What is the current and past history of the owner of Pippin Hill to work fairly with others?
-What will the impact of growing an alcohol commercial business be on the roads?
- How will the current speed limit be effected when adding more traffic?
- Is this land zoned commercial?
- Pippin Hill is already a large commercial building and not an agriculture business that makes wine.

Say No Pippin Hill,
Cathy Scheumann
5275 Plank Road

Sent from my iPad

Andy Reitelbach

From: Cathy Scheumann <cathy.scheumann1@gmail.com>
Sent: Monday, April 4, 2022 8:57 AM
To: Andy Reitelbach
Subject: Re: Say No to Pippin Hill

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Additionally, adjacent neighbors to Pippin Hill have not been notified of zoning changes in advance of the meeting. This meeting should be postponed to allow due diligence and how this will effect agreements/by laws in Bundoran Farm.
Cathy Scheumann

Sent from my iPad

> On Apr 4, 2022, at 7:55 AM, Cathy Scheumann <cathy.scheumann1@gmail.com> wrote:
>
> Mr. Reitelbach,
> I am writing in opposition to Pippin Hill's plan to built at the corner of Plank Road and 29 South. I encourage you to review the accident/death reports that have occurred at that intersection. Adding more traffic will only increase this nightmare. Currently, Pippin Hill is having trouble finding employee parking and growth will lead to more problems. Over the years Pippin Hill has consistently violated the protocol in Bundoran Farm to benefit themselves. One example is their building a barn outside of the building zone.
> - Will the growth at the corner of Plank Road and 29 constitute a traffic light?
> - What does the traffic report at this corner currently reveal?
> - What is the current and past history of the owner of Pippin Hill to work fairly with others?
> -What will the impact of growing an alcohol commercial business be on the roads?
> - How will the current speed limit be effected when adding more traffic?
> - Is this land zoned commercial?
> - Pippin Hill is already a large commercial building and not an agriculture business that makes wine.
>
> Say No Pippin Hill,
> Cathy Scheumann
> 5275 Plank Road
>
>
> Sent from my iPad

Andy Reitelbach

From: Jon Scheumann <jonscheumann@gmail.com>
Sent: Monday, April 4, 2022 11:53 AM
To: Andy Reitelbach
Cc: 'Brian Pollok'; 'Mary Tillman'; 'Diane Foraste'; 'Chris Hendy'; leesie@mac.com; 'Cathy Scheumann'; 'Wilda Savarese'; 'Tony Savarese'; 'Connie Hendy'; 'Ida Heimgartner'; 'Peter Wiley'; Ken Heimgartner
Subject: Meeting on Special Use Permit for the Crossroads Tavern and Inn scheduled for April 04, at 5pm.

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Mr. Reitelbach,

I am writing to express my support of, and agreement with the points made below by Ken and Ida Heimgartner and respectfully ask that the Albemarle County planning team postpone the discussion and action on the Crossroads Tavern and Inn request for a special use permit/zoning change scheduled for today at 5pm.

My wife and I own the property at 5275 Plank Road which is located 0.9 miles from Pippin Hill (PH) with is owned and operated by Easton Porter Group (EPG).

Respectfully,
Jon Scheumann
+1 434 422 1749

From: Kenneth Heimgartner <kfheimgartner@gmail.com>
Sent: Monday, April 4, 2022 09:16
To: mreitelbach@albemarle.org
Cc: Brian Pollok <brian.pollok@gmail.com>; Mary Tillman <tillmanm@icloud.com>; Diane Foraste <dianeforaste@gmail.com>; Chris Hendy <cphendy@gmail.com>; leesie@mac.com; Jon Scheumann <jonscheumann@gmail.com>; Cathy Scheumann <cathy.scheumann@gmail.com>; Wilda Savarese <wmsav24@gmail.com>; Tony Savarese <tsav@ajsav.com>; Connie Hendy <cookbookcrazy1@gmail.com>; Ida Heimgartner <ida.heimgartner@gmail.com>; Peter Wiley <Peter@wileyproperty.com>
Subject: Meeting on Special Use Permit for the Crossroads Tavern and Inn scheduled for April 04, at 5pm.

Dear Mr Reitelbach,

We ask that you and your planning team postpone the discussion and action on the Crossroads Tavern and Inn request for a special use permit/zoning change scheduled for today at 5pm.

Specifically, and for context, the following paragraphs provide the reasons for the postponement request:

My wife and I live approximately 3/4 mile due west of Pippin Hill Winery and the proposed Crossroads Tavern and Inn complex. Of all the neighbors at Bundoran Farm we are impacted the greatest by activities at Pippin Hill (traffic, noise, view shed erosion, ancillary traffic and trash accumulation on Plank Road, no traffic light at the Plank Road/Highway 29 intersection, etc). That said, we found out about the planning meeting only yesterday. As an adjacent property owner impacted by the proposed

zone change we never received any personal correspondence from the developers as is customarily done to alert those neighbors potentially affected by a zone change request and that there would be a meeting today at 5pm to discuss and potentially approve the zone change request.

Also, what the developers are proposing for the Crossroad complex are a series of improvements ("Ridge Road", bike and pedestrian walkways, etc) that connect the proposed site with the Pippin Hill Winery Complex. These improvements require approval/disapproval from the Bundoran Farm Community Association (BFCA) Board in an open meeting with all Bundoran Property Owners having an opportunity to voice their views. This meeting has not yet occurred because of the short notice of this request and must occur as per our community bylaws and documents.

Also, please note as you view the proposed site plan of the Crossroads Tavern and Inn that the proposed site is connected to the larger Pippin Hill Winery Complex via the Ridge Road and pedestrian walkways and bike paths. The Pippin Hill Winery and the proposed Crossroads Tavern and Inn would become essentially one large complex. The Ridge Road provides access and additional parking for Pippin Hill Winery and the cottages provide hotel accommodations for wedding parties and guests attending events at Pippin Hill. The proposed restaurant at the Crossroads Inn would essentially be a part of the Pippin Hill complex and having a restaurant within a Winery complex would be in direct violation, in my view, of the zoning requirements for Winerys in Albemarle County.

There's more that I could share but suffice it to say that this proposed site and zoning request change is a complex issue and requires more due diligence by both the planning team and the BFCA Board and community before a decision is made on the zoning change request. We believe, and we may be wrong, that the proposed complex at Crossroads Tavern and Inn would establish a precedent for development south of Highway 64 along Highway 29 and the "genie would be out of the bottle", so to speak, for other developments similar to the Crossroads initiative within Winerys that are thinly disguised as supporting "Agra-tourism"..

Please postpone today's meeting and give the respective parties additional time for consultation and serious dialogue..

Thank you,
Ken and Ida Heimgartner
820 Carpenter Drive
North Garden
434-996-0332 (cel)

Andy Reitelbach

From: Mary Tillman <tillmanm@icloud.com>
Sent: Monday, April 4, 2022 1:27 PM
To: Andy Reitelbach
Cc: Brian Pollok; Ken Heimgartner; Carter Leake
Subject: Hearing on Pippin Hill expansion

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Mr. Reitelbach;
I am writing to you regarding the Pippin Hill expansion that is on your agenda for tonight's meeting.

I am a resident of Bundoran Farm, 5275 Derry Lane, North Garden 22959; 434 326 1367.

Bundoran Farm uses easements to preserve farmland. The homeowners who live in this community have supported this vision through the removal of land from residential development and leasing it to farmers for grazing cattle and sheep, growing grapes and apples, and creating a green environment. We have partnered with other organizations such as the Thomas Jefferson Soil and Water Conservation District and the James River Association who support conservation. Pippin Hill's current proposal is inconsistent with these purposes. It is an expansion of a commercial venture while we are a farm dedicated to preserving the land for the future.

At present Pippin Hill does not have sufficient parking for its workers. Recently it asked Bundoran to allow parking at the Baldwin Center to remedy this problem but we declined because of the increase in the number of cars such a solution would entail. If Pippin Hill is already in need of parking I can only assume that a current expansion would intensify that need even though there is minimal parking planned. In addition, there is also concern that the presence of such a project would increase the traffic from route 250 to Plank Rd. and from route 29 onto Plank Rd. There has already been one fatality at the intersection that I know of but I can assure you that getting across 29 to go to the Crossroads or north on 29 will only become more hazardous than it is now. A traffic light will definitely be a necessity.

As the traffic increases there is also concern that Plank Rd. will be traveled more as it winds through the middle of the community, and the possibility of accidents will increase. Plank Rd. is a two lane highway from route 29 to Batesville when the road narrows and it is no longer striped.

I would hope that the county will support our efforts to continue to preserve farmland by denying Pippin Hill's request. Do we really need another winery and event center that will only intensify traffic at the the route 29/Plank Rd. intersection?

Sincerely,
Mary Tillman

Andy Reitelbach

From: Ronnie Woodson <rswkyw@gmail.com>
Sent: Monday, April 4, 2022 7:17 PM
To: Andy Reitelbach; Becky Woodson; Kathy Woodson
Subject: Crossroads project

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

We have traffic accidents at the 29 intersection 2-3 times a month , some have been deadly . As we in the area adapt to viticulture and drinking while driving , I feel we do not need another congestive problem at this heavily crossed intersection. If this passes we , will really have an unbearable situation in regards to traffic, VDot needs to put traffic lights in to control flow . They put up flashing lights years ago to no avail to people in too much of a hurry , I vote no, if this is being heard IMHO Thank you BTW I am a farmer that has 9 farms in this area (I live on Plank Road east of 29) make numerous trips with machinery thru this intersection, very concerning

Andy Reitelbach

From: Cathy Scheumann <cathy.scheumann1@gmail.com>
Sent: Tuesday, April 5, 2022 9:28 AM
To: Andy Reitelbach; Andy Reitelbach
Subject: Pippin Hill

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https://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=&ved=2ahUKEwj6jpnq9_z2AhWRZd8KHbUFBuwQFnoECAQQAQ&url=https%3A%2F%2Fwww.fauquiernow.com%2Ffauquier_news%2Farticle%2Ffauquier-high-end-resort-proposal-at-upperville-faces-hurdles-2017&usg=AOvVaw2x0tiyrXxJ66_IXl0LTmze

I think you might find this an interesting read. Please know Dean said he reached out to neighbors and that is totally a false statement. Never a clear answer on the cottage sleeping capacity during yesterday's meeting. The road I was asking about was not the road Dean was referring to… this is not his first rodeo.

Cathy Scheumann
Sent from my iPad

Andy Reitelbach

From: Amy Pollok <polloks4@yahoo.com>
Sent: Wednesday, April 6, 2022 12:13 PM
To: Andy Reitelbach
Subject: North Garden Tavern meeting

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Hi, Andy. I saw that the recording of Monday's meeting regarding Pippin Hill and the desired tavern purchase is available. I was wondering if the community emails on the topic that you received will also be posted for public viewing.

People get very worked up over plans that affect their home environment and possibly values. I don't envy that aspect of your job. I appreciated your professionalism.
Thanks,
Amy Pollok

polloks4@yahoo.com
1784 Bundoran Drive
North Garden, VA 22959
434-295-0725

Andy Reitelbach

From: Cathy Scheumann <cathy.scheumann1@gmail.com>
Sent: Wednesday, April 6, 2022 9:54 AM
To: Andy Reitelbach
Subject: Blackthorne Inn | CitizensforFauquier

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https://www.citizensforfauquier.org/blackthorne-inn

Sent from my iPad

Andy Reitelbach

From: Kenneth Heimgartner <kfheimgartner@gmail.com>
Sent: Tuesday, April 12, 2022 1:22 PM
To: Andy Reitelbach
Cc: Jim Andrews; Brian Pollok; Carter Leake; Chris Hendy; Mary Tillman; Diane Foraste
Subject: Crossroads Tavern and Inn at Pippin Hill Ref:ZMAA2022-00001 and SP2022-00002

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Mr Reitelbach,
Our names are Ken and Ida Heimgartner. We live approx 1/2 mile W/SW of Pippin Hill and the proposed development at the Crossroads Tavern and Inn

I sent you an e-mail on April 4th giving our views on the proposed development and asking that you consider postponing the Planning Commission Hearing since many of us that live adjacent to the proposed development were not aware of the Zoom meeting and were left without enough time to prepare.

That said, I was confused when during the Zoom meeting the Easton Porter Group (EPG) through their representative, Dean Andrews, said, "That the Crossroads Inn and Tavern is a "stand alone" development and not part of a Pippin Hill Winery growth plan.

I don't believe that statement is accurate since the site plan as proposed by the developers shows three key elements

1. Ridge Road, pedestrian walkways, and bike paths that cross from 87-P.3B (The Crossroads Inn) to 87-P.3 (Pippin Hill)
2. The removal of The current fence separating the two parcels
3. A septic drain field in 87-P.3 (Pippin)

I believe it's important for you and your team to know that for EPG to execute those three key elements, they need approval from the adjacent land owner (Pippin Hill), and for Pippin Hill to grant approval to any of those elements listed above requires the approval of the Bundoran Farm Community Association (BFCA) Board.

So, in a long somewhat convoluted way I'm requesting your team ask EPG if they've received approval from the adjacent property owner and the BFCA Board.

Thank you,
Ken and Ida Heimgartner
820 Carpenter Drive
North Garden, VA
434-996-0332 (cel)

Andy Reitelbach

From: Jon Scheumann <jonscheumann@gmail.com>
Sent: Tuesday, April 12, 2022 1:41 PM
To: Andy Reitelbach; Jim Andrews
Subject: Crossroads Tavern and Inn at Pippin Hill Ref:ZMAA2022-00001 and SP2022-00002

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Mr Reitelbac and Mr Andrews

My name is Jon Scheumann and 0.9 mile W of Pippin Hill and the proposed development at the Crossroads Tavern and Inn.

I am writing to you to express my opposition to this large-scale commercial development of a hotel in our rural community. We, the residents, will receive ZERO benefits from this unneeded development.

The site plan as proposed by the developers shows three key elements

1. Ridge Road, pedestrian walkways, and bike paths that cross from 87-P.3B (The Crossroads Inn) to 87-P.3 (Pippin Hill)
2. The removal of The current fence separating the two parcels
3. A septic drain field in 87-P.3 (Pippin)

I believe it's important for you and your team to know that for EPG to execute those three key elements, they need approval from the adjacent land owner (Pippin Hill), and for Pippin Hill to grant approval to any of those elements listed above requires the approval of the Bundoran Farm Community Association (BFCA) Board.

I'm requesting your team ask EPG if they've received approval from the adjacent property owner and the BFCA Board.

Thank you,
Jon Scheumann
5275 Plank Road
North Garden, VA 22959

Andy Reitelbach

From: John Forasté <john@foraste.com>
Sent: Wednesday, April 13, 2022 6:03 PM
To: Board of Supervisors members; Andy Reitelbach
Subject: Crossroads Tavern and Inn at Pippin Hill Ref:ZMAA2022-00001 and SP2022-00002
Attachments: GoogleMapsPippinHill+CrossroadsInn.png

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Albemarle County Board of Supervisors
and Albemarle County Planner

CROSSROADS TAVERN AND INN AT PIPPIN HILL
Ref:ZMAA2022-00001 and SP2022-00002

I am writing to voice my **STRONG OPPOSITION** to this proposed project. My wife and I live on Bundoran Farm about 1.5 miles from Pippin Hill as the crow flies and see Pippin Hill from our home, built in 2010.

Others have written you from various points of view. I write focusing on one central part of the issue: **MISSION CREEP**. Having lived on the farm for over 10 years, we've witnessed the expansion of Pippin Hill. Was this a strategy calculated to execute over time or by happenstance? We may never know. But the result is clear. They first received approval and built the main events hall, then the tasting room, followed by a special events room, then a greenhouse and lastly (other than some small structures) a large storage barn. And now? They want to expand significantly again. This time outside, but adjacent to, the farm.

They claim this project is separate from Pippin Hill. That's disingenuous nonsense. It's an unabashed expansion of their operation. And where will that stop? If you were to approve this project, I can easily imagine them eyeing the 4 private homes just north of these 2 parcels (see attached Google Map). Yet, even if that didn't materialize, this current proposed project should not go forward.

We on Bundoran Farm - and I imagine our neighbors just off the farm - were attracted to this area for its peaceful rural beauty. We call ourselves a Preservation Development, and rightly so. When building, we try to preserve the farm and environment we value so highly. Pippin Hill has always been out of character. This expansion would just add insult to injury and negatively impact this entire area.

Please vote no on this project.

Thank you.

John Forasté
Bundoran Farm
670 Hightop Drive
North Garden, Va 22959

434 995-8827
john@foraste.com

Andy Reitelbach

From: Dawn Hrelic <dawn.unc@gmail.com>
Sent: Wednesday, April 13, 2022 3:05 PM
To: Andy Reitelbach
Subject: Important Matter

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

To the Albemarle County Board of Supervisors and Albemarle County Planner

Ladies and Gentlemen:

As a property owner in the Bundoran Farm Community, I am compelled to write and express my strong opposition to the proposed development at the Crossroads Tavern and Inn at Pippin Hill. This proposed development by the Easton Porter Group is unnecessary and unwanted by the vast majority of Albemarle County residents living in the area, and specifically the Bundoran Farm Community which, as you know, is founded on rural preservation. It would turn what is truly picturesque (and disappearing) Virginia countryside into just another over-developed, commercialized area, with its attendant problems including traffic congestion, noise and pollution. As you are well aware, what happens with this proposed project will undoubtedly set precedent for other developers looking to develop the Plank Road to Nelson 151 corridor. And, despite how EPG may be promoting this project, it does not come close to meeting the definition of agro-tourism—let's call it what it is—a resort destination tied to a winery.

This is not what the citizens of North Garden want or need. I understand your jobs require you to look at these types of proposals from many different perspectives. But I would ask that you and your staff genuinely take into consideration the needs and desires of the existing residents of North Garden as you contemplate this outside development company's request for zoning amendments and special use permits that will allow it to effectively destroy the pastoral nature of an area many of us call home. I ask that you not approve these amendments and permits when called upon to vote.

Respectfully submitted,

Dawn Hrelic

1070 Carpenter Dr, North Garden, VA

Sent from my iPhone

Andy Reitelbach

From: L Martin <lisamartinbooks@gmail.com>
Sent: Wednesday, April 13, 2022 6:02 PM
To: Andy Reitelbach
Subject: quick question re: Pippin Hill ZMA

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Hi Andy,

I've been told that there will be a meeting on the 26th regarding the Pippin Hill ZMA2022-01 and SP2022-02. Can you tell me whether that's the Planning Commission meeting or another public hearing (or something else)?

Also one other question — I watched the recording of the last meeting and one thing I don't understanding is how the proposal can plan for 11 dwelling units on a parcel that will be rezoned to RA? I thought RA meant 0.5 units per acre, and I didn't hear them asking for more density, so how will they be able to build all those units on 4 acres?

Thanks very much for your help. If you could put me on the mailing list for notifications about this project, I'd appreciate it.

Best,
Lisa

Crozet Gazette

Lisa Martin
434.996.8210 (c)
434.293.3793 (h)
lisamartinbooks@gmail.com

Andy Reitelbach

From: Reddin, Thomas E. <tom.reddin@nortonrosefulbright.com>
Sent: Wednesday, April 13, 2022 10:41 AM
To: Board of Supervisors members; Andy Reitelbach
Cc: Protect Rural Albemarle; friendsofnorthgarden@gmail.com
Subject: Crossroads Tavern and Inn at Pippin Hill- REF: ZMAA2022-00001 and SP2022-00002

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To the Albemarle County Board of Supervisors and Albemarle County Planner

Ladies and Gentlemen:

As a property owner in the Bundoran Farm Community, I am compelled to write and express my strong opposition to the proposed development at the Crossroads Tavern and Inn at Pippin Hill. This proposed development by the Easton Porter Group is unnecessary and unwanted by the vast majority of Albemarle County residents living in the area, and specifically the Bundoran Farm Community which, as you know, is founded on rural preservation. It would turn what is truly picturesque (and disappearing) Virginia countryside into just another over-developed, commercialized area, with its attendant problems including traffic congestion, noise and pollution. As you are well aware, what happens with this proposed project will undoubtedly set precedent for other developers looking to develop the Plank Road to Nelson 151 corridor. And, despite how EPG may be promoting this project, it does not come close to meeting the definition of agro-tourism—let's call it what it is—a resort destination tied to a winery.
This is not what the citizens of North Garden want or need. I understand your jobs require you to look at these types of proposals from many different perspectives. But I would ask that you and your staff genuinely take into consideration the needs and desires of the existing residents of North Garden as you contemplate this outside development company's request for zoning amendments and special use permits that will allow it to effectively destroy the pastoral nature of an area many of us call home. I ask that you not approve these amendments and permits when called upon to vote.

Respectfully submitted,

Thomas E. Reddin | Partner
Norton Rose Fulbright US LLP
2200 Ross Avenue, Suite 3600, Dallas, Texas 75201-7932, United States
Tel +1 214 855 8254 | Fax +1 214 855 8200
tom.reddin@nortonrosefulbright.com

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Andy Reitelbach

From: Jon Scheumann <jonscheumann@gmail.com>
Sent: Wednesday, April 13, 2022 7:29 AM
To: Board of Supervisors members; Andy Reitelbach
Subject: Crossroads Tavern and Inn at Pippin Hill Ref:ZMAA2022-00001 and SP2022-00002

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To the Albemarle County Board of Supervisors
To Albemarle County Planner

Subject: Crossroads Tavern and Inn at Pippin Hill Ref:ZMAA2022-00001 and SP2022-00002

According to the County documents reference below there is no way anyone reasonable person could define what is proposed for the Crossroads Tavern & Inn as agro-tourism unless the operation is tied to a winery. And if it's part of a winery it can't have a restaurant or hotel facilities. So, this helps explain why the developer keeps saying that the "Cross Roads Inn is not part of Pippin Hill." The reality is that Crossroads Tavern and Pippin Hill would be inextricable linked.

https://www.albemarle.org/government/community-development/learn-more-about/agricultural-operations-farm-wineries-breweries-distilleries

What is the meaning of agro-tourism?

> Agro-tourism refers to people visiting working farms or other agricultural operations for the purpose of enjoyment, education, or other active involvement. Agro-tourism encompasses a wide variety of activities and provides a means for farmers to diversify and supplement their income.
>
> Agritourism activities may include, but are not limited to, farm tours, tours of an individual agricultural operation, hayrides, heirloom plant and animal exhibits, crop mazes, and educational programs, workshops, or demonstrations related to agriculture or silviculture
>
> Agritourism helps preserve rural lifestyles and landscapes, including strengthening local networks, culture and traditions. Moreover, it provides additional outlets for the sale of local crafts and food items.

The Crossroads Tavern & Inn meets none of these criteria nor does Pippin Hill.

Respectfully,
Jon Scheumann
5275 Plank Road
North Garden, VA 22959
434 422 1749

Jon Scheumann
+1 434 422 1749

Andy Reitelbach

From: Mary Tillman <tillmanm@icloud.com>
Sent: Wednesday, April 13, 2022 3:30 PM
To: Andy Reitelbach
Cc: Ken Heimgartner
Subject: Crossroads Inn project

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Dear Mr. Reitelbach:

I am a resident of Bundoran Farm and have lived at 5275 Derry Lane, North Garden, Va. 22959 for the last 12 years.

The project proposed by Dean Andrews, owner of Pippin Hill vineyard and winery, on the corner of route 29 and Plank Rd., is of major concern to both my neighbors and myself. I wrote last week to you about the impact that I believe the project will have on the amount of traffic, not just on route 29 but also on Plank Rd. The number of cars leading into the winery on the weekends now is significant, so much.so, that people must line up and wait until someone leaves to gain admittance. Further, an additional 44 people using the cottages, not to mention the people who will come to accompany those 44 people to winery activities, will be insupportable.

In addition to the increase in traffic I also have concerns that, if you were to grant the proposal, It would seriously affect the rural character of that section of Albemarle County where Bundoran Farm lies along its boundaries. The rolling hills provide food for cattle, sheep, and horses. Apple orchards and vines contribute to Bundoran's diversity and beauty. In gathering information on this proposal I have had an opportunity to become acquainted with the County's Master Plan. While this project conforms to certain parts of the Comp Plan, it does not begin to address the preservation and protection objectives that the plan requires.
A letter sent from the County Office to Mr. Andrews, contained a recommendation that he should show "how this proposal supports the goals and objectives of the Rural Areas." It also stated that the Rural Areas "should support agricultural and forestry services." While the winery does have a cottage garden, the amount grown could not be considered a support of agriculture. On the other hand, the Pippin Hill winery does support agriculture but this project is not a winery. It is only located next to the winery.

In the right location this event center would be an asset but placed in this small but bucolic space that will be overwhelmed by the sheer number of people, it will only subtract from the rural character of that area of Albemarle.

Sincerely,
Mary K. Tillman

Andy Reitelbach

From: Dorothy Tompkins <dorothytompkins@mac.com>
Sent: Wednesday, April 13, 2022 10:43 AM
To: Andy Reitelbach
Subject: EPG proposal

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Dear Mr. Reitelbach,

The change of zoning of Parcel 87-4 to RA to allow the development proposed by Easton Porter Group (EPG) is not congruent with county planning. This part of Albemarle has been designated rural and agricultural; it is important to maintain this character of the county since so much of the rest of the county is loosing its rural character. The development proposed by EPG changes the Crossroads area into a luxury resort destination. This is not in keeping with this part of the county.

Specifically, EPG proposes adding 11 new structures each with two suites to accommodate 44 additional overnight guests. This would be an environmental stress and requires wells and septic systems. Light and noise pollution would significantly increase.

The proposal does not meet the criteria for agro-tourism.

This project would significantly increase traffic, not only from Rte 29 but from the west, I-81 via Rte 250 and Plank Road. Plank road, particularly west of Batesville, is not designed for heavy traffic. The traffic at the Crossroads is already stressed.

I am opposed to the change in zoning and to the project.

Dorothy Tompkins

585 Hightop Dr

North Garden 22959

Andy Reitelbach

From: Gibson, Mary E (meg2e) <meg2e@virginia.edu>
Sent: Friday, April 15, 2022 12:04 PM
To: Andy Reitelbach
Subject: Fwd: Proposed zoning change for Crossroads Inn property

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Please see message below.

Mary E. Gibson

From: Gibson, Mary E (meg2e) <meg2e@virginia.edu>
Sent: Friday, April 15, 2022 10:12 AM
To: jandrews2@Albemarle.org; bos@albemarle.org; m.reitelbach@albemarle.org
Subject: Proposed zoning change for Crossroads Inn property

To the Albemarle Board Of Supervisors and Planning Commission:
We are residents of Bundoran farm off Plank Rd. and our home is less than 1 mile from the Crossroads Inn and we have carefully reviewed the available documents submitted re: this project.
We formally oppose the zoning change for that property proposed by Easton Porter Group. The added traffic, safety issues with an already challenging intersection (Plank Road and US 29), the change in the current rural character, and concerns about noise, environmental, and potential archeological disruption on a significant historic site lead us to oppose this project.
Please do NOT approve this change.
Thank you.
Robert S. and Mary E. Gibson
420 Quartz Hill Lane
North Garden, VA. 22959
Meg2e@virginia.edu
Rsg@virginia.edu
434-977-0911

Andy Reitelbach

From: Audrey Seidel <georgetownpk@aol.com>
Sent: Friday, April 15, 2022 7:04 PM
To: Board of Supervisors members; Andy Reitelbach
Subject: Proposed Development by Easton Porter Group

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Albemarle Board of Supervisors and Albemarle County Planner,

We are fans of Pippin Hill. In fact, our daughter got married at Pippin Hill 6 years ago and our family and friends still talk about how wonderful it was.

That said, we cannot support and are strongly opposed to the Easton Porter Group's proposed development at the Crossroads Tavern and Inn at Pippin Hill. We ask that you vote no to EPG's request for zoning and special use permits that will set precedent for other developers to overbuild and thus destroy our beautiful rural community.

Keep North Garden rural!!!

Respectfully,
Michael Scullin & Audrey Seidel, MD
2626 Winsome Orchard Lane
North Garden VA. 22959

Sent from my iPad

Andy Reitelbach

From: Robert DuVal <cb.duval@att.net>
Sent: Monday, April 18, 2022 2:03 PM
To: Andy Reitelbach
Cc: Robert DuVal
Subject: Proposed zoning change to Parcel 87-4 to RA (Rural Areas) in North Garden

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Andy Reitelbach
Senior Planner
Albemarle County, VA

Dear Mr. Reitelbach:

I want to express my concern regarding the proposed construction of eleven cottages adjacent to Pippin Hill Winery and the Crossroads Inn. As I resident of North Garden, I oppose the construction of these cottages. The rural nature of the area would be detrimentally changed with this construction. The additional traffic and change in the area via covered walkways, sidewalks, and roads would greatly change the rural nature of the area--this rural area so coveted by residents and visitors to the area.

Please express the opposition of North Garden residents to this proposal.

Respectfully,
Carolyn J. DuVal
4539 Sycamore Creek Circle
North Garden, VA 22959

Andy Reitelbach

From: Diane Foraste <dianeforaste@gmail.com>
Sent: Monday, April 18, 2022 9:53 AM
To: Andy Reitelbach
Cc: Brian and Amy Pollok; Mary Tillman; Chris Hendy; Carter Leake
Subject: BFCA Board of Directors Re: Crossroads Tavern at Pippin Hill
Attachments: BFCA letter to County Planning Commission.pdf

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Mr. Reitelbach,

Attached is a letter from the Bundoran Farm Board of Directors for the Bundoran Farm Community Association, Inc (BFCA) regarding a Special Use Permit and Zoning change submitted by the EastonPorterGroup (EPG) on January 17, 2022 entitled "Crossroads Tavern at Pippin Hill."

If you have any questions or communications for us regarding this project, please contact me, the Secretary of the BFCA at dianeforaste@gmail.com.

Thank you,
Diane Foraste, BFCA Secretary

Bundoran Farm

18 April 2022

To: Andy Reitelbach, Senior Planner II, Albemarle County Office of Community Development

From: Bundoran Farm Community Association Board of Directors

Dear Mr. Reitelbach,

This letter is written on behalf of the current Board of Directors for the Bundoran Farm Community Association, Inc. ("BFCA").

On January 17, 2022, a proposal for a Special Use Permit and Zoning change was submitted by the EastonPorter Group ("EPG"), the current owners and investors in Pippin Hill Farm & Vineyards ("Pippin Hill Farm") for a project entitled "Crossroads Tavern at Pippin Hill". This was followed by an initial community informational meeting hosted by the Albemarle County Planning Commission office via virtual meeting on April 4, 2022.

One of the investors in EPG is also a property owner of Parcel ID Lot 86-88, known to the Bundoran community as Lot F-09, upon which Pippin Hill Farm currently operates (see Attachments A & B). That owner chose to take title of Lot F-09 as Pippin Hill Farm & Vineyards, LLC ("F-09 Owner").

This letter speaks only to the obligations of the F-09 Owner to the BFCA. Those obligations are to follow a very well-defined community review process for ANY changes to the use of Lot F-09 as well as an Easement Subordination Agreement ("ESA") that covers the Pippin Hill Farm operation. As of this date, the F-09 Owner has not made any requisite submissions to the BFCA for alterations within Lot F-09 that are associated with the Crossroads Tavern at Pippin Hill project. Of particular note are four (4) items in the submitted Project Narrative and its accompanying map submission dated Jan 17, 2022. Those four items as well as the Project Narrative extract are listed below and shown on Attachment A:

(1) A new internal road that connects Lots 87-3B/87-4 with Lot F-09

(2) An existing internal road that connects Lot 87-3B with Lot F-09

(3) A new septic drain field in Lot F-09 that receives effluent from Lots 87-3B and 87-4

(4) A new pedestrian/biking path that connects Parcels 87-3B/87-4 with Lot F-09

The BFCA Board would like to clarify that none of the above four (4) items have been submitted, reviewed, or approved by the BFCA. The Planning Commission should be aware of the approval requirements involved with these proposed alterations within Lot F-09, and no assumption should be made about the future approval of these four items.

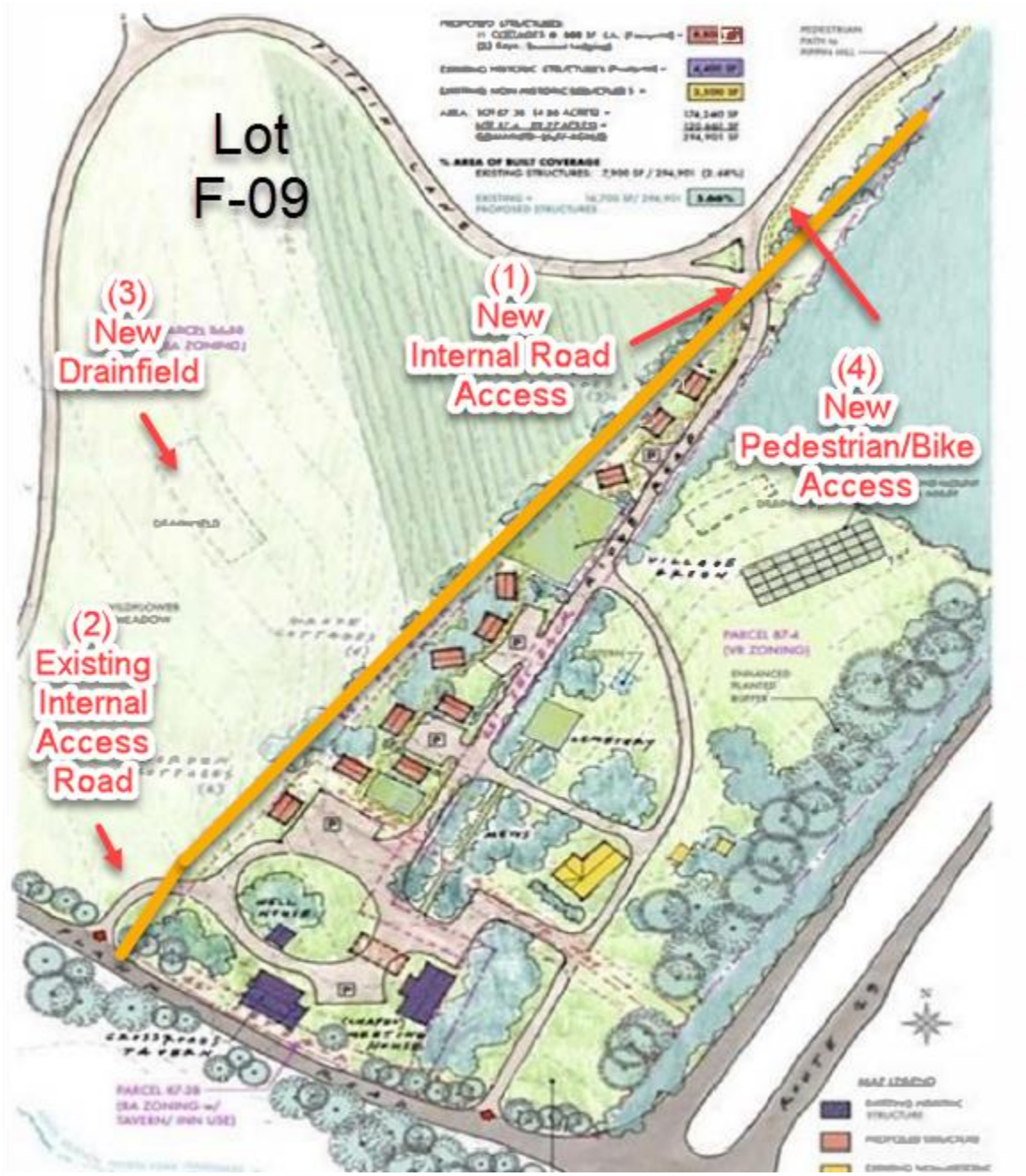
The BFCA welcomes communications on its role in this proposed project. Please direct inquiries to the Secretary of the BFCA at dianeforaste@gmail.com.

Sincerely,

The BFCA Board of Directors

Bundoran Farm

Attachment A (Submitted map and Narrative Extract with 4 BFCA Items of Note Added)

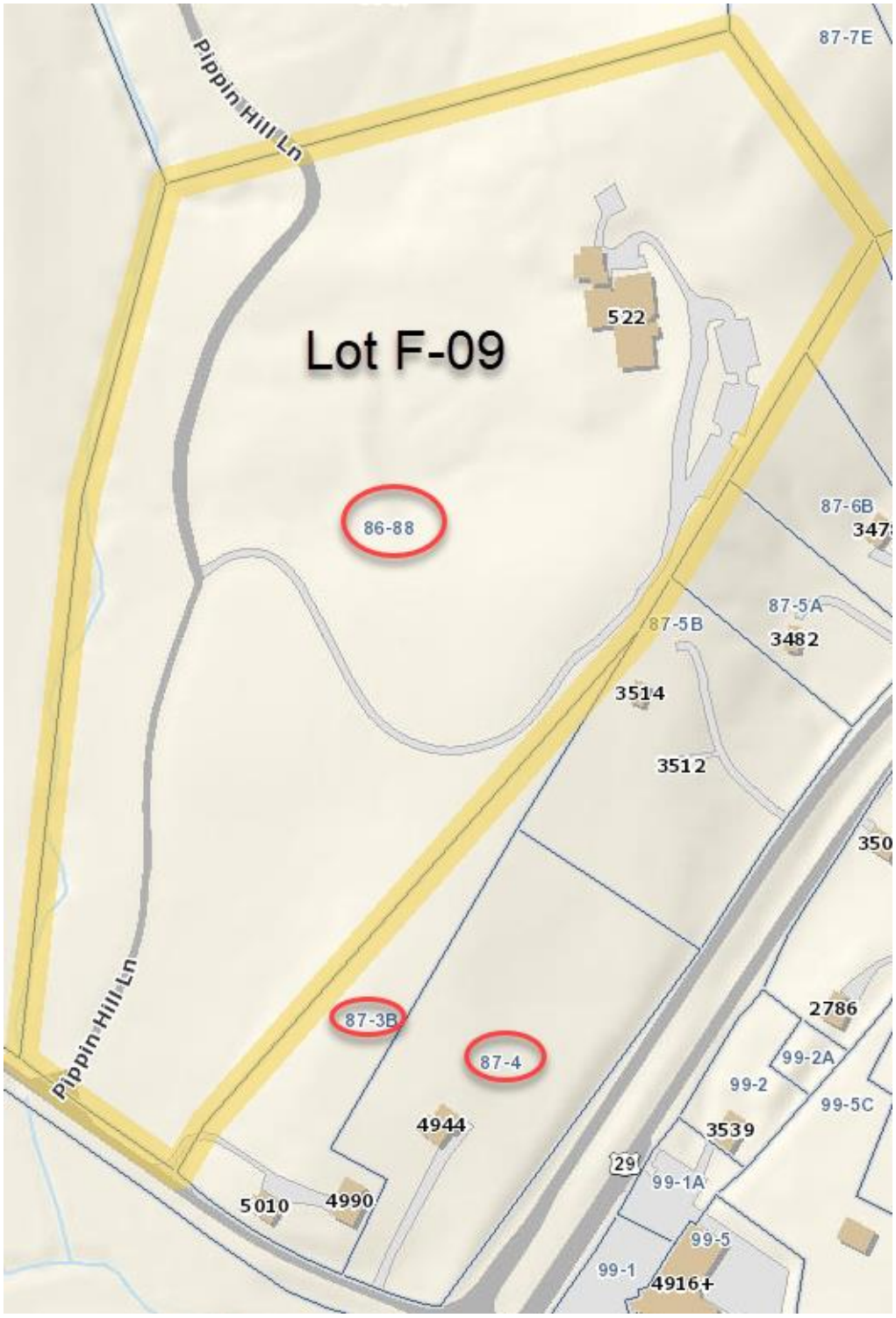


Narrative Extract found of Page 1 of EPG Narrative:

“Access to the cottages will be from within Pippin Hill Farm via a proposed internal road which follows the ridgeline between Parcels 87-38 and 87-4, as well as from the existing entrance to the Crossroads Inn at SR. 712.”

Bundoran Farm

Attachment B (from Albemarle County GIS Map)



Andy Reitelbach

From: George Abetti <george@geobarns.com>
Sent: Tuesday, April 19, 2022 2:07 AM
To: Andy Reitelbach; Board of Supervisors members
Subject: Fwd: Stop Pippin Hill - A building coalition and energy!

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There are many of us who consider Pippin Hill a valuable asset and good neighbor and wish them well in their endeavors. I hope you will do your part in requiring civil discourse as opposed to diatribes and name calling--and especially that all letters be signed.

Thank you for your consideration.

george abetti

600 Hightop, Bundoran Farm

-------- Forwarded Message --------
Subject: Re: Stop Pippin Hill - A building coalition and energy!
Date: Mon, 18 Apr 2022 18:32:24 -0400
From: George Abetti <george@geobarns.com>
To: Protect Rural Albemarle <protectruralalbemarle@gmail.com>

To whom it may concern--

Since I civilly disagree with some of the content and in particular the aspersions/comments about dear friends and an institution I value highly--but also cherish those who disagree with me as friends and neighbors--I implore you to consider (and disperse) the following:

--All letters such as this should be signed--if you think or say something please take responsibility for doing so--anonymous, sarcastic letters have no place in civil discourse.

--Instead of calling out Dean and Lynn and Pippin Hill as deceitful people please simply refer to actions that you deem unworthy or disagreeable specifically so we can interpret data ourselves rather than through potentially prejudicial lenses such as appear to be the case here.

--Some of the points you raise may or may not be true--perhaps you could aver those as potential concerns rather than as facts? You do not know with any assurance that this expansion will actually lead to "larger, longer, louder, brighter events" as alleged. I would support conditions mitigating against those very issues but this appears to be fear mongering as opposed to constructive guidance.

--Please consider that at least some of us do not think exactly the way you do about this issue and the way we conduct this conversation is crucial for the health and ongoing cooperative spirit of our community. The harsh tone of these letters demonizes some of your neighbors and frankly apparently any of us who may disagree with you.

--We live in a culture that has largely lost its ability to discuss disagreements and too often writes off the "other side". This grieves me deeply and I cherish the friendships I have with those with whom I often and at times deeply disagree--and invite you (whoever "you" is/are) to be my respected friend and to respect me as such during what may be a trying time.

--I disagree that EPG is simply/only tolerated as a "not good neighbor"--since many of us enjoy dining there and taking our dearest friends there--and they bring value and enjoyment to our lives. I realize this may not be true for everyone--but it is certainly not untrue for everyone and you have no right to carelessly broad brush them from your personal lens--whether that lens is accurate, inaccurate, or TBD. While your convictions matter as much as mine--and I do respect yours as having import--they are nonetheless not mine. I urge you to speak about yours personally as opposed to labeling them as bad neighbors for the rest of us who may feel differently.

--What I long for is an honest conversation where we speak our minds without hurling insults and calumny against one another--regardless of where we land on the subject. If we can do so we will be the better for having done so--and I for one will gladly submit to the decisions that get made--regardless of the outcome--knowing we fought the good fight while loving and respecting one another as we did so.

Thank you for considering my comments and for listening.

George E. Abetti

600 Hightop Drive, Bundoran Farm

On 4/16/2022 10:47 AM, Protect Rural Albemarle wrote:

> Hey Y'all,
>
> Thank you for the notes of encouragement and for sharing your letters and emails that you have sent in opposition to the proposed Pippin Hill / Easton Porter mega-expansion. But, we are a long way from completing this work. So please forward these emails to your friends and neighbors as well as others that will be concerned about this proposed expansion.
>
> Below you will find 3 Issues that you can use to write more letters and emails opposing the proposed expansion.
>
> A key lesson learned from Community Organizers is that it is impossible to write too many emails or letters to the County board of Supervisors. So, we continue to encourage you to write!!!
>
> Please use the issues outlined below to write your own email and send it to:
>
> County Board of Supervisors: **bos@albemarle.org**
>
> --- and ---
>
> County Planner: **mreitelbach@albemarle.org**
>
> Reference: Crossroads Tavern and Inn at Pippin Hill: ZMAA2022-00001 and SP2022-00002
>
> **These are not and will not be separate entities**

- Easton Porter Group will be operating these two properties as a single entity with no boundaries between them
- This is rezoning trickery to develop a Hotel / Resort Spa complex in a very rural community
- This will allow for larger, longer, louder event with bright lights and late-night traffic in a rural community

Do not want a Hotel / Spa Resort in our community

- Easton Porter / Pippin Hill is tolerated as a neighbor.
- But it is NOT a good neighbor. There is a long history of distortion and deception of their expansion plans.
- We have no confidence that having a Hotel / Resort Spa in our community will make Easton Porter / Pippin Hill a better neighbor
- Having a Hotel / Resort Spa in a rural area is in violation of County regulations – https://www.albemarle.org/government/community-development/learn-more-about/agricultural-operations-farm-wineries-breweries-distilleries
- The opposite will happen. They will become a worse neighbor because …

Degradation of the Albemarle County Comprehensive Plan that will be creating bad precedent

- This is an agricultural area
- How does a Hotel/ Resort Spa fit into an agriculture area? Easton Porter group and Pippin Hill are attempting to exploit their farcical claim as agricultural business to build a Hotel / Resort Spa complex.
- This is an extreme departure from the Rural Agriculture designation is the County's Comprehensive Plan – https://www.albemarle.org/government/community-development/planning-codes/comprehensive-plan#:~:text=The%20Plan%20has%20recommendations%20for,a%20variety%20of%20housing%20types.
- Albemarle County 2044 (AC44): Comprehensive Plan Update – https://engage.albemarle.org/ac44

Please let us know if you want to be removed from this distribution list.

Andy Reitelbach

From: kathy@kathybertone.com
Sent: Tuesday, April 19, 2022 6:55 PM
To: Andy Reitelbach; Board of Supervisors members
Subject: Crossroads Tavern and Inn at Pippin Hill Ref:ZMAA2022-00001 and SP2022-00002

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Dear Board and County Planner:

As home owners at Bundoran Farm, we are fundamentally opposed to the proposed development/expansion by Pippin Hill. We bought in the area specifically because of its quiet, rural charm which is, in part, what makes Albemarle County so special. Please don't set a precedent that would be the ruination of our beautiful county and our country way of life.

There is absolutely no need for this expansion. Pippin Hill is a fine operation that should continue as is but any further development will definitely be a step in the wrong direction. It is not wanted, and not fair to the people who bought in the area, believing they could enjoy the benefits and beauty of rural life, not traffic, congestion and noise. There are other places where the kind of venue they suggest might work and be suitable, but certainly not here.

We implore you to keep North Garden the beautiful, peaceful place it currently is and not allow something so out of place to impose itself on it. That would be such a tragedy.

Sincerely,

Kathy Bertone and Murph O'Driscoll
1885 Bundoran Drive
North Garden, VA 22959
703-615-0050
Kathybertone.com
"Trouble knocked at the door, but, hearing laughter, hurried away." – Benjamin Franklin

Andy Reitelbach

From: Elise Leake <leesie@icloud.com>
Sent: Tuesday, April 19, 2022 12:51 PM
To: Board of Supervisors members; Andy Reitelbach; planningcommision@albemarle.org; CDD Inquiry
Subject: Project Ref: ZMAA2022-00001 and SP2022-00002 "Crossroads Inn at Pippin Hill"

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April 19, 2022

Respectfully to the Albemarle County Board of Supervisors, Mr. Reitelbach and the Albemarle Planning Commission, and the Albemarle County Office of Community Development,

I am writing to **oppose** project Ref: ZMAA2022-00001 and SP2022-00002 “Crossroads Inn at Pippin Hill".

I share the goal of the Albemarle County Comprehensive Plan (ACCP) to keep North Garden and its surrounding area rural, as per our designation as a Rural Area.

I am a part of the Bundoran Farm community encompassing approximately 2500 acres adjacent to the current proposed development. Our community works hard to honor our beautiful farm through preservation, conservation and continued stewardship. Many of us consider our hard work to restore the land to its native health to be a labor of love. We are proud of our efforts and we hope that what we are doing makes a difference in Albemarle County.

The proposed development at the intersection of Plank Road and Route 29, “Crossroads Inn at Pippin Hill” is in direct conflict with our own efforts and is out of step with the intentions of the Plan for the Rural Area (PRA). As such I am respectfully asking county officials to honor the ACCP’s PRA by preserving North Garden and surrounding areas for their historic rural character and oppose project Ref: ZMAA2022-00001 and SP2022-00002 for the following concerns:

- Accepting this proposal to convert an historic inn into a sprawling resort-like complex is in opposition to the PRA. There is already a very busy agribusiness winery adjacent to the proposed business and adding more business structures would oversaturate the area.

- The building density proposed for the historic Inn at the Crossroads, parcel 87-3b and the adjacent property, parcel 87-4, is too great. The proposal includes building 11 duplex cottages where, according to the PRA, fewer are permitted. That these cottages will be double occupancy hotel rooms further exacerbates the infrastructure and environment. Turnover will be high, requiring professional cleaning services, laundry services, food services and other hotel accommodations on a continual basis. This grand development is out of character with the vision of the PRA.

- The proposed development does not serve a farm or farmer. Changing the zoning of parcel 87-4 feels like a disingenuous way to create agriculture in an inappropriate location. Also, the proposed business would not be serving the North Garden community but instead benefitting non-locals visiting a vineyard event center to participate in private activities closed to the community. This is not the intention of the PRA.

- The current plan shows that the developer would use land off property to accommodate septic needs for 8 of the 11 cottage duplexes and roads to connect the two businesses. While these are not concerns to be solved by the county, but internal Bundoran Farm issues, it is important to note that the proposed project is not able to accommodate its own septic field or connective roads. This is in conflict with the PRA.

- The proposed development will increase traffic, noise, air and light pollution and diminish the quality of life for those of us who live, walk, run or bike in the area. Disregard for preserving quiet rural roadways is in opposition to the PRA.

- The proposed development only takes into account the scenic beauty from the verandas of its business, (spectacular farm-scape) but disregards the view toward their business from Plank Road and many neighboring farm residents, (extensive resort cottage roofing, covered walkways, parked cars, winding traffic, light pollution and a cluttered vista that spans from Plank Road to the northern most corner of the Pippin Hill Vineyard building complex). The mass line of unending structures damages the view scape of passersby and the landowners who look on. This violates PRA’s intension to preserve the rural roadways and its scenic resources.

- Our farm Community is working, on our own and with advice from state services, to restore native plants and wildlife corridors. Bundoran Farm also leases land to local farmers who raise cattle and other livestock. Increased traffic and car/truck pollution are contrary to these efforts, efforts the PRA supports.

As a citizen in Albemarle County I feel protected by the goals of the ACCP's PRA. It would be a tragedy to allow such a comprehensive luxury resort to flank the North Garden corridor. This project is likely to become an asset in a portfolio — an asset that could, in the future, easily be sold to more ambitious, less conscientious commercial bidders, new zoning and all.

Thank you for considering my remarks,

Elise Leake
3111 Sutherland Road
North Garden, VA 22959

Andy Reitelbach

From: George Abetti <george@geobarns.com>
Sent: Wednesday, April 20, 2022 5:23 PM
To: Protect Rural Albemarle; Board of Supervisors members; Andy Reitelbach
Subject: Re: Stop Pippin Hill / Easton Porter Group

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Good evening Jon--

Since I see this as somewhat of a continuation of at least partly specious and invalid arguments (along with some cogent ones) do I or anyone else get a chance to respond to your audience/list with what I think would be a more evenhanded approach? I realize this is free country and anyone can say what they want but in the interest of being fair I would appreciate a more multi-sided debate--and think it ultimately will lead to a wiser decision--regardless of what that turns out to be.

I would appreciate your thoughts--thank you.

george

On 4/20/2022 3:58 PM, Protect Rural Albemarle wrote:

> We have been informed by a couple of different parties that the Pippin Hill Expansion has been deferred from the April 26th Planning Commission Meeting. But as others have told us it is hard to get information from the County. So, we cannot for certain confirm that it has been deferred. Until this is 100% confirmed we encourage you to take 60 seconds to send an email expressing your points of views.
>
> A key lesson learned from Community Organizers is that it is impossible to write too many emails or letters to the County board of Supervisors.
>
> Please use the issues outlined below to write your own email and send it to:
>
> County Board of Supervisors: **bos@albemarle.org**
>
> --- and ---
>
> County Planner: **mreitelbach@albemarle.org**
>
> Reference: Crossroads Tavern and Inn at Pippin Hill: ZMAA2022-00001 and SP2022-00002
>
> **The proposed rezoning of parcel 87-4 from VR to RA is brazen exploitation of County Planning**
>
> - A 'down zoning' from VR (residential) to RA (rural agriculture) would enable much lenient zoning requirements on this 5-acre residential property

- With a change to RA Easton Porter Group / Pippin Hill would be able to build many more hotel rooms with nearly no constraints. This is a 5-acre parcel
- The past history of Easton Porter Group / Pippin Hill clearly articulates what the future would hold for this property. EXPANSION!
- More hotel rooms, an even bigger Hotel Spa Resort than they want you to believe

Negative precedent along the lines of Hazy Mountain and the stalled Wavertree project

- Allowing this to be approved for Easton Porter / Pippin Hill will create a highly undesirable precedent that all other developers eyeing southern Albemarle County will exploit
- How can this proposed Hotel Resort Spa be considered as rural?
- How will the County be able to deny the next 'Hazy Mountain'?
- How can the County deny the Wavertree applications when they come back to life?

National Historic Register – disruption of historic grounds (graveyards, artifacts).

- Does not honor the history of the Miller School etc.
- There should be a thorough assessment done by professional archeologists not the ones hired by the people that are trying to cram through an unwanted Hotel Resort Spa
- Has the Albemarle Historical Society been advised of this destruction of historical property? – https://albemarlehistory.org/
- How do we activate the local historians?
- "Historical Archaeology" places the cultural resources mostly likely on the site in context with other such public assets around the county.
- https://www.nps.gov/history/tribes/Documents/106.pdf

Please let us know if you want to be removed from this distribution list.

Andy Reitelbach

From: Jon Scheumann <jonscheumann@gmail.com>
Sent: Tuesday, April 26, 2022 10:44 AM
To: Board of Supervisors members; Andy Reitelbach
Subject: Crossroads Tavern and Inn at Pippin Hill: ZMAA2022-00001 and SP2022-00002

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Ladies and Gentlemen,

I am writing to express my opposition of the rezoning request and Special Use Permit filed by Easton Porter Group/ Pippin Hill.

The proposed rezoning of parcel 87-4 from VR to RA is brazen exploitation of County Planning and the Comprehensive Plan

A 'down zoning' from VR (residential) to RA (rural agriculture) would enable much more lenient requirements on this 5-acre residential property. With a change to RA Easton Porter Group / Pippin Hill would be able to build many more hotel rooms with nearly no constraints resulting in a sizeable Hotel Resort Spa in a very rural area that would bring essentially no added-value to the local residents.

The past history of growth by Easton Porter Group / Pippin Hill clearly demonstrates what the future would hold for this property. More hotel rooms, an even bigger Hotel Spa Resort than is being presented to the County Planners and Board of Supervisors.

I respectfully ask that you look quite closely at and request the details from Easton Porter Group / Pippin as to how they intend to **FULLY** develop the potentially re-zoned property.

Thank you,
Jon Scheumann
5275 Plank Road
North Garden, VA 22959
+1 434 422 1749

Andy Reitelbach

From: Steve Smith <Steve.Smith@concord.com>
Sent: Wednesday, April 27, 2022 1:40 PM
To: Andy Reitelbach
Cc: Deka Smith; Dean Andrews; Matt Lovelady
Subject: Special Use Permit SP2022-00002: Crossroads Tavern and Inn

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Good afternoon, and thank you for taking the time to appreciate our opinion!

Our family has owned three homes in Albemarle County over the past two decades. We presently own nearly 50 acres of land…and are proud to have invested in our family's principal residence on Hightop Drive at Bundoran Farm.

Throughout the month of April, we have been copied on correspondence from a group that identifies as "Protect Rural Albemarle", accompanied by persistent solicitations to deliver letters of objection to the proposed Easton-Porter Group development: Crossroads Tavern and Inn.

A recent message contends that the project is "unwanted by the vast majority of Albemarle County residents living in the area, and specifically the Bundoran Farm Community." An actual robust survey might prove that statement to be true. But in our resident experience it does not appear to be so. It is certainly not our point of view, nor has anyone subscribing to this statement of broad homeowner rejection asked our opinion.

We also feel compelled to offer a contradictory view of this group's assertion that Easton-Porter is "not a good neighbor" and at best "tolerated" by the Bundoran community at large. This statement is completely divorced from our reality.

Our family is thankful for Pippin Hill, spends time there frequently, and always shares the experience with visiting friends and family. Business associates from Richmond and Washington DC regularly ask to drive to Albemarle for luncheon meetings, precisely because they enjoy the carefree experience at Pippin. The tasteful architecture of the developed spaces … the food, wine and service team hospitality … the casual and cheerful experience on property … for all these reasons, we believe the owners of Pippin Hill should be admired and congratulated.

Pippin Hill already adds unique charm and great value to our extended neighborhood. We believe its team has earned our support to further invest in the experience opportunity for residents and travelers at US 29 and Plank Road.

Stephen and Deborah Smith

CONCORD

STEPHEN R. SMITH | Chairman of the Board
[o] 310.385.4242 [c] 805.217.7048
New York | Los Angeles | Nashville | London | Berlin | Miami | 🧍 🏠
www.concord.com

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Andy Reitelbach

From: George Abetti <george@geobarns.com>
Sent: Tuesday, May 3, 2022 3:29 PM
To: Andy Reitelbach; Roger Johnson; Francis MacCall; Lea Brumfield; Rebecca Ragsdale; Johnathan Newberry; Kevin McDermott
Cc: Dean Andrews; Matt Lovelady; Susanne Abetti
Subject: Letter in support of Crossroads Inn purchase and development

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To whom it may concern:

I wrote some time ago expressing my support for the Crossroads Inn project and since that time have had numerous interactions with Bundoran Farm residents mostly for and a few against this endeavor. My conviction that this is worthwhile has only grown throughout these exchanges--partly because EPG has readily adjusted some of their objectives to adapt to the input they have received--and done so in an irenic manner--but moreover because so many people I love and know at Bundoran Farm and way beyond continually express their admiration, appreciation and enjoyment of not only Pippin Hill but also now the value of having a much nicer Inn to recommend to their visiting families and friends.

I have a long and deeply appreciated association with EPG and even while we may not have seen eye to eye on everything--I can speak with convinced awareness that they do everything first class, in excellent taste, with reverence for historical vernacular and utmost consideration for the environment. The Crossroads Inn as is has lots of charm and my friend Jim Stern has done a superb job keeping it afloat--but lacks the wherewithal to invest in the badly needed infrastructure to both maintain and improve it to what it can and needs to become. My point is that he needs to sell in order for the Inn to have any hope to be improved to its true capacity--so having an offer on the table solves two trenchant issues impacting both the county and Bundoran Farm:

--The county will have the benefit of a well run, vibrant economic asset that will provide jobs, pay taxes and fulfill a huge local need where there are simply no other places to stay in the vicinity.

--Bundoran Farm will have the benefit of another place to recommend to friends and family and moreover with the assurance it will be in keeping with our classical farm values and also protect us from another client coming in to buy it who knows nothing of our community and in all likelihood far less capable and aware of maintaining its wonderful cachet.

It seems palpably obvious that going with a world class known entity already part of our community is win/win as opposed to rolling the dice with no knowledge of what our choice may or not be in the future.

Thank you for your consideration--I am grateful for the privilege to weigh on on this precious opportunity.

george abetti

600 Hightop Drive

Bundoran Farm, North Garden VA

Andy Reitelbach

From: Diane Foraste <dianeforaste@gmail.com>
Sent: Monday, May 9, 2022 2:57 PM
To: Andy Reitelbach; Brian and Amy Pollok; Mary Tillman; Chris Hendy; Carter Leake; dean@eastonporter.com; Matt Lovelady
Subject: Newly scheduled meeting for the Crossroads Inn project?

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Dear Mr. Reitelbach,

As the secretary of the Bundoran Farm Community Association (BFCA), I am writing to you for an update regarding the Inn at the Crossroads application by the EastonPorterGroup (EPG), originally scheduled for April 26, 2022, but which was deferred by their request. At that time,
public hearings with the Planning Commission and the Board of Supervisors had not been rescheduled ((original applications ZMA2022-00001 and SP2022-00002).

Since that time, the EPG has revised its original proposal for The Crossroads Inn project. It is our understanding that they are seeking to schedule a new date with the Planning Commission to review this revised application.

Has a new date been scheduled? The BFCA Board would like to schedule a meeting with the Bundoran community and Dean Andrews and the EPG to provide information and discuss the revised plan before a scheduled meeting with the Planning Commission.

You have been helpful in the past in confirming the EPG deferral request, and we are hopeful you can help us again as we endeavor to keep communication open between the Bundoran community and the EastmanPorterGroup. We will need time, before your Planning Commission date, to inform everyone and to set a date that will allow Dean Andrews and the community to participate.

Thank you for your time,
Diane Foraste, BFCA Secretary

Andy Reitelbach

From: Matt Lovelady <matt@pippinhillfarm.com>
Sent: Tuesday, May 10, 2022 2:52 PM
To: Diane Foraste
Cc: Andy Reitelbach; Brian and Amy Pollok; Mary Tillman; Chris Hendy; Carter Leake; Dean Andrews
Subject: Re: Newly scheduled meeting for the Crossroads Inn project?

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Hey Diane,

I am happy to help with this as we just met with Andy and others yesterday so we have more clarity on our current standing and path forward.

EPG will need to resubmit the SP2022-00002 (Special Use Permit) for the Inn given the change in scope. We are withdrawing the ZMA2022-00001 as that is no longer included in our plans. If we were to submit this month, we would ensure we met with the Bundoran Community before the Planning Commission meeting.

Given we have already performed the required Community Meeting for the Inn property, we are not required to do another. However, we still intend to do a Bundoran Community Meeting which is currently in discussion. The recent deck we sent is the most updated we currently have but are still adding to it to address community issues. As we so have so far, we will keep you updated with changes. It is to our collective benefit that we address concerns upfront and are in no way attempting to push this through without that process.

Once we submit our application for the Special Use Permit, the county will set a date for the public meeting with the Planning Commission. If the submission continues past that point, another public meeting will be held where the Board will make their final decision. We, or the county, (or both) can share those dates as they are set.

Certainly, correct me if I am incorrect in any portion above Andy, thank you!

From the desk of:
Matt Lovelady
Director of Operations

matt@pippinhillfarm.com
d. 434.227.5197
o. 434.202.8063
pippinhillfarm.com



On Mon, May 9, 2022 at 2:57 PM Diane Foraste <dianeforaste@gmail.com> wrote:

> Dear Mr. Reitelbach,

As the secretary of the Bundoran Farm Community Association (BFCA), I am writing to you for an update regarding the Inn at the Crossroads application by the EastonPorterGroup (EPG), originally scheduled for April 26, 2022, but which was deferred by their request. At that time,
public hearings with the Planning Commission and the Board of Supervisors had not been rescheduled ((original applications ZMA2022-00001 and SP2022-00002).

Since that time, the EPG has revised its original proposal for The Crossroads Inn project. It is our understanding that they are seeking to schedule a new date with the Planning Commission to review this revised application.

Has a new date been scheduled? The BFCA Board would like to schedule a meeting with the Bundoran community and Dean Andrews and the EPG to provide information and discuss the revised plan before a scheduled meeting with the Planning Commission.

You have been helpful in the past in confirming the EPG deferral request, and we are hopeful you can help us again as we endeavor to keep communication open between the Bundoran community and the EastmanPorterGroup. We will need time, before your Planning Commission date, to inform everyone and to set a date that will allow Dean Andrews and the community to participate.

Thank you for your time,
Diane Foraste, BFCA Secretary

Andy Reitelbach

From: Kenneth Heimgartner <kfheimgartner@gmail.com>
Sent: Thursday, May 12, 2022 11:18 AM
To: Andy Reitelbach
Cc: Jim Andrews
Subject: Crossroads Inn and Tavern Proposal from the Easton Porter Group (EPG)

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Andy,
I live due west of Pippin Hill with the entire Pippin Hill complex and much of the proposed Crossroads development in my view shed. I'm a community member of Bundoran Farm and have owned here since 2007.

That said, I sent you a couple of e-mails earlier with my concerns about the EPG's first proposal and since reading their second, I wanted to follow up with additional concerns and comments on their second proposal

First, I was taken aback by the EPG's assertion/implication that the Crossroads development is "stand alone" and requires no other infrastructure support. As you know, the land for the Crossroads development consists of only about 4 acres .Clearly, the EPG developers need to explain how 4 acres will support in an environmentally sound way access roads, streets, parking spaces, 7 hotel buildings, renovated and expanded historic buildings, vegetable gardens, 8 acres of wildflowers, view sheds, grape vines, septic drain fields, water sources, etc as described in the development proposal before the County Planners.

All this on 4 acres?

However, the Site Plan for the Crossroads development does show that Pippin Hill will need to provide as a minimum, a septic drain field and access roads, and indirectly, some of the other infrastructure support as described above.

You may be aware, Pippin Hill is located within an agricultural easement zone as described by Charter within the Bundoran Farm Community and any unilateral action by Pippin Hill is constrained by an Easement Subordination Agreement (ESA) signed by Dean Andrews in 2010 (on file with the County) limiting what Pippin Hill can do without Bundoran Farm Community Association (HOA) approval. As a minimum, the Septic field and access roads would require Bundoran Community approval.

Furthermore, for the Crossroads Complex to have access to any of the Pippin Hill infrastructure, and since that infrastructure access is constrained by the ESA, approval for that access will need to be granted via a vote by the Bundoran Farm Community Association Board members in an open meeting, with all community members allowed to attend and voice their views. And before the board can meet and render a decision, the Pippin Hill owners/management will need to send a letter to the board requesting that the Crossroads have access to their infrastructure located within the ESA. That letter, as far as I'm aware has not been sent to the board and thus far no vote has occurred.

If the Crossroads is truly a "stand alone" development needing no outside infrastructure support than let the process proceed, but if Pippin Hill infrastructure support is needed then possibly the whole review process by the County Planners should be held in abeyance until a decision is rendered by the Bundoran Farm Community Association Board.

As I stated in my earlier e-mails I don't believe the County should encourage commercial economic development along the 29 corridor south of highway 64 contrary to the County Development Plan. Approving the Crossroads would be tantamount to approving a "Pippin Hill Phase II", a precedence that would be impossible to "walk back", thus encouraging more development in what has heretofore been a predominantly rural area.

Thank you,

Ken Heimgartner
820 Carpenter Drive
North Garden, VA
434-996-0332 (cel)

Andy Reitelbach

From: Cathy Scheumann <cathy.scheumann1@gmail.com>
Sent: Thursday, May 12, 2022 9:10 AM
To: Andy Reitelbach; Board of Supervisors members
Subject: Expansion of Pippin Hill

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Greetings,
After reviewing the updated slides that EPG put together to paint their picture of the proposed plan (to purchase the Crossroads Tavern and Inn and expand Pippin Hill Event Venue) a few thoughts came to mind. Slides 1 -5 are referenced not in any particular numerical order but can be identified by the title.

1. Slide - Response and Addressing Neighbors Concerns A. "No intrusion on neighbors views"-
- The detached hotel/motel rooms can be seen from several houses.
B. "All traffic will be within 500 Feet of Route 29 - so no impact on Bundoran Farm"
- Incorrect. Traffic from Waynesboro, Crozet, some exits off 64, everything west of Batesville will see increased traffic on Plank Road (thru Bundoran Farm).

2. Slide - Updated Map (showing 7 detached hotel/motel rooms) A. Shows drain fields on Bundoran Farm property. Has this been approved by the board? There is a legally binding ESA (Easement Subordination Agreement) on this property. I understand this is something EPG needs to seek approval on just bringing it out in the open. Also, Ridge Road on Bundoran Farm property needs HOA board approval. I asked this question and made reference to this at the April 4 Zoom community meeting.
B. Is there adequate water and sewage to support the outbuilding hotel/motel rooms without sourcing from Pippin Hill (as these are said to be two different projects - "not an extension of Pippin Hill").

3. Slide - Response and Addressing Neighbors Concerns A. "Does Not Set a Precedent for Rural Commercial/Hotels/ Event Centers"
- If SUP's are not kept in control in Albemarle County every person with a barn will start requesting special permits to host weddings.
B. "It is not a new resort."
- In fact, on slide titled Traffic Assessment the language used is "Resort Hotel." Being proposed are 7 NEW detached resort hotel/motel rooms. Several references through out presentation "Natural Spa and Wellness Experiences, yoga, wellness …"
C. "As part of the SUP is willing to commit to limits for gatherings. Not going to host late night outside events with major traffic, lights, or loud music."
- Who is going to monitor the after wedding parties that congregate at the outdoor village green, outside tables at the Inn, and on the detached hotel/motel porches?

4. Slide - Agricultural Programs and Commitments A. On slide titled Response and Addressing Neighbors Concerns is stated "The Inn is a stand alone historic inn investment, not an expansion of Pippin Hill."
- How can the following be done on approximately 4 acres of land?
- 7 new detached hotel/motel rooms, over 5000 pounds of vegetables and fruit grown annually, 1,800 sq ft of kitchen garden bed, 15,000 sq ft of fruit garden, hundreds of pounds of figs, apples, pears, blueberries, and black berries annually, 7 acre wildflower garden, 6 acres of vines, 24 tons of wine grapes. "The Inn is a stand alone historic inn investment, not an expansion of Pippin Hill." (quote from slide titled Response and Addressing Neighbors Concerns.

Question - All of this on 4 acres? Is the Inn at Crossroads a stand alone or connected to and an expansion of Pippen Hill Event Center?
B. Our Agricultural Plans for the Crossroads Inn -Where on the concept plan is the greenhouse, chicken coop, and kitchen gardens?

5. Slide - Sustainability and Education Programs A. Repeat - “This is not an expansion of Pippin Hill”
- Rainwater recycling - Where are the 5 cisterns to collect 11,500 gallons of roof runoff to be located on the Inn property?
-Water Treatment - Where are the recirculating septic system filters to be located on the 4 acres.
-Where is the barn and the solar panels on the inn property?
-8 acre wildflower meadow on 4 acres? Is this a standalone investment or an expansion of Pippin Hill?

Final Comments - If these SUP’s aren’t controlled consistently, fairly, and with transparency Albemarle County is going to turn into a Louden or Fauquier County with wine and wedding weekends with traffic to boot. Pippin Hill Event Center and Restaurant has already stretched the rules in developing an event/wedding facility, built a barn that is larger than original plans shown and 3/4 outside of the original sight plan, increased dramatically in size since inception, asked neighbors for and granted permission to host “dinners” on the hill during the pandemic to avoid going out of business (financial recorders do not support this claim), requested and given tempo approval for unsightly tents on the property during the pandemic, and buses parked in view of neighbors (documented April 28 and 29 - along with many more parking and other infractions over the years). Please take these and other thoughts into consideration when making an educated and informed decision to grant a special permission permit for the expansion of Pippin Hill Event Center.
Sincerely,
Cathy Scheumann

Sent from my iPad

Andy Reitelbach

From: Cathy Scheumann <cathy.scheumann1@gmail.com>
Sent: Thursday, May 12, 2022 5:00 PM
To: Board of Supervisors members; Andy Reitelbach
Subject: Pippin Hill Expansion

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Andy and Team -
FYI - Pippin Hill Expansion 2011-2022. A picture is worth a thousand words. What will Inn at Pippin Hill bring?
Cathy Scheumann







Sent from my iPad

Andy Reitelbach

From: Cathy Scheumann <cathy.scheumann1@gmail.com>
Sent: Thursday, May 12, 2022 9:07 PM
To: Board of Supervisors members; Andy Reitelbach
Cc: Diane Lewis
Subject: Re: Pippin Hill Expansion

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Correction - one of my neighbors brought to my attention the white barn and long structure off of it were constructed at the same time. I wanted to correct my error. Other neighbors brought to my attention I did not include pictures of the large barn (referred to as a shed), the green house from England, beehives, the chicken coop, the vegetable garden and the gazebo. I think I got it all..
Cathy Scheumann

Sent from my iPad

> On May 12, 2022, at 5:00 PM, Cathy Scheumann <cathy.scheumann1@gmail.com> wrote:
> Andy and Team -
> FYI - Pippin Hill Expansion 2011-2022. A picture is worth a thousand words. What will Inn at Pippin Hill bring?
> Cathy Scheumann







>
>
> Sent from my iPad

County Planning Dept
401 McIntire Rd,
Charlottesville, VA 22902

Comment re: rezoning at Inn at the Crossroads

Hello:

It is clear to me that Pippin Hill has long flouted the ordinance that allows vineyards to serve light food. What they are doing is running a full-scale restaurant for 100s of guests on rurally-zoned land.

Now comes their plan to open an adjacent 28-room boutique hotel ("11 cottages" yes but look closely and each one is two rooms. And the inn already has six rooms which will presumably stay). Plus a spa, event space etc

If the County allows a hotel like this to open on rural land I predict it will be flooded with similar applications down the road the the character you have worked to preserve may be lost. Please say no.

Thanks for your work on this.

THANKS!

Andy Reitelbach

From: Connie Hendy <cookbookcrazy1@gmail.com>
Sent: Friday, May 13, 2022 3:52 PM
To: Andy Reitelbach
Subject: The Inn at the Crossroads

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Good afternoon Mr. Reitelbach,

I am writing to you with questions about the 'neighbors' of the Inn at the Crossroads project. Can you provide me with a list of the 'neighbors' of the Inn at the Crossroads project and tell me who came up with this list?

I'm curious to see that list as I live at 901 Carpenter Drive in North Garden. Yes, I am a Bundoran Farm resident. However, we are not shown on the page of the CrossRoads Inn DRAFT Presentation deck that is titled 'Protecting Views for Neighbors', though we are just out of the picture to the right of the neighbor that is .92 miles away. My calculations using GPS coordinates puts us at .98 miles away from the Inn at the Crossroads.

In that same DRAFT presentation deck, on a page that talks about 'Response & Addressing Neighbor Concerns', EPG states that there will be 'no intrusion on neighbors views'. As Dean Andrews likes to talk about facts, let me share with you that that statement is NOT a fact. We would be able to see those cottages from our house, and we had one of Mr Andrews' team members over to our house after the April 4 Zoom to show them what we see.

Thank you for time,

Connie Hendy

Andy Reitelbach

From: Lea Brumfield
Sent: Thursday, May 19, 2022 4:16 PM
To: Andy Reitelbach
Subject: FW: BFCA's concern regarding EPG's SUP proposal
Attachments: BFCA Board letter to Albemarle County Planning re Crossroads Inn_18Apr2022.pdf

Not sure if you saw this.

Lea Brumfield (she, her)
Senior Planner II, Zoning Division
Albemarle County

lbrumfield@albemarle.org
434-296-5832 x3023
401 McIntire Road, Charlottesville, VA 22902

From: Bart Svoboda <bsvoboda@albemarle.org>
Sent: Wednesday, May 18, 2022 10:47 AM
To: Lea Brumfield <lbrumfield@albemarle.org>
Cc: Francis MacCall <FMACCALL@albemarle.org>
Subject: FW: BFCA's concern regarding EPG's SUP proposal

Lea,

Please review.

Thanks.
Bart

From: Jodie Filardo <jfilardo@albemarle.org>
Sent: Wednesday, May 18, 2022 8:08 AM
To: Bart Svoboda <bsvoboda@albemarle.org>; Candice Perkins <cperkins@albemarle.org>
Cc: Charles Rapp <rappc@albemarle.org>
Subject: FW: BFCA's concern regarding EPG's SUP proposal

Hi Bart and Candice,

Can you please forward this to our team members working on the Crossroads Tavern at Pippin Hill project?

Thanks and regards,
Jodie

Jodie Filardo
Community Development Director
Albemarle County

jfilardo@albemarle.org

office: (434)296-5832 ext.3248
401 McIntire Road, North Wing, Charlottesville, VA 22902

From: Donna Price <dprice@albemarle.org>
Sent: Tuesday, May 17, 2022 12:17 PM
To: Jodie Filardo <jfilardo@albemarle.org>
Cc: Charles Rapp <rappc@albemarle.org>
Subject: FW: BFCA's concern regarding EPG's SUP proposal

Jodie:

Forwarding FYI as this was addressed to Supervisors at our individual email addresses, and not to the BoS address.

Donna

From: Diane Foraste <dianeforaste@gmail.com>
Sent: Tuesday, May 17, 2022 11:18 AM
To: Jim Andrews <jandrews2@albemarle.org>; Donna Price <dprice@albemarle.org>; Diantha McKeel <dmckeel@albemarle.org>; Ned Gallaway <ngallaway@albemarle.org>; Bea LaPisto-Kirtley <bkirtley@albemarle.org>; Ann Mallek <amallek@albemarle.org>
Subject: BFCA's concern regarding EPG's SUP proposal

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May 16, 2022

To the Albemarle County Board of Supervisors,

The Bundoran Farm Community Association (BFCA) Board of Directors submitted the attached letter on April 18, 2022 related to a January 17, 2022 Special Use Permit proposal from the EastonPorterGroup for a project entitled "Crossroads Tavern at Pippin Hill." Since this letter, EPG deferred their first proposal, and we believe there is a revised proposal that may soon be submitted. Our April 18th letter was sent to the Planning Commission, and we feel that it will provide background information for you.

The BFCA Board would like to again clarify that no EPG plan impacting BFCA easements has been submitted to the BFCA Board to approve as required by an Easement Subordination Agreement signed by both Dean Andrews and the BFCA. This legal document is on record with the county. The Board of Supervisors as well as the Planning Commission should be aware of the approval requirements involved if the revised proposal presumes alterations within Parcel ID 86-88 (Lot F-09). No assumption should be made about the future approval of any such items.

The BFCA welcomes communications on its role in this proposed project. Please forward inquiries to the Secretary of the BFCA at dianeforaste@gmail.com.

Sincerely,
Diane Foraste, Secretary
The BFCA Board of Directors

Bundoran Farm

18 April 2022

To: Andy Reitelbach, Senior Planner II, Albemarle County Office of Community Development

From: Bundoran Farm Community Association Board of Directors

Dear Mr. Reitelbach,

This letter is written on behalf of the current Board of Directors for the Bundoran Farm Community Association, Inc. ("BFCA").

On January 17, 2022, a proposal for a Special Use Permit and Zoning change was submitted by the EastonPorter Group ("EPG"), the current owners and investors in Pippin Hill Farm & Vineyards ("Pippin Hill Farm") for a project entitled "Crossroads Tavern at Pippin Hill". This was followed by an initial community informational meeting hosted by the Albemarle County Planning Commission office via virtual meeting on April 4, 2022.

One of the investors in EPG is also a property owner of Parcel ID Lot 86-88, known to the Bundoran community as Lot F-09, upon which Pippin Hill Farm currently operates (see Attachments A & B). That owner chose to take title of Lot F-09 as Pippin Hill Farm & Vineyards, LLC ("F-09 Owner").

This letter speaks only to the obligations of the F-09 Owner to the BFCA. Those obligations are to follow a very well-defined community review process for ANY changes to the use of Lot F-09 as well as an Easement Subordination Agreement ("ESA") that covers the Pippin Hill Farm operation. As of this date, the F-09 Owner has not made any requisite submissions to the BFCA for alterations within Lot F-09 that are associated with the Crossroads Tavern at Pippin Hill project. Of particular note are four (4) items in the submitted Project Narrative and its accompanying map submission dated Jan 17, 2022. Those four items as well as the Project Narrative extract are listed below and shown on Attachment A:

(1) A new internal road that connects Lots 87-3B/87-4 with Lot F-09

(2) An existing internal road that connects Lot 87-3B with Lot F-09

(3) A new septic drain field in Lot F-09 that receives effluent from Lots 87-3B and 87-4

(4) A new pedestrian/biking path that connects Parcels 87-3B/87-4 with Lot F-09

The BFCA Board would like to clarify that none of the above four (4) items have been submitted, reviewed, or approved by the BFCA. The Planning Commission should be aware of the approval requirements involved with these proposed alterations within Lot F-09, and no assumption should be made about the future approval of these four items.

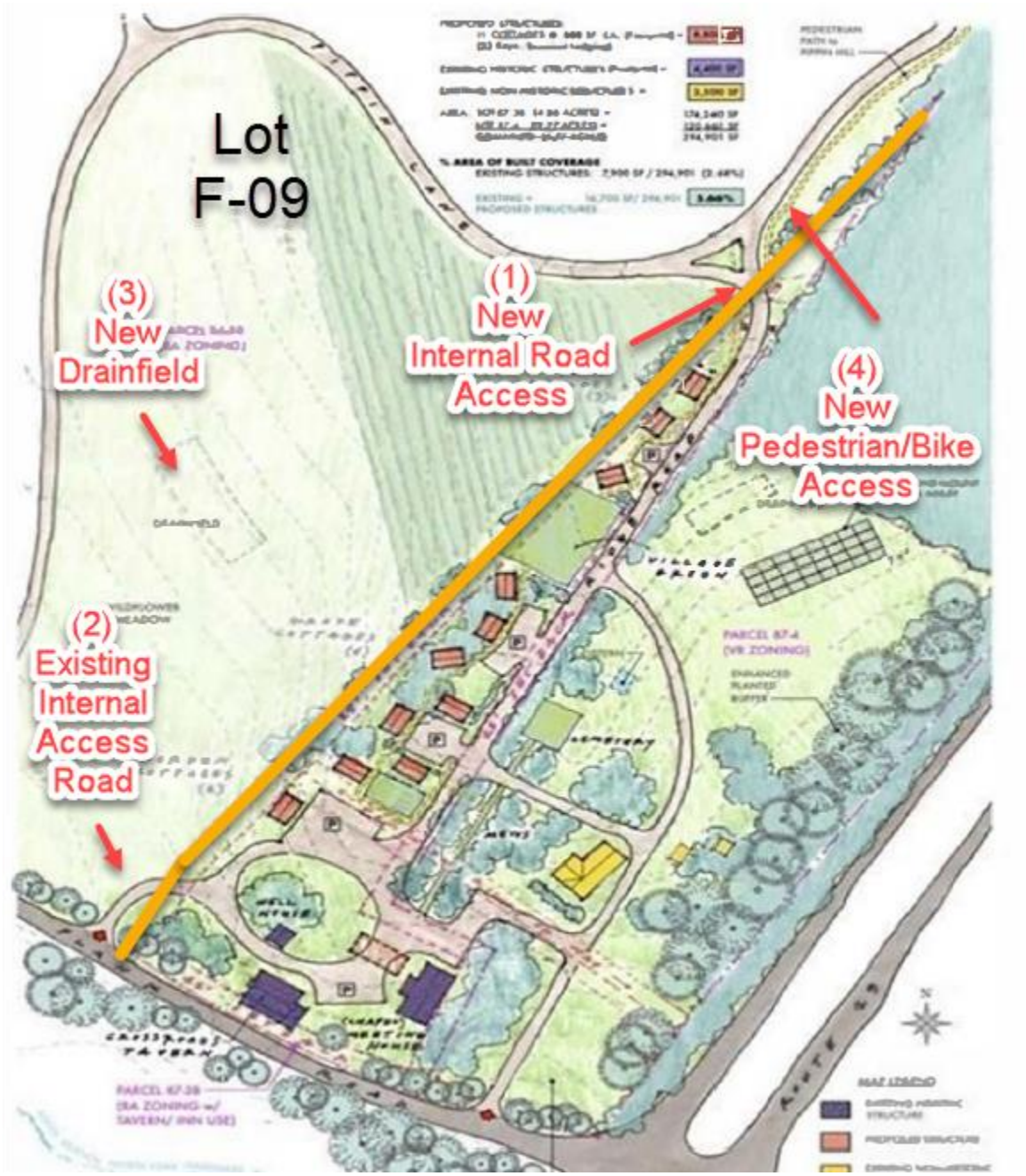
The BFCA welcomes communications on its role in this proposed project. Please direct inquiries to the Secretary of the BFCA at dianeforaste@gmail.com.

Sincerely,

The BFCA Board of Directors

Bundoran Farm

Attachment A (Submitted map and Narrative Extract with 4 BFCA Items of Note Added)

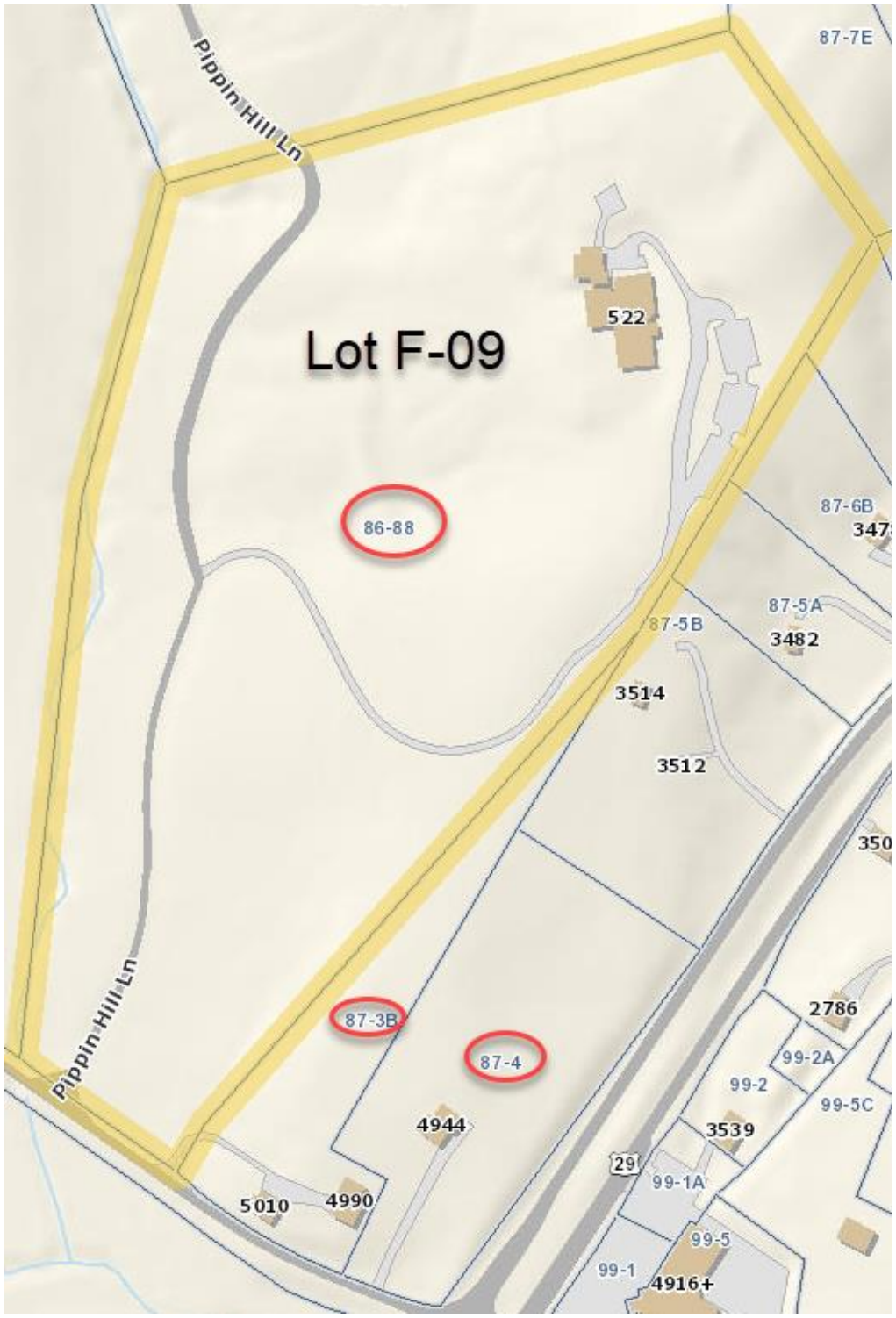


Narrative Extract found of Page 1 of EPG Narrative:

“Access to the cottages will be from within Pippin Hill Farm via a proposed internal road which follows the ridgeline between Parcels 87-38 and 87-4, as well as from the existing entrance to the Crossroads Inn at SR. 712.”

Bundoran Farm

Attachment B (from Albemarle County GIS Map)



Andy Reitelbach

From: Jon Scheumann <jonscheumann@gmail.com>
Sent: Tuesday, May 17, 2022 9:32 AM
To: Lea Brumfield; Andy Reitelbach; Rebecca Ragsdale
Subject: RE: SP2022-00002 - detached Hotel Rooms - Rural Areas

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Lea,

Thank you for responding to my questions, I appreciate that.

In the Albemarle Comprehensive Plan adopted Jun 10, 2015, it states in part on page 7.30 that …

> "Generally, new hotels, motels, inns, and retreat centers are not considered to be appropriate in the Rural Area due to their water requirements, wastewater needs, and traffic impacts."

I would like to ask then that if the County is looking at the 'cottages' being proposed by Easton Porter Group as 'detached hotel rooms' then isn't the proposed development out of synch with the Comprehensive Plan?

Isn't also EPG's proposal to host Corporate Retreats at the Crossroads Inn also not supportive of the Comprehensive Plan?

Thank you,
Jon

Jon Scheumann
+1 434 422 1749

From: Lea Brumfield <lbrumfield@albemarle.org>
Sent: Wednesday, May 11, 2022 09:03
To: Jon Scheumann <jonscheumann@gmail.com>; Andy Reitelbach <mreitelbach@albemarle.org>; Rebecca Ragsdale <rragsdale@albemarle.org>
Subject: RE: SP2022-00002 - use not otherwise permitted under the ordinance

Mr. Scheumann,

That section applies only to restaurants, taverns, and inns that are not subject to part (a.) of that clause, i.e. restaurants, taverns, and inns that are not located on the site of an historic restaurant, tavern, or inn.

The Crossroads Inn is a historic inn on the National Historic Register, so they are not subject to any limitations on existing water and sewerage systems.

Additionally, it only applies to non-conforming uses. If they convert the use from a bed and breakfast accessory use (their prior existing approval) to an historic inn under a special use permit, they will be conforming to the special use permit, which allows the use under the zoning ordinance.

Best regards,

Lea Brumfield (she, her)
Senior Planner II, Zoning Division
Albemarle County

lbrumfield@albemarle.org
434-296-5832 x3023
401 McIntire Road, Charlottesville, VA 22902

From: Jon Scheumann <jonscheumann@gmail.com>
Sent: Tuesday, May 10, 2022 5:49 PM
To: Lea Brumfield <lbrumfield@albemarle.org>; Andy Reitelbach <mreitelbach@albemarle.org>; Rebecca Ragsdale <rragsdale@albemarle.org>
Subject: SP2022-00002 - use not otherwise permitted under the ordinance

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Ms. Brumfield,

Thank you for the reply and clarification. Very helpful.

This new information brings to attention another question. Section 10.2.2 – By-right special use permit, subsection 27.b reads as follows:

> "b. Nonconforming uses, provided the restaurant or inn is served by existing water and sewerage systems having adequate capacity for both the existing and proposed uses and facilities without expansion of either system."

Am I correct in interpreting this section as follows … if Easton Porter Group is to build cottages on this property, this new construction must be accomplished within the existing capacity of the fresh water supply and waste water treatment capacity? And that expansion of either systems is not allowed?

Thank you,
Jon Scheumann
+1 434 422 1749

From: Lea Brumfield <lbrumfield@albemarle.org>
Sent: Monday, May 9, 2022 17:47
To: Jon Scheumann <jonscheumann@gmail.com>; Andy Reitelbach <mreitelbach@albemarle.org>; Rebecca Ragsdale <rragsdale@albemarle.org>
Subject: RE: ZMAA2022-00001 and SP2022-00002 - Development density

Mr. Scheumann,

I can understand how that would be confusing, but the density regulations apply to by-right residential developments. The application SP2022-02, for the expansion of a historic tavern and inn, is a special use permit use that permits a use not otherwise permitted under the ordinance, and by-right residential density does not apply.

If the property were being developed solely for residential use, it would be required to meet the density requirements. However, as a historic tavern and inn, the "cottages" will not be used for residences, and they will not need to meet

density requirements. They are essentially detached hotel rooms, and I understand it, will also not meet the legal definition of a dwelling.

Please let me know if you need any further clarification.

Best regards,

Lea Brumfield (she, her)
Senior Planner II, Zoning Division
Albemarle County

lbrumfield@albemarle.org
434-296-5832 x3023
401 McIntire Road, Charlottesville, VA 22902

From: Jon Scheumann <jonscheumann@gmail.com>
Sent: Monday, May 9, 2022 3:22 PM
To: Andy Reitelbach <mreitelbach@albemarle.org>; Rebecca Ragsdale <rragsdale@albemarle.org>; Lea Brumfield <lbrumfield@albemarle.org>
Subject: ZMAA2022-00001 and SP2022-00002 - Development density

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Mr. Reitelbach, Ms. Ragsdale and Ms. Brumfield

My understanding is that the parcel of land on which the Crossroads Inn & Tavern resides is currently zoned RA and occupies 4.0 acres..

Assuming that that is correct, then in Section 10 – Rural Areas District – RD code, subsection 10.4 – Area and bulk regulations, states that the gross density is 0.5du/acre.

If this is correct then the proposed expansion (11 cottages) by Easton Porter Group on this property would not comply with County Code.

Please advise if I am reading the County Code correctly.

Thank you,

Jon Scheumann
+1 434 422 1749
5275 Plank Road
North Garden, VA 22959

Andy Reitelbach

From: George Abetti <george@geobarns.com>
Sent: Friday, May 20, 2022 6:24 PM
To: Protect Rural Albemarle; Board of Supervisors members; Karen Firehock; Andy Reitelbach
Subject: Re: Stop Easton Porter Group from building hotel rooms in Rural Community

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Good evening Jon--

I disagree with you in that this is not actually a "new hotel/motel"--but it is a tasteful refurbishing and expansion of a well known historic Inn that is clearly in need of significant improvements. This is already a popular and functioning Inn (way before Bundoran Farm got organized and any of us moved in) and it seems appropriate to me to make it a better and more accommodating place with improved landscaping, curb appeal, room amenities, code requirements (the stairs are scary and do not meet code), and a wonderful place to recommend to Bundoran guests--whom I have steered there many times over the years I have been here.

I take many guests and friends to Pippin Hill and all of them uniformly rave about its food, atmosphere, class and views--which an improved Inn will only enhance. I also think it is somewhat disingenuous for you to claim their viewshed is "built on the backs of Bundoran owners"--since they were here well before almost everyone in their current panorama (with the exception of the Heimgartner home).

I no way am I protesting or disagreeing with your right to oppose this project--but I do have a right to disagree with what I see as specious, personal attacks and less than accurate information. I value our community and I see little positive coming out of this approach and ask you to consider how to improve their plans rather than indiscriminately railing against them.

I am also a bit frustrated about this format since if this (Protect Albemarle) is actually a group discussion where accountability and transparency are necessary to a sound outcome--why are not the other names of the recipients posted so I can address my honest concerns with your comments to the rest of them? I ask you humbly to forward my comments to everyone you are sending your comments so this not not devolve into further diatribe.

Thank you for your consideration.

george

On 5/20/2022 10:40 AM, Protect Rural Albemarle wrote:

> Ladies and Gentlemen
>
> The Albemarle Comprehensive Plan adopted Jun 10, 2015, states on page 7.30 …
>
> > “Generally, new hotels, motels, inns, and retreat centers are not considered to be appropriate in the Rural Area due to their water requirements, wastewater needs, and traffic impacts.”
>
> We need to ask the County Planning Commission and the County Board of Supervisors to reject this proposal for a Special Use Permit to build detached hotel rooms on the 4.0 acre Crossroads Inn property as proposed by the Easton Porter Group.

Also in the Easton Porter Group's proposal to the County EPG is proposing to host Corporate and other types of retreats. Again we need to request that the County Planning Commission and the County Board of Supervisors reject this Special Use Permit application.

Neither hotel rooms nor a retreat center is compatible with the Comprehensive Plan for Rural Areas as stated on page 7.30 of the Plan.

Please write to :

County Board of Supervisors: **bos@albemarle.org**

County Planning Commissioner representing the Samuel Miller District and the Chair of the Commission, Karen Firehock: **kfirehock@albemarle.org**

County Planner: **mreitelbach@albemarle.org**

Subject: **SP2022-00002 - detached Hotel Rooms in Rural Areas**

Click here to learn more about the Comprehensive Plan

Please let me know if you want to be removed from this distribution list.

Jon Scheumann

Andy Reitelbach

From: bonniehtz@gmail.com
Sent: Friday, May 20, 2022 11:57 AM
To: Andy Reitelbach
Subject: Easton Porter Group proposal

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Hello,

The Albemarle Comprehensive Plan adopted Jun 10, 2015, states on page 7.30 …

> "Generally, new hotels, motels, inns, and retreat centers are not considered to be appropriate in the Rural Area due to their water requirements, wastewater needs, and traffic impacts."

Please reject this proposal for a Special Use Permit to build detached hotel rooms on the 4.0 acre Crossroads Inn property as proposed by the Easton Porter Group.

The Easton Porter Group's proposal includes to hosting Corporate and other types of retreats. Please reject this Special Use Permit application.

Neither hotel rooms nor a retreat center is compatible with the Comprehensive Plan for Rural Areas as stated on page 7.30 of the Plan.

Thank you for your consideration –

Regards,
Bonnie Horowitz

Bonniehtz@gmail.com
323 Kestrel Way
North Garden, VA 22959
(703)405-2664

Andy Reitelbach

From: Jon Scheumann <jonscheumann@gmail.com>
Sent: Friday, May 20, 2022 10:29 AM
To: Board of Supervisors members; Karen Firehock
Cc: Andy Reitelbach
Subject: SP2022-00002 - detached Hotel Rooms in Rural Areas

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Ladies and Gentlemen

The Albemarle Comprehensive Plan adopted Jun 10, 2015, states on page 7.30 that …

> "Generally, new hotels, motels, inns, and retreat centers are not considered to be appropriate in the Rural Area due to their water requirements, wastewater needs, and traffic impacts."

I would like to ask the County Planning Commission and the County Board of Supervisors to reject this proposal for a Special Use Permit to build detached hotel rooms on the 4.0 acre Crossroads Inn property as proposed by the Easton Porter Group.

Also in the Easton Porter Group's proposal to the County EPG is proposing to host Corporate and other types of retreats. Again I am requesting the County Planning Commission and the County Board of Supervisors reject this Special Use Permit application.

Neither hotel rooms nor a retreat center is compatible with the Comprehensive Plan for Rural Areas as stated on page 7.30 of the Plan.

Respectfully,

Jon Scheumann
5275 Plank Road
North Garden, VA 22959
+1 434 422 1749

Andy Reitelbach

From: L Martin <lisamartinbooks@gmail.com>
Sent: Monday, May 23, 2022 12:33 PM
To: Andy Reitelbach
Subject: SP202200002 Crossroads Tavern and Inn at Pippin Hill

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Hi Andy,

A couple of quick questions for you on the Pippin Hill project, when you have a moment.

* When do you expect a staff report to be issued on this application? The neighbors have sent me a copy of EPG's revised proposal with fewer cottages, but I may not be on the mailing list as I did not receive that revision from you.

* Regarding the project, can you tell me what are the plans for the Inn at the Crossroads? Will it continue to operate with six guest rooms after the renovation, or will there be more (or fewer)? I watched the presentation again and could not tell.

* In the drawing for the revised proposal, the parking lots on the adjacent lot disappeared — do you know how cottage parking will be handled?

Thanks for any help, and if I should direct the latter two questions to someone at EPG instead of you, please let me know.

Best,
Lisa

Crozet Gazette

Lisa Martin
434.996.8210 (c)
434.293.3793 (h)
lisamartinbooks@gmail.com

Andy Reitelbach

From: Jon Scheumann <jonscheumann@gmail.com>
Sent: Tuesday, May 24, 2022 3:01 PM
To: Board of Supervisors members; Karen Firehock
Cc: Andy Reitelbach
Subject: SP2022-00002 - Inn at the Crossroads

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Ladies and Gentlemen,

Subject: SP2022-00002 – Easton Porter Group application for a Special Use Permit concerning Inn at the Crossroads

I am writing to express my opposition to this SUP application for the following reason.

Easton Porter Group's proposal shows that the detached hotel rooms being proposed are intended to serve the Pippin Hill Winery, also owned by Easton Porter Group (EPG) and not the historic structure as required by Code. The plan as submitted by EPG clearly shows a road to be built to enable customers from the Inn at the Crossroads to go directly to Pippin Hill.

According to County Code section 10.2.2.27.a. (iii) this is not permitted by a Special Use Permit. This section of the County Code reads as follows:

> "(iii) that any additions or new structures shall serve a restaurant, tavern or inn use existing within the historic structure and lawfully operating on December 14, 2016; or"

The three key words in this section of the code are 'shall,' 'serve' and 'within.'

The first key word, 'shall,' is an imperative command, indicating that certain actions are mandatory.

The second key word, 'serve,' meaning perform duties or services for a business in this context

The third key word in this section is 'within,' meaning inside the historic structure.

Taken together the above section of code means that if a SUP is granted under Code Section 10.2.2.27.a. any additions or structures are to meet the standard that their purpose is to serve the commercial activity within the historic structure.

Clearly Easton Porter Group envisions these newly constructed detached hotel rooms serving Pippin Hill Winery. Otherwise, why make the investment to construct the road to Pippin Hill?

Also, during the public hearing held on April 4, 2022 via Zoom, Mr. Dean Porter, CEO of Easton Porter Group, talked about providing the hotel guests bicycles and golf carts in order to facilitate them going to Pippin Hill. This further demonstrates that the proposed detached hotel rooms are to serve Pippin Hill's business and not dedicated to the business within the historic structure.

Respectfully,
Jon Scheumann
+1 434 422 1749

North Garden, VA

SECTION 10 - RURAL AREAS DISTRICT – RA

Sec. 10.2.2 - By special use permit.

The following uses shall be permitted by special use permit in the RA district, subject to the applicable requirements of this chapter:

27. Restaurants, taverns, and inns that are:

a. Located on a site containing a structure that is a historic structure and/or site as defined in section 3.1 or located on a site containing a structure that is identified as contributing to a historic district as defined in section 3.1, provided: (i) the structure was historically used as a restaurant, tavern or inn or previously approved for such use by special use permit; and (ii) if renovation or restoration of the historic structure is proposed, such changes shall restore the structure as faithfully as possible to the architectural character of the period(s) of its significance and shall be maintained consistent therewith; and (iii) that any additions or new structures shall serve a restaurant, tavern or inn use existing within the historic structure and lawfully operating on December 14, 2016; or

b. Nonconforming uses, provided the restaurant or inn is served by existing water and sewerage systems having adequate capacity for both the existing and proposed uses and facilities without expansion of either system.

Jon Scheumann
+1 434 422 1749

Andy Reitelbach

From: L Martin <lisamartinbooks@gmail.com>
Sent: Wednesday, May 25, 2022 3:11 PM
To: Andy Reitelbach
Subject: Re: SP202200002 Crossroads Tavern and Inn at Pippin Hill

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Thanks very much, Andy.

Best,
Lisa

On May 25, 2022, at 2:58 PM, Andy Reitelbach <mreitelbach@albemarle.org> wrote:

Good afternoon Lisa,

1. Staff reports are generally available about 5-7 days prior to the Planning Commission public hearing for an application. The PC meeting for this item has not been scheduled, so no staff report has been written at this time. In addition, the revised proposal by Easton Porter Group has not been submitted to the County for review yet. My understanding from EPG is that they plan to submit this revised proposal on June 6th for review by County staff and partner agencies (VDOT, VDH).
2. Since the proposal is being revised and hasn't been re-submitted yet, I'm not sure what the applicant's current plans are for the Inn. You may want to reach out to the applicant Dean Andrews dean@eastonporter.com, or his associate Matt Lovelady matt@pippinhillfarm.com. They would be able to provide you with the most up-to-date plans for the Inn.
3. Similar to the answer above, since the revised application hasn't been submitted to the County yet, I haven't reviewed the proposed new layout, so can't say at this time how it might affect parking on the site. You may want to direct this question to Dean Andrews as well.

Best regards,
Andy

Andrew Reitelbach
Senior Planner II
Albemarle County
--
areitelbach@albemarle.org
434.296.5832 x3261
401 McIntire Road
Charlottesville, VA 22902

From: L Martin <lisamartinbooks@gmail.com>
Sent: Monday, May 23, 2022 12:33 PM

To: Andy Reitelbach <mreitelbach@albemarle.org>
Subject: SP202200002 Crossroads Tavern and Inn at Pippin Hill

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Hi Andy,

A couple of quick questions for you on the Pippin Hill project, when you have a moment.

* When do you expect a staff report to be issued on this application? The neighbors have sent me a copy of EPG's revised proposal with fewer cottages, but I may not be on the mailing list as I did not receive that revision from you.

* Regarding the project, can you tell me what are the plans for the Inn at the Crossroads? Will it continue to operate with six guest rooms after the renovation, or will there be more (or fewer)? I watched the presentation again and could not tell.

* In the drawing for the revised proposal, the parking lots on the adjacent lot disappeared — do you know how cottage parking will be handled?

Thanks for any help, and if I should direct the latter two questions to someone at EPG instead of you, please let me know.

Best,
Lisa

Crozet Gazette

Lisa Martin
434.996.8210 (c)
434.293.3793 (h)
lisamartinbooks@gmail.com

Andy Reitelbach

From: Gibson, Mary E (meg2e) <meg2e@virginia.edu>
Sent: Friday, May 27, 2022 8:32 AM
To: Jim Andrews; Andy Reitelbach
Subject: Crossroads inn expansion

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

I'm writing again to protest further development at the Crossroads inn a property (rts. 29 and 692). It is my understanding that further plans may be in process to develop the property for additional overnight accommodations. This is not in the best interest of the area for several reasons including impact on the rural character of the area and most importantly the safety of the intersection at 29 and Plank Rd. Please do not approve any special use or zoning changes that might help to accomplish this potential project.
We live off of Plank Rd. and already find the intersection at 29 quite challenging at times and we intentionally built at Bundoran farm to preserve the area both ecologically and aesthetically.
Please register this as you consider any future projects in the area.

Mary E. Gibson
Robert S. Gibson
420 Quartz Hill Lane
North Garden 22959
434-977-0911

Andy Reitelbach

From: Elise Leake <leesie@icloud.com>
Sent: Thursday, June 2, 2022 12:08 PM
To: Board of Supervisors members; Andy Reitelbach; planningcommision@albemarle.org; Jim Andrews; Karen Firehock; CDD Inquiry
Subject: Proposal in North Garden / Inn at the Crossroads / Pippin Hill Farm

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May 31, 2022

Respectfully to the Albemarle County Board of Supervisors, Mr. Reitelbach, The Albemarle Planning Commission, Jim Andrews, Karen Firehock, and Albemarle County Office of Community Development,

We are in the process of building a home on Carpenter Drive on Bundoran Farm. Our property shares the mirror view of Pippin Hill Farm. Our decision to settle at Bundoran Farm had everything to do with Bundoran Farm's commitment to conservation and stewardship for the beautiful land that makes North Garden so unique in the county. The same commitment that Dean Andrews signed onto when he established his boutique vineyard at Pippin Hill Farm.

On April 19, 2022 I sent a letter to you regarding my opposition to the proposed development at The Inn at the Crossroads in North Garden due to its many impositions on our quiet community. Since then Easton Porter Group, (EPG), has a revised version of the same project. I have reviewed this new proposal and remain in **opposition** to the project, and **especially** to the Special Use Permit, (SUP), for many reasons.

First, I deeply oppose the SUP. The precedent set by allowing such a permit will only encourage other developers to take advantage in, or near, the same area. I beg you to consider the beautiful rural character of North Garden. While EPG has created a beautiful and successful business at Pippin Hill Farm, we all know that one day this business could, and probably will be, sold. A SUP at the Inn would open a Pandora's box for future expansion and other development. PLEASE deny the request for the SUP.

Next, I do not understand how sewer water will be addressed for the proposed 7 freestanding, double occupancy hotel rooms, the existing inn and for emergencies, such as a fire. Can you explain how EPG plans to accommodate water and sewage because I believe the scale and infrastructure are overreaching what is allowable in the Rural Area designation. IF an SUP is permitted and a loop hole "event"-type building is constructed in the future, this will further tax water and sewer use.

EPG has specified, *clearly,* in parts of its proposal, that Pippin Hill Farm and Vineyard and the Inn at the Crossroads will be separate entities, yet, as presented, the two appear to be entirely dependent.The pathways and roads in their last and most recent rendering indicate that the two businesses will be very much connected for business purposes. Could you clarify if EPG intends for Pippin Hill Farm and The Inn at the Crossroads to function in tandem? Could you please explain EPG's intentions?

IF working in tandem, then of further concern is the proposed growth and connectivity of the Inn as an extension to EPG's events a Pippin Hill Farm. It is impossible to believe, if this project is approved, that any celebration event will shut down completely, if at all, when the celebrators are staying en masse at the same location as the party. Can you clarify who will enforce the end of an event at both Pippin Hill and at the Inn? How will neighbors be guaranteed a peaceful night when the natural acoustics within our valley carry the celebration's noises into our homes?

In the new proposal, a Spa and Wellness Center is mentioned but is not identified on the EPG rendering. Could you clarify if this center is to be located at the Inn or if the Spa and Wellness center is proposed to be within the existing Pippin Hill complex, or if this is a building that will appear via the SUP as an expansion to the proposed development at an undetermined date? The language of Spa and Wellness Center indeed bolsters the concept of a resort, something EPG both refutes and embraces in their most recent proposal. Could you clarify if there will be a Spa, a Wellness Center, or both included in this proposal or in the future, — and where these facilities will be located? If the Spa and Wellness Center suggested in this proposal is a part of the SUP, then I go back to my first question of how water and sewage will be addressed on 4 acres? What are the entirety of the parameters of the SUP?

Because we value the quiet, meandering rural farm roads for biking in North Garden, I have concerns about increased traffic. In their proposal, EPG assumes that all, or most, traffic will be coming off of Route 29. Can you please explain how traffic will necessarily only arrive to The Inn at the Crossroads via Route 29? From my view, it is obvious that customers and traffic will not only be arriving and departing via Route 29, but also from interstate 81, Route 250 and Miller School Road — all of which traffic affects the entirety of Plank Road from Route 250 to Route 29. Pippin Hill Farm is already exceedingly busy. Traffic in and out of the farm is typically backed up, sometimes dangerously, on the weekends. ANY increased traffic along Plank Road **definitely** affects bikers and pedestrians, and has a **direct** impact on the tranquility of North Garden's bucolic roadways. The traffic along Pippin Hill Lane increasingly affects the view-shed from existing homes and potential homes at Bundoran Farm already.

In conclusion, Pippin Hill Farm began as a boutique vineyard, not an event center. Pippin Hill Farm, today is very large and very busy. In contrast, The Tavern and Inn at the Crossroads, as it sits today, functions peacefully as an appropriately sized business in the community. What is being proposed by EPG by enjoining and growing these businesses is NOT what neighbors envisioned when it initially approved a boutique vineyard. As such, again, could you have EPG explain in detail the proposed parameters of the requested SUP for the proposed purchase/ expansion of The Inn at the Crossroads property?

Heretofore it has been a challenge for our community to get clear answers from Dean Andrews regarding his authentic intensions at the Crossroads. We have reason to be concerned based on rule breaking growth behavior at Pippin Hill Farm. Increased development at the crossroads will have very real negative affects on our community and the lack of clarity, especially with the proposed SUP, is disconcerting.

Thank you for your help.

With kindest regards,

Elise Leake
F10 Carpenter Road and
3111 Sutherland Road
North Garden, VA 22959

Andy Reitelbach

From: sandra dickson <sdickson3@icloud.com>
Sent: Friday, June 3, 2022 9:00 AM
To: Andy Reitelbach
Subject: Easton Porter Group Special Use Permit

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Mr. Reitelbach:

My goal in this email is twofold: (1) to thank you for your service to our community and your stewardship of this astonishingly beautiful part of the country; and, (2) to advocate for an interpretation of the Albemarle Comprehensive Plan that rejects the Easton Porter (EP) Group's Proposal for hotel rooms and a retreat center on Plank Road in North Garden.

No doubt being a county official requires the wisdom of Solomon to balance competing needs of constituency with a variety of opinions regarding economic development and cultural and land preservation. In the case of Easton Porter's request for a Special Use Permit, it is worth noting that the balance seems to have already been struck and the company's current request will violate the spirit, if not the letter, of the Albemarle Comprehensive Plan that states: *Growth will be directed to the Development Areas and the County's Rural Area with its agricultural, forestal, historic, cultural, scenic, and natural resources will be preserved for future generations.* (Albemarle County Comprehensive Plan, 2015)

The EP group owns and operates a thriving facility, Pippin Hill Winery. The event center and restaurant has expanded dramatically since it was constructed adding to the increasing traffic flow on Plank Road and the disruption of a bucolic countryside. Despite the negatives that have occurred with Pippin Hill, it seems a reasonable balance between economic development and cultural and land preservation.

On the other hand, if the EP Special Use Permit is approved, the reasonable balance will be lost. Plank Road traffic is considerable for a "country" thoroughfare and evidence of that is sadly evident in the amount of wildlife struck by cars.

Finally, it would be a shame to see Albemarle County suffer the same "rural developmental creep" that many areas in Virginia and North Carolina have experienced in the past few decades. Albemarle County officials are the stewards of this beautiful area rich in history and culture and are the bulwark between reasonable rural development and exploitation of rural Albemarle County. Please reject The Easton Porter Special Use Permit.

Respectfully,
Sandra Dickson

Andy Reitelbach

From: John Dozier <john.dozier@gmail.com>
Sent: Tuesday, June 7, 2022 4:13 PM
To: Karen Firehock; Andy Reitelbach; Board of Supervisors members
Subject: SP2022-00002 – Hotel Resort Spa Expansion in Rural Albemarle

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Dear Members of the Board of Supervisors and Planning Commission,

I write today to express my objection to Eastman Porter Group's expansion efforts.

I live on Plank Road, east of Route 29, and I am a near neighbor of Pippin Hill. Pippin Hill brings minimal benefit to the North Garden Community. Instead, Pippin Hill brings traffic to a dangerous intersection, light and noise pollution, idling buses and vans that park in the Crossroads lot and spew exhaust for hours, and a general disregard for their neighbors. Pippin Hill makes a fortune off the rural nature of the community, yet continues to expand and develop - I hope the irony is clear.

Our local infrastructure cannot support such dense development - the rural roads and 29 intersection are not designed to handle the increased traffic and our local water supply is already over taxed.

Pippin Hill is trying to spin this as a benefit to our community - while I acknowledge that tax revenue will increase, it does not pay for the damage to our rural community. They generate millions of dollars per year in revenues but give little to nothing back to the North Garden Community.

Please deny them the privilege of expansion.

Sincerely,

John Dozier

Andy Reitelbach

From: Mac Mckee <macm@mckeeandmcfarland.com>
Sent: Tuesday, June 7, 2022 11:35 AM
To: Board of Supervisors members; Andy Reitelbach
Subject: Easton Porter Group Hotel Resort Spa Application

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Supervisors,

My wife and I own a home at Bundoran Farm. We recently learned of the Easton Porter Group's application for a special use permit to build a hotel resort spa on property adjacent to their Pippin Hill winery. In our opinion this development conflicts with the Albemarle County comprehensive plan which we relied on when selecting our home site. If granted this development will open the door to other developers and change the character of the neighborhood. The comprehensive plan is intended to protect and preserve the low density rural nature of this area and it is at risk should the Easton Porter Group's plan for a variance be approved. We urge you to decline their request and help preserve the integrity of the comprehensive plan.

Thanks for your consideration.

Mac and Leslie McKee
5396 Ballyshannon Lane
North garden, VA 22959

Andy Reitelbach

From: Ronnie Woodson <rswkyw@gmail.com>
Sent: Wednesday, June 8, 2022 12:47 PM
To: Andy Reitelbach
Subject: Proposed Pippin Hill Expansion

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Would be a terrible thing for our quiet rural area here, traffic with current operation that they have now overloads 29 /Plank road area now , North Garden is not a growth area, look what happened to Crozet years ago , what a mess, I am with many others opposed to this expansion , coming from someone who is 71 and live on a family farm dating 1868 , 100% bad idea !

Andy Reitelbach

From: Kelley Sobell <ksobell@sbcglobal.net>
Sent: Thursday, June 9, 2022 4:55 PM
To: Andy Reitelbach
Subject: Inn at the crossroads

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Good afternoon.
As Bundoran residents, Steve and I would like to put forth our whole hearted support of the renovation/expansion of the Inn at the Crossroads by Pippin Hill. We believe it will be a beautiful addition to Bundoran and North Garden as well as a job creator.
Please feel free to contact us with any questions regarding our support.
Regards.

Kelley M. Sobell
713-647-1679

Andy Reitelbach

From: Cathy Scheumann <cathy.scheumann1@gmail.com>
Sent: Friday, June 10, 2022 4:16 PM
To: Board of Supervisors members; Andy Reitelbach
Subject: SP2022-00002-Hotel Resort Spa Expansion in Rural Albemarle
Attachments: 2017-04-12 - Farquier Staff Report on Blackthorne Inn.pdf

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Greetings Community Leaders,
Please find attached the Fauquier County Department of Community Development review of proposal for the Blackthorne Inn (April 2017). The proposal (which did not make it to fruition) has many similarities to the proposed Pippin Hill expansion in Albemarle County.

See attachment below for Fauquier County staff comments.
#12 on page 5 of 20 -
"The parking and traffic information requires clarification…"
Not too long ago Bundoran Farm Homeowner's Board was approached by Dean Andrews requesting permission for employees at Pippin Hill event center to park at the neighborhood community center known as the Baldwin Center. If approved, the employees were to then be shuttled back and forth from the Baldwin Center to the event center (a distance of several miles). The homeowner's board denied this request. This request suggests that Pippin Hill restaurant does not currently have enough employee parking space. The proposed expansion would add to their dilemma.
Has employee parking, guest, golf cart, bicycle, hotel/motel guest and event parking been totally outlined in EPG's proposal for their expansion of Pippin Hill?

UVA graduation weekend (May 2021) guest at Pippin Hill were forced to park on Bundoran Farm green space due to overbooking and lack of parking space. The expansion will bring more cars to the location.

#1 on page 7 of 20 -
"Staff is concerned that waste flow and water usage flow have been underestimated…"
"The greater concern is the amount of water used by the project…"
Water usage and waste is a major environmental concern. Has EPG's proposal been studied by an outside (not selected by the applicant) environmental specialist? Have environmental specialist looked into the decreased water flow in the Hardware River (near 29 S) since the inception of Pippin Hill? What will further expansion do to the Hardware River?

In closing, from the EPG's sales pitch to the county, "The Inn is a stand alone historic inn investment, not an expansion of Pippin Hill." Then why does the proposal indicate the need for a road on Bundoran Farm's conservation property to the Pippin Hill Event Center? Please say no to the SUP.

Thank you for serving our community,
Cathy Scheumann

Sent from my iPad

FAUQUIER COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
10 HOTEL STREET
WARRENTON, VIRGINIA 20186
(540) 422-8210
FAUQUIER COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
10 HOTEL STREET
WARRENTON, VIRGINIA 20186
(540) 422-8210
FAX (540) 422-8231

REVIEW COMMENTS

DATE:	April 12, 2017
TO:	Dean Andrews, Owner Jim Carson, Consultant Lisa Moran, Consultant
FROM:	Holly Meade, Chief of Planning – Fauquier County
APPLICATION:	SPEX-16-006207
PIN:	6044-67-8620-000, 6044-57-6929-000, 6044-67-0476-000, 6044-67-0871-000
ZONING DISTRICT:	Rural Agricultural
ACREAGE:	50.66
PROPOSAL:	Special Exception for the following uses: (1) Category 7 Adaptive Re-use of a historic structure for restaurant, (2) Category 9 for a Resort, (3) Category 9 for Class C events, (4) Category 20 for an above ground water and sewer pumping storage facilities, and (5) Category 20 for a sewage treatment system.

Planning

1. Staff has concerns about the scope of the project in an area designated as rural in the Comprehensive Plan. The Comprehensive Plan includes goals aimed at enhancing and preserving the rural character of the County. The Plan seeks to provide strict controls over new development in the rural areas. The Applicant has stated the level of activity and expansion requested are required to make the project successful. The Board will ultimately have to determine the balance between the rural lands and the proposed uses. Typically the rural

atmosphere can best be maintained with non-impervious parking surfaces, minimum signage, minimum grading, and landscaping that would buffer uses and vehicles from view.

2. There are numerous discrepancies in the application materials which make it difficult to fully evaluate such items as traffic, parking, adaptive reuse, level of activity, square footage, water usage, and use of some structures. Those items are outlined throughout these comments.
3. All structures need to be located 100 feet from all property lines. This includes the structures on the 7 acre parcel as well as the proposed storage structure proposed with the renovation of the historic structure. Staff believes the setback should apply to parking and travelways as well.

4. Staff is unclear how the flow of traffic will function. The plat shows two VDOT approved entrances, one at the eastern end of the property and one on the newly acquired 7 acre parcel at the western end of the project as well as an entrance to the historic structure. Staff was under the impression the western access point was to be used as an exit only. This access point is currently serving other residential uses to the south. Staff is interested in the intended design, maintenance, viewshed and operation of this access point.

5. As discussed throughout the application process, staff suggests moving the event structure, ceremony lawn, road and parking as far as possible from the rear property line to lessen the impact to the neighboring properties. This will be the location of the most intense activity, thus staff is concerned about sound, traffic and lighting impacts.

6. No details have been provided for the proposed buffer, screening fence, or new road. Knowing what is proposed in the buffer, type and height of fence and width and materials of the new road and other parking areas will help staff to provide a complete assessment of the proposal.

7. Since the property is located in the RA zoning district, the sliding scale with the requirement for 85% open space applies. Research shows that the non-common open space requirement for the parent parcel was never triggered. In this case there is theoretically enough land for another division (1.5 acres) before triggering the open space requirement. Staff will be suggesting a condition of approval that says the land cannot be divided again while the use is operating and that no dwellings be constructed on the lot unless specifically approved as part of the Special Exception. Because the lots will be required to be consolidated so that drainfields will be located on the lots they serve, only a tenant home could be approved because there is an existing dwelling on the 7 acre lot.

8. Staff is unsure how the limitations in the noise ordinance can be met with the close proximity of the event building and ceremony lawn to the rear property line. Please address.

9. It is likely the event building will need fire suppression. Please address how this will be addressed.

10. If any components of the water or septic systems are to be above ground please provide details of the location, height and appearance.

11. Please provide details as to number of golf carts for the resort and where they will be stored when not in use.

Zoning

1. The application includes four parcels:

    a. PIN 6044-67-8620 contains 44.5505 acres and is zoned RA-Rural Agriculture. The lot is developed with multiple structures associated with the former Blackthorne Inn. The history of the Blackthorne Inn approvals are set forth below.

    b. PIN 6044-57-6929 contains 7.5692 acres and is zoned RA-Rural Agriculture. The lot is currently developed with a single family home and three outbuildings.

    c. PIN 6044-67-0871 contains 2.214 acres and is zoned RA Rural Agriculture. The lot was created by the former owner (Kirchner) as a family division in July 2007 and is subject to a ten year sales restriction, which expires in July 2017. The property is currently vacant.

    d. PIN 6044-67-0476 contains 3.2306 acres and is zoned RA Rural Agriculture. The lot was created by the former owner (Kirchner) as an administrative division in July 2007. The property is currently vacant.

2. This property has been approved since the 1980s as a resort and restaurant and, more recently, for events (after a structure was built for events without approvals). The record of these multiple approvals on the property over the years are not entirely clear, and it appears that while the uses were properly approved by Special Exception that not all construction received the required site plan and building permit approvals. Rather than do an extensive analysis of this issue, staff is recommending that a new site plan and occupancy permits for all existing buildings, even if not renovated, be required. The expanded use requires the new site plan approval, and based on the SOJ it appears that all buildings will be renovated and/or repurposed, triggering this requirement in any case.

3. The adjoining properties to the south and west are within the Upperville Agricultural and Forestal District.

4. The Conceptual Development Plan does not show the property lines for the properties referenced in #c and #d, above. These lines should be added for reference, as issues associated with these property lines have been identified as noted in other comments.

5. Structure #9 on the Conceptual Development Plan (*"Cottage to remain or be relocated")* is not referenced in the SOJ. What is the planned use of this building?

6. The two existing structures on the 7+ acre property are shown to remain on the Conceptual Development Plan, but no proposed use is shown. Based on the SOJ, is presumed that the

house will remain and be utilized as "employee housing." Please clarify what is meant by "employee housing." Also, identify the proposed use of the adjoining building, which is shown in the real estate records as being a shed/outbuilding.

7. The proposed restaurant use is intended to be open to the greater public, rather than focus on the resort guests. Restaurant use is not generally allowed in the RA district; it is only allowed as an Adaptive Use pursuant to Section 3-307 and 5-700 with approval of a Special Exception. Pursuant to these requirements, the Restaurant Use is allowed only within a qualifying historic structure and must meet all limitations of 5-700. Staff generally defers to Planning Staff for assessment of these standards, but zoning staff would note the following issues:

    a. Compliance with standard #8, which limits an expansion to 30% of the historic structure, is not clearly documented. The application asserts that the expansion is within the 30% limitation and it appears this may be true, but the applicant must provide a more detailed breakdown of the square footage of the original building, the square footage of each area to be removed, and the square footage of each area to be added. Note that the footprint shown on the Concept Development Plan is not consistent with the footprint shown in the more detailed drawings. These should be reconciled, as the footprint shown on the Concept Development Plan appears to far exceed the expansion allowed.

    b. The applicant references standard #10 at the bottom of page 14; his standard allows an extra dwelling on a property as adaptive reuse. On page 15 of their SOJ the applicant states that *[t]here is one single family proposed with this use. We will build a new dwelling for on-site staff as part of the one additional single family dwelling unit.* Clarification is needed regarding this statement; no additional dwelling is shown on the Conceptual Development Plan. And construction of a new dwelling would not qualify under this provision, as the dwelling would have to be in an historic structure. Clarify what is meant by "employee housing" on page 5 of the SOJ. However, it may be possible to approve such housing as a regular dwelling unit or as part of the resort.

8. The proposed resort use is allowed within the RA district with approval of a special exception pursuant to Section 3-309.5 and subject to the standards in 5-901 and 5-906. Zoning staff generally defers to Planning staff on assessment of the standards, but notes the following:

    a. While the SOJ asserts that all structures are a minimum of 150 feet from all property lines, well beyond the 100 feet required, the Concept Development plan shows many buildings in violation of that requirement. Some of the issues may be solved by consolidating the 3.3 and 2.2 with the larger parcel. The consolidation is also needed so that proposed drainfields will be on the same parcel as the structures they serve, as required by the County Code. Consolidation would not solve the deficient setback shown for the proposed new maintenance buildings on the 7+ acre property. However, buildings on the 7+ acre property also do not meet this requirement.

9. The proposed events are allowed within the RA district with approval of a special exception pursuant to Sections 3-309.16 and 5-901 and 5-916. Zoning staff defers to Planning staff on assessment of the standards.

10. The size of the proposed septic facilities triggers a requirement for special exception approval pursuant to Sections 3-320, 5-2001 and 5-2002.

12. The parking and traffic information requires clarification. While some of the details of the parking layout can be worked out at the site plan stage, it is important for the County to understand the location of all of the proposed parking facilities on the site, and whether areas beyond those shown on the concept plan will need to be improved for parking. Staff is less concerned with the technical parking requirements under the ordinance than the actual anticipated parking requirements, as the Zoning Ordinance provides significant flexibility in parking where information is provided to demonstrate that actual demand.

    a. Page 2 of the SOJ indicates employment will start at 70 jobs, rising to 120 jobs by the third year. On page 13 it shows that 25 spaces are proposed for employees on the 7+ acre property. Is this a sufficient number of spaces to accommodate all of the employees that may be on the property at one time? Also, is this the parking location for the two resort SUVs?

    b. Page 13 lists 34 spaces being provided adjacent to the restaurant. It does not appear that quite that many cars would fit in that parking area, it measures to fit more like 31 or 32. Is there a plan to slightly expand the parking area? Also, the total amount of seating in the restaurant is unclear. Page 4 notes 50 restaurant seats and 30 pub seats for a total of 80 seats. Page 5 states 50 dining room seats, 32 pub seats plus an addition 50 seats in private dining rooms and 15 seats in the wine cellar, for a total of 147 dining seats.

    c. Page 13 states in the *Resort Guest Cabins* row that "*there are 54 parking spaces with the current use, plus overflow on grass areas."* Where is the parking for the cabins located? The small "parking areas" along the road next to the cabins is labeled for golf cart parking.

    d. Based on the information in the SOJ, it appears that a total of 425 seats are available for events in the Events Barn. Is it possible for all of these spaces to be utilized concurrently? Or would only a single event occur at a time, utilizing the most appropriate space, resulting in a maximum of 250 event attendees in the Event Barn at one time? How do the outdoor tents factor into this equation? At the bottom of page 14 it indicates that *even the largest event will generate under 40 additional vehicles.* This suggests that no event spaces would be utilized concurrently. Is this correct? Given the number of events proposed by quarter on page 16 of the SOJ this would appear to be the case.

12. Page 17 states that *limited, seasonal field sports* will be held for resort guests. What does this mean?

13. Site Plan approval is required.

<u>Preservation Planner</u>

1. The subject property, known as Greystone Farm [DHR #030-0029; 053-6087-0232], includes a late 18th century, two-story, Georgian style stone dwelling with multiple 20th century additions. Because this house existed at the time of the Battle of Unison (November 1-3, 1862), and is located along the route that played an integral role in the battle, the stone building is listed in the National Register of Historic Places as contributing to the Unison Battlefield Historic District. The outbuildings, including the garage, bathhouse, and gazebo, are considered non-contributing to the district. According to Section 5-701.1 of the Zoning Ordinance, the historic building with its 20th century additions is eligible for adaptive use. The existing outbuildings are not eligible.

2. The applicant must address the following concerns before this review can continue:

   - The project concept sketches submitted with the application do not correspond with the proposed new floor plans and elevation drawings. The new floor plans depicted on Sheets 4.0, 4.1, & 4.2 are not consistent with the new roof plan on Sheet 4.3 and the proposed elevation drawings on Sheets 5.1 and 5.0. Staff is uncertain of what new construction the applicant is proposing, especially along the west side of the building. Is it represented in the floor plans or the elevation drawings? In addition, a determination of the project's conformity with Sections 5-702.9 and 5-702.8 of the Zoning Ordinance cannot be made with the current application material. The applicant must provide clarity in the form of corrected floor plans and/or elevations drawings. The conceptual drawings could be corrected to match the proposal or removed from the application packet altogether to avoid confusion.

   - Section 5-702.9 of the Zoning Ordinance requires that all alterations and additions to existing historic structures and all additional accessory structures be designed and constructed in a manner that conforms to the *Secretary of Interior's Standards for Rehabilitation* (www.nps.gov/tps/standards/rehabilitation.htm). Although staff is waiting for the corrected elevation drawings before making a final determination regarding the proposal's compatibility with the *Standards*, staff has a few concerns at this time and would like to suggest changes that may make the proposal more harmonious with Standard #9, which states *new additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

     According to Sheet 5.1, it appears that the proposed new storage building to the west of the existing building (405 square feet) would be connected to the main building with a new stone wall, which would serve to screen the new service area beside the kitchen. Staff's concern is that the connected wall would create the appearance of a very long wing, especially when viewing the north elevation from the road. Although the grade appears to gradually slope to the west, the length of the new construction would not be compatible with the scale of the historic building. Staff suggests that the applicant break up the new wall so that it is not attached to the new wing or the storage building. Planting a hedge row in front of the wall would also provide a visual

break between wing and storage building. Could the orientation of the storage building be changed so that the length would be positioned north-south, instead of east-west?

- Section 5-702.8 of the Zoning Ordinance limits an addition to a historic structure to be thirty percent (30%) in square footage or less of the existing eligible building. Sheets 4.0 and 4.1 show the anticipated square feet of certain rooms in the new basement and ground floor. The Zoning Ordinance defines **gross floor area** *as the sum of the total horizontal areas measured from the interior faces of exterior walls, including basements; elevator shafts and stairwells; floor space used for mechanical equipment with structural headroom of six (6) feet six (6) inches or more; attic space, whether or not a floor has actually been laid, providing structural headroom of six (6) feet six (6) inches or more; interior balconies and outside balconies that exceed a projection of six (6) feet beyond the exterior wall*. Staff suggests that the applicant add the expected square feet of all new spaces, as defined by the Zoning Ordinance, to Sheets 4.0, 4.1, and 4.2 in order to make a stronger case that no more than 30% of the existing building is being added.

- There appears to be a mistake on Sheet 5.0, which shows Note 9 pointing to the chimneys. To clarify, staff understands that three existing chimneys will remain and will be repaired and restored, as needed. In addition, the applicant intends to remove an existing chimney on the east side and rebuild it.

- Sheet 3.0 shows that existing windows on the north elevation will be replaced. Please add a description/photo of the expected replacement windows to Sheet 0.2, Materials.

- Sheet 0.2 describes the new wood siding as "neutral." Please expand this description (i.e. painted brown, gray, etc.).

<u>Soils</u>

1. Staff is concerned that waste flows and water usage have been underestimated. The peak flow provided is 9049 gpd. Using sewage flows from the Virginia Department of Health's Sewage Handling and Disposal Regulations Table 5.1 (a very conservative estimate), the total flows would be 2.5 times higher.

   The waste disposal system dispersal field was designed at an extremely conservative loading rate and the total area delineated, 14.8 acres, greatly exceeds the area actually proposed as the dispersal field, 3.6 acres. With that much additional area available, accommodating a higher total flow should not be problematic. The report from Old Dominion Engineering appears to supply sufficient data to show the technical feasibility of the wastewater treatment dispersal field. The system should be reviewed and approved by the Virginia Department of Health before approval of a site plan for this project.

The greater concern is the amount of water used by the project. The 9049 gpd may underestimate the water usage and also does not appear to account for irrigation, vehicle washing and other water uses that do not return as waste flows. Water usage will probably be substantially higher. Staff would note that the requirements for a hydrogeologic test, Subdivision Ordinance 18-1.A, only address cases involving a subdivision of land. However, for commercial/industrial subdivisions, withdraws of 10,000 or more gpd triggers the requirement. The Blackthorne Inn water withdraw will approach, if not exceed, 10,000 gpd. Staff highly recommends a hydrogeologic test meeting the requirements of Subdivision Ordinance Section 18 be completed and approved prior to approval of a site plan for this project.

2. Lot lines must be adjusted or the lots consolidated so that each drainfield and the structure(s) it supports are located on the same parcel (Fauquier County Code 17-7.a.9).

3. Drainfields and/or wells taken out of use should be properly abandoned per Department of Health regulations and with all required permits.

Economic Impact Analysis

1. It is unclear what the $7,500,000 figure in cell C2 represents. It appears to be identified as total investment, but the figure is used in the calculation of the meals tax and the business license fee. If it is a gross receipts figure, (i) it is significantly larger than the 'comparable' of Pippin Hill that is used ($4,094,205), (ii) it seemingly encompasses more than simply meals as it is used for the business license fee calculation as well as the state sales and use tax calculation and so should not be used for the calculation of the meals tax, and (iii) there is no justification or explanation provided as to how this number was reached.

2. The existing real estate assessed value of the four parcels listed on the statement of justification is $4,302,200. The analysis assumes a real estate value of $4,000,000. The applicant is proposing improvements to the property that would seemingly improve the assessed value of the property.

3. Provide the source/basis for the personal property value. Working backwards from the tax rate for the comparable of Pippin Hill, their Personal Property Value was only $111,140 – a figure much less than $1,750,000.

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that this will likely be higher on the weekends. (The trip rate for an All Suites Hotel in the 9th ed. is the same as in the 7th ed.)

FAX (540) 422-8231

REVIEW COMMENTS

DATE:	April 12, 2017
TO:	Dean Andrews, Owner Jim Carson, Consultant Lisa Moran, Consultant
FROM:	Holly Meade, Chief of Planning – Fauquier County
APPLICATION:	SPEX-16-006207
PIN:	6044-67-8620-000, 6044-57-6929-000, 6044-67-0476-000, 6044-67-0871-000
ZONING DISTRICT:	Rural Agricultural
ACREAGE:	50.66
PROPOSAL:	Special Exception for the following uses: (1) Category 7 Adaptive Re-use of a historic structure for restaurant, (2) Category 9 for a Resort, (3) Category 9 for Class C events, (4) Category 20 for an above ground water and sewer pumping storage facilities, and (5) Category 20 for a sewage treatment system.

Planning

13. Staff has concerns about the scope of the project in an area designated as rural in the Comprehensive Plan. The Comprehensive Plan includes goals aimed at enhancing and preserving the rural character of the County. The Plan seeks to provide strict controls over new development in the rural areas. The Applicant has stated the level of activity and expansion requested are required to make the project successful. The Board will ultimately have to determine the balance between the rural lands and the proposed uses. Typically the rural atmosphere can best be maintained with non-impervious parking surfaces, minimum signage, minimum grading, and landscaping that would buffer uses and vehicles from view.

14. There are numerous discrepancies in the application materials which make it difficult to fully evaluate such items as traffic, parking, adaptive reuse, level of activity, square footage, water usage, and use of some structures. Those items are outlined throughout these comments.
15. All structures need to be located 100 feet from all property lines. This includes the structures on the 7 acre parcel as well as the proposed storage structure proposed with the renovation of the historic structure. Staff believes the setback should apply to parking and travelways as well.

16. Staff is unclear how the flow of traffic will function. The plat shows two VDOT approved entrances, one at the eastern end of the property and one on the newly acquired 7 acre parcel at the western end of the project as well as an entrance to the historic structure. Staff was under the impression the western access point was to be used as an exit only. This access point is currently serving other residential uses to the south. Staff is interested in the intended design, maintenance, viewshed and operation of this access point.

17. As discussed throughout the application process, staff suggests moving the event structure, ceremony lawn, road and parking as far as possible from the rear property line to lessen the impact to the neighboring properties. This will be the location of the most intense activity, thus staff is concerned about sound, traffic and lighting impacts.

18. No details have been provided for the proposed buffer, screening fence, or new road. Knowing what is proposed in the buffer, type and height of fence and width and materials of the new road and other parking areas will help staff to provide a complete assessment of the proposal.

19. Since the property is located in the RA zoning district, the sliding scale with the requirement for 85% open space applies. Research shows that the non-common open space requirement for the parent parcel was never triggered. In this case there is theoretically enough land for another division (1.5 acres) before triggering the open space requirement. Staff will be suggesting a condition of approval that says the land cannot be divided again while the use is operating and that no dwellings be constructed on the lot unless specifically approved as part of the Special Exception. Because the lots will be required to be consolidated so that drainfields will be located on the lots they serve, only a tenant home could be approved because there is an existing dwelling on the 7 acre lot.

20. Staff is unsure how the limitations in the noise ordinance can be met with the close proximity of the event building and ceremony lawn to the rear property line. Please address.

21. It is likely the event building will need fire suppression. Please address how this will be addressed.

22. If any components of the water or septic systems are to be above ground please provide details of the location, height and appearance.

23. Please provide details as to number of golf carts for the resort and where they will be stored when not in use.

<u>Zoning</u>

1. The application includes four parcels:

a. PIN 6044-67-8620 contains 44.5505 acres and is zoned RA-Rural Agriculture. The lot is developed with multiple structures associated with the former Blackthorne Inn. The history of the Blackthorne Inn approvals are set forth below.

b. PIN 6044-57-6929 contains 7.5692 acres and is zoned RA-Rural Agriculture. The lot is currently developed with a single family home and three outbuildings.

c. PIN 6044-67-0871 contains 2.214 acres and is zoned RA Rural Agriculture. The lot was created by the former owner (Kirchner) as a family division in July 2007 and is subject to a ten year sales restriction, which expires in July 2017. The property is currently vacant.

d. PIN 6044-67-0476 contains 3.2306 acres and is zoned RA Rural Agriculture. The lot was created by the former owner (Kirchner) as an administrative division in July 2007. The property is currently vacant.

2. This property has been approved since the 1980s as a resort and restaurant and, more recently, for events (after a structure was built for events without approvals). The record of these multiple approvals on the property over the years are not entirely clear, and it appears that while the uses were properly approved by Special Exception that not all construction received the required site plan and building permit approvals. Rather than do an extensive analysis of this issue, staff is recommending that a new site plan and occupancy permits for all existing buildings, even if not renovated, be required. The expanded use requires the new site plan approval, and based on the SOJ it appears that all buildings will be renovated and/or repurposed, triggering this requirement in any case.

3. The adjoining properties to the south and west are within the Upperville Agricultural and Forestal District.

4. The Conceptual Development Plan does not show the property lines for the properties referenced in #c and #d, above. These lines should be added for reference, as issues associated with these property lines have been identified as noted in other comments.

5. Structure #9 on the Conceptual Development Plan (*"Cottage to remain or be relocated")* is not referenced in the SOJ. What is the planned use of this building?

6. The two existing structures on the 7+ acre property are shown to remain on the Conceptual Development Plan, but no proposed use is shown. Based on the SOJ, is presumed that the house will remain and be utilized as "employee housing." Please clarify what is meant by "employee housing." Also, identify the proposed use of the adjoining building, which is shown in the real estate records as being a shed/outbuilding.

7. The proposed restaurant use is intended to be open to the greater public, rather than focus on the resort guests. Restaurant use is not generally allowed in the RA district; it is only allowed as an Adaptive Use pursuant to Section 3-307 and 5-700 with approval of a Special Exception. Pursuant to these requirements, the Restaurant Use is allowed only within a qualifying historic

structure and must meet all limitations of 5-700. Staff generally defers to Planning Staff for assessment of these standards, but zoning staff would note the following issues:

a. Compliance with standard #8, which limits an expansion to 30% of the historic structure, is not clearly documented. The application asserts that the expansion is within the 30% limitation and it appears this may be true, but the applicant must provide a more detailed breakdown of the square footage of the original building, the square footage of each area to be removed, and the square footage of each area to be added. Note that the footprint shown on the Concept Development Plan is not consistent with the footprint shown in the more detailed drawings. These should be reconciled, as the footprint shown on the Concept Development Plan appears to far exceed the expansion allowed.

b. The applicant references standard #10 at the bottom of page 14; his standard allows an extra dwelling on a property as adaptive reuse. On page 15 of their SOJ the applicant states that *[t]here is one single family proposed with this use. We will build a new dwelling for on-site staff as part of the one additional single family dwelling unit.* Clarification is needed regarding this statement; no additional dwelling is shown on the Conceptual Development Plan. And construction of a new dwelling would not qualify under this provision, as the dwelling would have to be in an historic structure. Clarify what is meant by "employee housing" on page 5 of the SOJ. However, it may be possible to approve such housing as a regular dwelling unit or as part of the resort.

8. The proposed resort use is allowed within the RA district with approval of a special exception pursuant to Section 3-309.5 and subject to the standards in 5-901 and 5-906. Zoning staff generally defers to Planning staff on assessment of the standards, but notes the following:

   a. While the SOJ asserts that all structures are a minimum of 150 feet from all property lines, well beyond the 100 feet required, the Concept Development plan shows many buildings in violation of that requirement. Some of the issues may be solved by consolidating the 3.3 and 2.2 with the larger parcel. The consolidation is also needed so that proposed drainfields will be on the same parcel as the structures they serve, as required by the County Code. Consolidation would not solve the deficient setback shown for the proposed new maintenance buildings on the 7+ acre property. However, buildings on the 7+ acre property also do not meet this requirement.

9. The proposed events are allowed within the RA district with approval of a special exception pursuant to Sections 3-309.16 and 5-901 and 5-916. Zoning staff defers to Planning staff on assessment of the standards.

10. The size of the proposed septic facilities triggers a requirement for special exception approval pursuant to Sections 3-320, 5-2001 and 5-2002.

24. The parking and traffic information requires clarification. While some of the details of the parking layout can be worked out at the site plan stage, it is important for the County to understand the location of all of the proposed parking facilities on the site, and whether areas beyond those shown on the concept plan will need to be improved for parking. Staff is less

concerned with the technical parking requirements under the ordinance than the actual anticipated parking requirements, as the Zoning Ordinance provides significant flexibility in parking where information is provided to demonstrate that actual demand.

a. Page 2 of the SOJ indicates employment will start at 70 jobs, rising to 120 jobs by the third year. On page 13 it shows that 25 spaces are proposed for employees on the 7+ acre property. Is this a sufficient number of spaces to accommodate all of the employees that may be on the property at one time? Also, is this the parking location for the two resort SUVs?

b. Page 13 lists 34 spaces being provided adjacent to the restaurant. It does not appear that quite that many cars would fit in that parking area, it measures to fit more like 31 or 32. Is there a plan to slightly expand the parking area? Also, the total amount of seating in the restaurant is unclear. Page 4 notes 50 restaurant seats and 30 pub seats for a total of 80 seats. Page 5 states 50 dining room seats, 32 pub seats plus an addition 50 seats in private dining rooms and 15 seats in the wine cellar, for a total of 147 dining seats.

c. Page 13 states in the *Resort Guest Cabins* row that "*there are 54 parking spaces with the current use, plus overflow on grass areas."* Where is the parking for the cabins located? The small "parking areas" along the road next to the cabins is labeled for golf cart parking.

d. Based on the information in the SOJ, it appears that a total of 425 seats are available for events in the Events Barn. Is it possible for all of these spaces to be utilized concurrently? Or would only a single event occur at a time, utilizing the most appropriate space, resulting in a maximum of 250 event attendees in the Event Barn at one time? How do the outdoor tents factor into this equation? At the bottom of page 14 it indicates that *even the largest event will generate under 40 additional vehicles.* This suggests that no event spaces would be utilized concurrently. Is this correct? Given the number of events proposed by quarter on page 16 of the SOJ this would appear to be the case.

14. Page 17 states that *limited, seasonal field sports* will be held for resort guests. What does this mean?

15. Site Plan approval is required.

<u>Preservation Planner</u>

3. The subject property, known as Greystone Farm [DHR #030-0029; 053-6087-0232], includes a late 18th century, two-story, Georgian style stone dwelling with multiple 20th century additions. Because this house existed at the time of the Battle of Unison (November 1-3, 1862), and is located along the route that played an integral role in the battle, the stone building is listed in the National Register of Historic Places as contributing to the Unison Battlefield Historic District. The outbuildings, including the garage, bathhouse, and gazebo, are considered non-contributing to the district. According to

Section 5-701.1 of the Zoning Ordinance, the historic building with its 20th century additions is eligible for adaptive use. The existing outbuildings are not eligible.

4. The applicant must address the following concerns before this review can continue:

   - The project concept sketches submitted with the application do not correspond with the proposed new floor plans and elevation drawings. The new floor plans depicted on Sheets 4.0, 4.1, & 4.2 are not consistent with the new roof plan on Sheet 4.3 and the proposed elevation drawings on Sheets 5.1 and 5.0. Staff is uncertain of what new construction the applicant is proposing, especially along the west side of the building. Is it represented in the floor plans or the elevation drawings? In addition, a determination of the project's conformity with Sections 5-702.9 and 5-702.8 of the Zoning Ordinance cannot be made with the current application material. The applicant must provide clarity in the form of corrected floor plans and/or elevations drawings. The conceptual drawings could be corrected to match the proposal or removed from the application packet altogether to avoid confusion.

   - Section 5-702.9 of the Zoning Ordinance requires that all alterations and additions to existing historic structures and all additional accessory structures be designed and constructed in a manner that conforms to the *Secretary of Interior's Standards for Rehabilitation* (www.nps.gov/tps/standards/rehabilitation.htm). Although staff is waiting for the corrected elevation drawings before making a final determination regarding the proposal's compatibility with the *Standards*, staff has a few concerns at this time and would like to suggest changes that may make the proposal more harmonious with Standard #9, which states *new additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

     According to Sheet 5.1, it appears that the proposed new storage building to the west of the existing building (405 square feet) would be connected to the main building with a new stone wall, which would serve to screen the new service area beside the kitchen. Staff's concern is that the connected wall would create the appearance of a very long wing, especially when viewing the north elevation from the road. Although the grade appears to gradually slope to the west, the length of the new construction would not be compatible with the scale of the historic building. Staff suggests that the applicant break up the new wall so that it is not attached to the new wing or the storage building. Planting a hedge row in front of the wall would also provide a visual break between wing and storage building. Could the orientation of the storage building be changed so that the length would be positioned north-south, instead of east-west?

   - Section 5-702.8 of the Zoning Ordinance limits an addition to a historic structure to be thirty percent (30%) in square footage or less of the existing eligible building. Sheets 4.0 and 4.1 show the anticipated square feet of certain rooms in the new

basement and ground floor. The Zoning Ordinance defines **gross floor area** *as the sum of the total horizontal areas measured from the interior faces of exterior walls, including basements; elevator shafts and stairwells; floor space used for mechanical equipment with structural headroom of six (6) feet six (6) inches or more; attic space, whether or not a floor has actually been laid, providing structural headroom of six (6) feet six (6) inches or more; interior balconies and outside balconies that exceed a projection of six (6) feet beyond the exterior wall*. Staff suggests that the applicant add the expected square feet of all new spaces, as defined by the Zoning Ordinance, to Sheets 4.0, 4.1, and 4.2 in order to make a stronger case that no more than 30% of the existing building is being added.

- There appears to be a mistake on Sheet 5.0, which shows Note 9 pointing to the chimneys. To clarify, staff understands that three existing chimneys will remain and will be repaired and restored, as needed. In addition, the applicant intends to remove an existing chimney on the east side and rebuild it.

- Sheet 3.0 shows that existing windows on the north elevation will be replaced. Please add a description/photo of the expected replacement windows to Sheet 0.2, Materials.

- Sheet 0.2 describes the new wood siding as "neutral." Please expand this description (i.e. painted brown, gray, etc.).

Soils

4. Staff is concerned that waste flows and water usage have been underestimated. The peak flow provided is 9049 gpd. Using sewage flows from the Virginia Department of Health's Sewage Handling and Disposal Regulations Table 5.1 (a very conservative estimate), the total flows would be 2.5 times higher.

   The waste disposal system dispersal field was designed at an extremely conservative loading rate and the total area delineated, 14.8 acres, greatly exceeds the area actually proposed as the dispersal field, 3.6 acres. With that much additional area available, accommodating a higher total flow should not be problematic. The report from Old Dominion Engineering appears to supply sufficient data to show the technical feasibility of the wastewater treatment dispersal field. The system should be reviewed and approved by the Virginia Department of Health before approval of a site plan for this project.

   The greater concern is the amount of water used by the project. The 9049 gpd may underestimate the water usage and also does not appear to account for irrigation, vehicle washing and other water uses that do not return as waste flows. Water usage will probably be substantially higher. Staff would note that the requirements for a hydrogeologic test, Subdivision Ordinance 18-1.A, only address cases involving a subdivision of land. However, for commercial/industrial subdivisions, withdraws of 10,000 or more gpd triggers the requirement. The Blackthorne Inn water withdraw will approach, if not exceed, 10,000 gpd. Staff highly recommends a hydrogeologic test meeting the requirements of Subdivision

Ordinance Section 18 be completed and approved prior to approval of a site plan for this project.

5. Lot lines must be adjusted or the lots consolidated so that each drainfield and the structure(s) it supports are located on the same parcel (Fauquier County Code 17-7.a.9).

6. Drainfields and/or wells taken out of use should be properly abandoned per Department of Health regulations and with all required permits.

Economic Impact Analysis

5. It is unclear what the $7,500,000 figure in cell C2 represents. It appears to be identified as total investment, but the figure is used in the calculation of the meals tax and the business license fee. If it is a gross receipts figure, (i) it is significantly larger than the 'comparable' of Pippin Hill that is used ($4,094,205), (ii) it seemingly encompasses more than simply meals as it is used for the business license fee calculation as well as the state sales and use tax calculation and so should not be used for the calculation of the meals tax, and (iii) there is no justification or explanation provided as to how this number was reached.

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Andy Reitelbach

From: Vivian Groeschel
Sent: Monday, June 13, 2022 8:50 AM
To: Andy Reitelbach
Cc: Vivian Groeschel
Subject: FW: SP2022-00002 - Access to what appears to be 'insider or at least confidential information'
Attachments: 2021-05-13 - Project Charm(0001).pdf; 2022-04-12 - Following up --- need your advice.pdf; 2022-04-19 - Homestay info.pdf; 2021-05-21 - Charleston Trip!.pdf

Hi Andy, I don't know if you need to see this, I looked up the file number and it's Crossroads Tavern & Inn at Pippin Hill. At least that is the number he has here: SP2022-2

Thanks,

Vivian Groeschel
Community Development Assistant I - Planning
Albemarle County – Community Development
vgroeschel@albemarle.org
434 296 5832 x 3259
401 McIntire Road, Charlottesville, VA 22901

From: Jon Scheumann <jonscheumann@gmail.com>
Sent: Sunday, June 12, 2022 3:45 PM
To: Board of Supervisors members <bos@albemarle.org>; Planning Commission <PlanningCommission@albemarle.org>
Subject: SP2022-00002 - Access to what appears to be 'insider or at least confidential information'

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Board of Supervisors and Planning Commissioners,

I have filed several FOIA requests and have received hundreds of files covering many months of communications concerning the above Special Use Permit application and Easton Porter Group. My thanks to James Douglas in the County Legal Department for responding to my FOIA Requests.

In the attached files you will see that for quite some time a County Official, Roger Johnson, Director of Economic Development, has been sharing with the Easton Porter Group what appears to me to be 'insider or at least confidential information.'

My questions are:

1. Is this a common practice?
2. Is this authorized communications?
3. If this is a common and authorized practice, then who should I speak with about receiving the same consideration if I am in opposition to the Special User Permit?

Thank you,
Jon Scheumann
+1 434 422 1749

Archived: Wednesday, May 18, 2022 11:42:56 AM
From: Dean Andrews
Sent: Thursday, May 13, 2021 5:41:59 PM
To: Roger Johnson
Subject: Re: Project Charm
Sensitivity: Normal
Original mail: Project Charm.msg ;

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Roger

This is very encouraging — and yes, will begin pulling together the SUP details and specifics on the National Register, confirmation of uses, timing and our 'green' design initiatives

Hopefully is less than 9 months —— geez one can have a baby in 9 months!

Thanks for all !!

— my team at Zero is ready with sparklers for your tour tomorrow evening!
You will see a lot of analogous element to what we are looking at for the Inn . . .

Best for now,

Dean

Dean Porter Andrews
Principal
Easton & Porter Group LLC

dean@eastonporter.com

www.eastonporter.com

On May 13, 2021, at 5:22 PM, Roger Johnson <rjohnson2@albemarle.org> wrote:

Dean:

Please see the detailed information in the thread below….particularly the highlighted portion that amends the split zoning info I previously communicated…
Best regards, Roger

From: Kevin McDermott <kmcdermott@albemarle.org>
Sent: Thursday, May 13, 2021 4:56 PM
To: Roger Johnson <rjohnson2@albemarle.org>
Subject: Project Charm

Roger,

I just wanted to follow up on this after our conversation last week just to make sure we have provided all the information necessary on this. Within the Rural Area Zoning District historic restaurants, taverns, and inns are allowed by a special use permit as described below . Also got some other information that might help on it. Zoning checked into the split zoning issue I had mentioned and found that it was an error. So now the entire parcel, both buildings, could ostensibly be eligible for the Special Use permit. Here is some information on that use from our Zoning Code with my comments in blue:

According to 18 Sec. 10.2.2, within the Rural Areas the following is permitted by Special Use Permit:
27. Restaurants, taverns, and inns that are:
a. Located on a site containing a structure that is a historic structure and/or site as defined in section 3.1 (any structure or site listed on the National Register of Historic Places or the Virginia Landmarks Register) or located on a site containing a structure that is identified as contributing to a historic district as defined in section 3.1 (any historic district listed in the National Register of Historic Places or the Virginia Landmarks Register), [It is the County's understanding that this site meets the requirements of this factor as it is apparently on the National Register; verification of this understanding will be necessary in the SUP application] *provided:*
(i) the structure was historically used as a restaurant, tavern or inn or previously approved for such use by special use permit; [It is the County's understanding that this site meets the requirements of this factor as it is our understanding that it has been in operation as an Inn for over 200 years; verification of this understanding will be necessary in the SUP application] and
(ii) if renovation or restoration of the historic structure is proposed, such changes shall restore the structure as faithfully as possible to the architectural character of the period(s) of its significance and shall be maintained consistent therewith [Additional information on any proposed renovation or restoration of the historic structure will be necessary to be submitted with the application for the Special Use Permit to determine if this factor is being met. Albemarle County staff would recommend that consultation with a historic preservation specialist occur during the design to help meet this factor. It appears that it is possible for the applicant to meet this factor if designed appropriately]*; and*
(iii) that any additions or new structures shall serve a restaurant, tavern or inn use existing within the historic structure and lawfully operating on December 14, 2016; [Additional information on any proposed additions or new structures of the historic structure will be necessary to be submitted with the application for the Special Use Permit to determine if this factor is being met. It is our understanding that the use was lawfully operating on December 14,2016]

All the necessary information on Special Use Permits including how to apply can be found on our website here:
https://www.albemarle.org/government/community-development/apply-for/planning-and-site-development-applications

My recommendation would be for the applicant to get with his architect/design team and come up with a general concept for what they are proposing and then set up a pre-application meeting with us.https://www.albemarle.org/government/community-development/request/pre-application-meeting

We don't typically provide timelines because it's all dependent on the application but it's reasonable that something like this could get through the approval process in 9 months from the submittal of the application but issues with the application could easily push that over a year.

Let me know if there is anything else I can help with on this. Sorry again I didn't follow up more promptly on it.

Kevin M. McDermott
Chief of Planning
Albemarle County

kmcdermott@albemarle.org
434-296-5832 x3414
401 McIntire Road, Community Development Department, Charlottesville, VA 22902

Image 10-7-19 at 11.29 AM.jpg


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Archived: Wednesday, May 18, 2022 11:38:33 AM
From: Dean Andrews
Sent: Tuesday, April 12, 2022 3:41:22 PM
To: Roger Johnson
Subject: Following up --- need your advice --
Sensitivity: Normal
Original mail: Following up --- need your advice --.msg ;

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Hi Roger

Thanks for your call last evening. Appreciate your being available for my travails!

Any chance of looking at my take on the By Right options — or any feedback from Francis or Lea?

Got a drop dead deadline of noon Thursday for the house offer.

So not going through that weirdly high price and doing the much smaller project on the Inn lot is really my only option

Also got a confidential email that the usual suspects at Bundoran are circulating ginning up opposition — so can't really risk more public hearings I fear.

Thoughts appreciated !

Thanks as always

Dean

Dean Porter Andrews
Principal
Easton & Porter Group LLC

dean@eastonporter.com

www.eastonporter.com

Begin forwarded message:

From: Dean Andrews <dean@eastonporter.com>
Subject: Re: Following up --- need your advice --
Date: April 11, 2022 at 3:44:45 PM EDT
To: Andy Reitelbach <mreitelbach@albemarle.org>, Francis MacCall <FMACCALL@albemarle.org>, Lea Brumfield <lbrumfield@albemarle.org>
Cc: Roger Johnson <rjohnson2@albemarle.org>, Matt Lovelady <matt@pippinhillfarm.com>

Thanks Andy -

I do understand — challenging to do investments in the rural areas — even with all of the key agricultural aspects covered. ..

I will make myself available to Francis and Lea of course

Best and thanks in advance

Dean

— - - - - — - - — - - - - - — - - - - - — - - - - - — - - - - - - - - - --

My notes:

Andy

Some challenges have come up —

Need thought on this today please:

We need to determine our 'as of right' - [BR uses] for just the Inn's land / legal lot

We designed the cottages to meet the set backs and other code items for that lot — not 87-4 included.

Without 87-4 we can do a smaller scale cottage plan and have the needed water sourcing and treatment on the Inns lot alone. We always had minimal need / uses for the residential adjoining house. .

We will see if we can do say 6-7 cottages, with wider, open spacing for access, featured Village Green

The Inn has the Hotel / Motel and associated use business permit

Jim did have discussions on further accommodations in the past and the key criteria was having the water sourcing and treatments on site

I read the County's
Uses Permitted in all Zoning Districts
By Right and By Special Use Permit

Buy Right - Relevant uses we are considering:

Accessory Uses and buildings
Agricultural service occupation
Agriculture
Farmer's market — [may do super small scale one primarily for Inn guests]
Homestays [not certain the definition]
Most important: Section 4 - Section 5 Supplementary Regulations

Dwellings — detached singles-family, including guest cottages and rental of same. Side by side duplexes, and other two-family dwellings and rental of same
Farm Winery uses, events and activities - if we licensed it like Pippin Hill
Public Uses — wouldn't do more than the hotel license - not thinking concerts, other large scale public events
Storm Water Management — may not be needed — our engineer, Mike Craun is determining the water sources and uses on the existing lot

If we can make this BR work, will eliminate the public hearings and the political risks, etc.

Thanks Andy et al

Dean

Dean Porter Andrews
Principal
Easton & Porter Group LLC

dean@eastonporter.com

www.eastonporter.com

On Apr 11, 2022, at 3:26 PM, Andy Reitelbach <mreitelbach@albemarle.org> wrote:

Good afternoon Dean,

I am unfortunately not able to meet until Wednesday at the earliest. However, I did receive your subsequent email – thanks for the detailed questions.

I'll take a closer look at it, and I will also forward it to Francis and Lea in the Zoning division, as it appears from my first glance to be something that requires more of a determination from them.

Best regards,
Andy

Andrew Reitelbach
Senior Planner II
Albemarle County
--
areitelbach@albemarle.org
434.296.5832 x3261
401 McIntire Road
Charlottesville, VA 22902

From: Dean Andrews <dean@eastonporter.com>
Sent: Monday, April 11, 2022 1:14 PM
To: Andy Reitelbach <mreitelbach@albemarle.org>
Cc: Roger Johnson <rjohnson2@albemarle.org>
Subject: Following up --- need your advice --

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Hey Andy

Can we connect on the Inn et al today — time sensitive

Dean Porter Andrews
Principal
Easton & Porter Group LLC

dean@eastonporter.com

<image001.jpg>

www.eastonporter.com

Image 10-7-19 at 11.29 AM.jpg


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Archived: Wednesday, May 18, 2022 11:38:14 AM
From: Roger Johnson
Sent: Tuesday, April 19, 2022 10:11:00 AM
To: Dean Andrews;Matt Lovelady
Subject: FW: Homestay info
Response requested: No
Sensitivity: Normal
Original mail: Homestay info.msg ;

Sharing…stay tuned for more information…Best regards, Roger

From: Kevin McDermott <kmcdermott@albemarle.org>
Sent: Tuesday, April 19, 2022 10:06 AM
To: Roger Johnson <rjohnson2@albemarle.org>
Subject: RE: Homestay info

I personally think Dean should push on with his original application request. Even if there are a few people who don't like this proposal, I think staff supports it and most of the issues being brought up by the community members out there we can address with our report to the PC and Board. I just don't think saying transportation will be an issue will go very far once we look at the actual trip generation numbers.

I think that Rebecca, Andy, and Bart have had a conversation about what can be done by right under the existing Tourist Lodging approvals he has on the Crossroads Tavern. Let me check in with them and see what they have to say.

Kevin

From: Roger Johnson <rjohnson2@albemarle.org>
Sent: Friday, April 15, 2022 5:00 PM
To: Kevin McDermott <kmcdermott@albemarle.org>
Subject: FW: Homestay info

Kevin:

I have no idea how to advise Dean. Any suggestions?

Best regards, Roger

From: Dean Andrews <dean@eastonporter.com>
Sent: Friday, April 15, 2022 1:02 PM
To: Roger Johnson <rjohnson2@albemarle.org>
Cc: Matt Lovelady <matt@pippinhillfarm.com>; Eric Moody <eric@eastonporter.com>
Subject: Homestay info

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Hey Roger

As we have discussed — working through the phasing of the Inn at the Crossroads we have the twin SUP approvals issues — use as a transient Inn and then in a year or so the future expansion with the limited Cottages.

We understood that the current business license — Hotel / Motel allowed for the typical hotel services and operations — restaurant, private events, accommodations, etc.

The zoning appears to be overriding the 'uses' — understand that the former Tourist Lodging has expired and under Homestays, it would be super limited and not sustainable for the renovation and ongoing operations!

Homestays — requires primary residences consistently, events limited to those staying, not other family members or friends of guests for the private parties

As we all know the Inn has been transient lodging for its history — and was a 'hotel' operation historically

Q: as its Zoning Use needs to be updated as the Tourist Lodging hasn't been around for years — how can we advise Jim to have it updated as a Clifton Inn level zoning and keep it low key and done with the County Staff support and presumably on the agenda for Board of Supervisors support / approval?

Thinking doing just for the current operation would be less a flag for neighbors, as opposed to linking it with the expansion and the appropriate use

Thoughts?

Thanks, as always

D

Dean Porter Andrews
Principal
Easton & Porter Group LLC

dean@eastonporter.com

EASTON PORTER GROUP

www.eastonporter.com

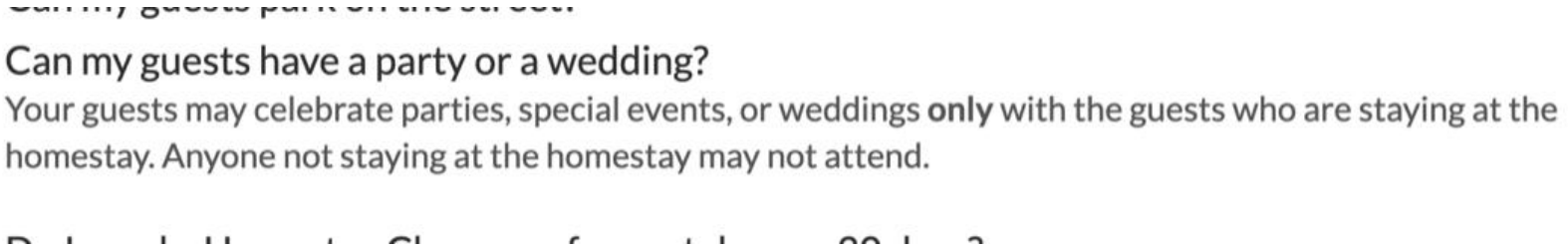
Begin forwarded message:

From: Eric Moody <eric@pippinhillfarm.com>
Subject: Homestay info
Date: April 15, 2022 at 10:43:54 AM EDT
To: Matt Lovelady <Matt@pippinhillfarm.com>, Jim and Janet Stern <innkeeper@crossroadsinn.com>, Dean Andrews <dean@eastonporter.com>

Current guidelines for homestays (former accessory tourist lodging) which Crossroads currently falls under. I think most of this is in line with what we understood from yesterday with the county.

https://www.albemarle.org/home/showpublisheddocument/214/637614457805070000

In the FAQ's talks specifically about hosting an event with guest that are not staying there.


Can my guests have a party or a wedding?
Your guests may celebrate parties, special events, or weddings **only** with the guests who are staying at the homestay. Anyone not staying at the homestay may not attend.

Here are the rest of the FAQ's.

https://www.albemarle.org/government/community-development/learn-more-about/homestays

Thanks,

Eric

image001.jpg


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image002.png

Can my guests have a party or a wedding?

Your guests may celebrate parties, special events, or weddings **only** with the guests who are staying at the homestay. Anyone not staying at the homestay may not attend.

Archived: Wednesday, May 18, 2022 11:42:59 AM
From: Roger Johnson
Sent: Wednesday, May 12, 2021 2:26:16 PM
To: Dean Andrews
Subject: Re: Charleston Trip!
Sensitivity: Normal
Original mail: Charleston Trip!.msg ;

And, thank you!

From: Roger Johnson <rjohnson2@albemarle.org>
Sent: Wednesday, May 12, 2021 2:25:52 PM
To: Dean Andrews <dean@eastonporter.com>
Subject: Re: Charleston Trip!

Dean:

We have dinner reservations Friday evening, so 5 PM works best. If that's copacetic, we'll be at Zero at 5ish.

Best regards, Roger

From: Dean Andrews <dean@eastonporter.com>
Sent: Wednesday, May 12, 2021 1:58 PM
To: Roger Johnson
Subject: Charleston Trip!

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Hey Roger

You still good hopefully for your Charleston excursion

Does Friday afternoon / evening for touring and our happy hour wine & cheese work?

5 - 6pm or so

Have our awesome team geared up for tours, — pre - EPG history, our vision & renovation, restaurant and cooking school stories - connections to the community - student sponsorships, etc.

Should be fun for you and your traveling friends!

It's a great story at several levels.

thanks

D

Dean Porter Andrews
Principal
Easton & Porter Group LLC

dean@eastonporter.com



www.eastonporter.com

Image 10-7-19 at 11.29 AM.jpg


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Andy Reitelbach

From: bonniehtz@gmail.com
Sent: Thursday, June 16, 2022 3:22 PM
To: Andy Reitelbach
Subject: Easton Porter Group Pippin Hill Expansion

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Please schedule public meetings as a part of an open and transparent decision making process regarding the Pippin Hill expansion.

Bonnie Horowitz
323 Kestrel Way
North Garden, VA
Bonniehtz@gmail.com
(703)405-2664

Andy Reitelbach

From: Mac Mckee <macm@mckeeandmcfarland.com>
Sent: Thursday, June 16, 2022 10:34 AM
To: Rebecca Ragsdale; Lea Brumfield; Andy Reitelbach
Cc: Board of Supervisors members; Planning Commission
Subject: SP2022-00002-Hotel Resort Spa Expansion in Rural Albemarle

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Previously I expressed my opposition to the Easton Porter Group plan to obtain a special use permit to build a hotel resort spa as an expansion of their Pippin Hill development. I was informed that EPG was modifying their plan and that it would be re-submitted. Recently I learned that EPG will not hold a public meeting with their neighbors at Bundoran Farm and the North Garden community to present their modified plan. This decision is disappointing and clearly shows a lack of concern for the neighborhood and signals their intention to possibly proceed with a development plan that is out of character with the rural agricultural nature of the Bundoran Farm and North Garden communities.

Mac McKee

5396 Ballyshannon Drive
North Garden, VA 22959

Andy Reitelbach

From: Jeff Reidenouer <jeffreid@klann.com>
Sent: Thursday, June 16, 2022 3:54 PM
To: Board of Supervisors members; Planning Commission
Cc: Rebecca Ragsdale; Lea Brumfield; Andy Reitelbach
Subject: Growing Up Charlottesville

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

I attended Henley Middle School and then 2 years at Western Albemarle before heading North to finish my high school years. I left Charlottesville 40 years ago only to move my family down back 5 years ago. My parents had moved out of Charlottesville to a more serene environment of Nellysford down 151. We all know what happened there. I honestly was afraid to visit my parents at night and certainly would never drive it late. We just completed our dream home on Carpenter drive off Plank Rd on Bundoran Farm. Or so I thought. One of my first drives back from New York to Charlottesville I was devastated at the growth and expansion down 29. I never remembered any traffic lights, condos , large shopping centers. First time back to Crozet there was once the McNealy's Farm. Now we have Old Trail and many, many condo communities around it. I looked at it and was like how. I know Crozet was an area designated for development but this was development on steroids. The Plank Rd corridor, North Garden/ Batesville is one of the last true rural areas outside of Charlottesville. We chose it because of the serenity and it is truly a special place. I beg you not to allow rezoning of this area. Once you allow a developer to do this it will only open the floodgates for many more. Please do not allow this. Thank you for your time and consideration.

R

espectfully,

Jeff Reidenouer

1025 Carpenter Dr

North Garden

540-470-8255

Andy Reitelbach

From: Cathy Scheumann <cathy.scheumann1@gmail.com>
Sent: Thursday, June 16, 2022 3:57 PM
To: Andy Reitelbach; Board of Supervisors members
Subject: SP2022-00002 Hotel Resort Spa Expansion in Rural Albemarle - EPG/Pippin Hill

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Greetings, Albemarle County Staff
Wondering why EPG is avoiding meeting with the North Garden community concerning the Pippin Hill expansion?
Direct quote - “Also got a confidential email that the usual suspects at Bundoran are circulating ginning up opposition - so can’t really risk more public hearings I fear.”
(To - Roger Johnson / From - Dean Andrews 4/12/22 Subject - Follow Up - need your advice)

Is this open and transparent decision making?

“Thinking doing just for the current operations would be less a flag for neighbors, as opposed to linking it with the expansion and the appropriate use.”
(To - Roger Johnson / From - Dean Andrews 4/15/22 Subject - Homestay Info

Are there other flags? These emails begin to paint the picture of how EPG business dealings have left a sour taste with Bundoran Farm residents. The quote in the Crozet Gazette (by Lisa Moran June 3, 2022) BF resident Hendy - “Their mindset over the years has been, do it and then ask for forgiveness later.” This SUP request is to get bigger and more events at Pippin Hill event center that will financially support Crossroads Inn pub and motel rooms.
Sincerely,
Cathy Scheumann
Bundoran

Sent from my iPad

Andy Reitelbach

From: Ronnie Woodson <rswkyw@gmail.com>
Sent: Thursday, June 16, 2022 5:41 PM
To: Andy Reitelbach
Subject: Pippin Hill expansion

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

North garden not in growth area , strictly rural , many farms here such as mine in conservation easement to protect our quality of life, dont want another Crozet disaster! 100 % against this poor plan!

Andy Reitelbach

From: George Abetti <george@geobarns.com>
Sent: Thursday, June 23, 2022 11:23 AM
To: Protect Rural Albemarle; Rebecca Ragsdale; Lea Brumfield; Andy Reitelbach; Roger Johnson
Subject: Re: Stop Easton Porter Group from building a hotel in rural Southern Albemarle County

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Jon--

This is actually a pretty small volume for a four acre lot--if they need 15000 gallons at 7.5 gallons/cubic foot it would only require a cistern 10' deep x 16' long x 12.5' wide--hardly a drop in the bucket for this endeavor! While I continue to support your right to disagree with with this project I do take issue with the disingenuous fear mongering (large cisterns) and mislabeling (hotel rooms) and simply inaccurate information (parking lots) you are disseminating in order to achieve your goals. We all have to live with each other civilly here on the farm and I personally feel you are wounding yourself by not being truthful or fair--which grieves me as your neighbor.

george

On 6/23/2022 10:57 AM, Protect Rural Albemarle wrote:

> Hello,
>
> A bit of an update. There is a section of the Albemarle County website where you can check the status of Special Use Permits, Rezoning Applications, etc. Currently the status of this SUP application is listed as 'Deferred Indefinite," which I think just means that the official reviews by the County are on hold. But what is clear from the FOIA requests is that this proposal is not dead, but rather is very much alive.
>
> To check the status yourself:
>
> 1. Go to this web page: Planning Application Information
> 2. In the box titled PLApplication ApplicationNumber Starts with: type in SP2022 and click on the Go button
> 3. Click on the second item in the list SP202200002
> 4. Scroll down and you will see the details about the SUP that has been posted as well as the status. Over to the right in a panel titled Navigation you can click around a bit to see the status of the various reviews and documents that have been posted by the County
>
> In the original application, Easton Porter Group wrote the following:
>
> > "Public health, safety and welfare - Our local North Garden Fire Chief, George Stevens, has met with us on site where we discussed our proposed plans. He has suggested we install at least one 10, 000 - 20, 000 gal. cistern for the purposes of refilling a pumper truck in the event of a fire."
>
> A question to ask is, after the construction of either 11 or 7 detached hotel rooms, the driveways and parking lots for the hotel guests, plus a new septic system, plus the existing buildings, where will there be room for the large cisterns on this 4.0 acre property?

Please write to:

County Board of Supervisors: bos@albemarle.org

County Planning Commission: PlanningCommission@albemarle.org

County Planners:

Rebecca Ragsdale	rragsdale@albemarle.org
Lea Brumfield Senior	lbrumfield@albemarle.org
Andy Reitelbach	mreitelbach@albemarle.org

Director of Economic Development

Roger Johnson	rjohnson2@albemarle.org

Subject: SP2022-00002 – Hotel Resort Spa Expansion in Rural Albemarle

Please share this with your neighbors, help us expand the coalition!

Let me know if you want to be removed from this distribution list.

Andy Reitelbach

From: Jon Scheumann <jonscheumann@gmail.com>
Sent: Wednesday, June 29, 2022 8:41 AM
To: Cynthia Hudson
Cc: Board of Supervisors members; Planning Commission; Rebecca Ragsdale; Lea Brumfield; Andy Reitelbach
Subject: RE: SP2022-00002 - Access to what appears to be 'insider or at least confidential information'

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Cynthia,

Thank you for your response, I appreciate it.

Easton Porter Group has for more than 18 months received expert assistance from County employees on to how to receive approval for the referenced Special Use Permit.

My concern is that there does not appear to be an employee of the County that will offer the same level of expertise to me in my opposition to this Special Use Permit application.

Do you know who I can contact that will provide me this type of assistance?

Thank you,
Jon Scheumann
+1 434 422 1749

From: Cynthia Hudson <chudson2@albemarle.org>
Sent: Tuesday, June 28, 2022 22:58
To: Jon Scheumann <jonscheumann@gmail.com>
Subject: RE: SP2022-00002 - Access to what appears to be 'insider or at least confidential information'

Hello Mr. Scheumann:

I hope this message finds you well. Please note that the County Board of Supervisors shared with me your message below and I respond on its behalf. (I also apologize for the delay in responding; an earlier draft of this message was not delivered due to a typo in your email address as I discovered this evening).

I have reviewed and evaluated your inquiry and concern and conclude that there is no impropriety implicated by the facts documented in the records you provided. That type of information-sharing with land use applicants is a commonplace practice among staff. With no indication that any questions posed by would-be opponents to the application were given short shrift or ignored I cannot say this is improper or otherwise a problem.

At least from these records, it does not appear that staff has shared what would otherwise be protected information (such as attorney-client privileged advice) or breached any legal responsibility. On the contrary, it is often in the general public interest (and part of staff's role) to review with even prospective applicants what is allowed and what is required in land use regulation and procedure, even at a conceptual stage. I expect that staff would provide similarly even-handed information about project requirements if approached by concerned residents opposing a land use application.

I hope this information is helpful. Thank you for your attention.

Regards,

Cynthia E. Hudson
(Interim) County Attorney
County of Albemarle
401 McIntire Road
Charlottesville, VA 22902
Chudson2@albemarle.org

From: Jon Scheumann <jonscheumann@gmail.com>
Sent: Sunday, June 12, 2022 3:45 PM
To: Board of Supervisors members <bos@albemarle.org>; Planning Commission <PlanningCommission@albemarle.org>
Subject: SP2022-00002 - Access to what appears to be 'insider or at least confidential information'

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Board of Supervisors and Planning Commissioners,

I have filed several FOIA requests and have received hundreds of files covering many months of communications concerning the above Special Use Permit application and Easton Porter Group. My thanks to James Douglas in the County Legal Department for responding to my FOIA Requests.

In the attached files you will see that for quite some time a County Official, Roger Johnson, Director of Economic Development, has been sharing with the Easton Porter Group what appears to me to be 'insider or at least confidential information.'

My questions are:

1. Is this a common practice?
2. Is this authorized communications?
3. If this is a common and authorized practice, then who should I speak with about receiving the same consideration if I am in opposition to the Special User Permit?

Thank you,
Jon Scheumann
+1 434 422 1749

Andy Reitelbach

From: Lea Brumfield
Sent: Tuesday, July 5, 2022 10:01 AM
To: Ronnie Woodson
Cc: Andy Reitelbach
Subject: RE: Pippin Hill Request

Mr. Woodson, I've forwarded your comments to the primary planner on this application, Andy Reitelbach. Thank you.

Lea Brumfield (she, her)
Senior Planner II, Zoning Division
Albemarle County

lbrumfield@albemarle.org
434-296-5832 x3023
401 McIntire Road, Charlottesville, VA 22902

From: Ronnie Woodson <rswkyw@gmail.com>
Sent: Saturday, July 2, 2022 4:00 PM
To: Lea Brumfield <lbrumfield@albemarle.org>
Subject: Pippin Hill Request

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

water has always been in short supply , 29 traffic becoming awful, we are rural , dont want anything else coming from a large farmer in area of 71 years , dont want another Crozet mess , Nelson 151 , lots of conservation easements in area , mine included , gave up alot to protect this area !

Andy Reitelbach

From: Rebecca Ragsdale
Sent: Thursday, July 14, 2022 9:25 AM
To: Andy Reitelbach
Subject: FW: Pippin Hill Request

From: Ronnie Woodson <rswkyw@gmail.com>
Sent: Saturday, July 2, 2022 3:57 PM
To: Rebecca Ragsdale <rragsdale@albemarle.org>
Subject: Pippin Hill Request

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Water is a scare commodity in North Gaden , traffic at 29 is becoming unbearable , dont want another Crozet or Nelson 151 , this is coming from a farmer of 71 years , lots of AG forest Conservation easements here , please vote this mess of an idea down , we are rural , peroid

Andy Reitelbach

From: George Abetti <george@geobarns.com>
Sent: Wednesday, July 13, 2022 5:39 PM
To: Protect Rural Albemarle; Board of Supervisors members; Planning Commission; Rebecca Ragsdale; Andy Reitelbach; Roger Johnson
Subject: Re: Stop Easton Porter Group's Hotel Resort Spa in North Garden

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Hello All--

While I firmly support Jon's right to disagree with Easton Porter's plans to renovate and expand the Crossroads Inn, I again want to point out the inaccurate and disingenuous language in this recent post. The number is not 7-11--it is currently 7...and by no stretch of anyone's imagination can these be straightforwardly be described as "hotel buildings"--like some high rise Marriott in Miami, FL. These are 2-4 person cottages--and fairly small I might add...somewhere in the 500 sf range. The Inn itself is small and these buildings are 20% its size so nothing on the property can even be remotely described s a hotel building....

I trust the decision makers will not succumb to what appears to be hysterical hyperbole and will rather decide the outcome on the merits of what it offers the community at large--which in my opinion is a great deal--both now and in this future project.

Thank you for your consideration--

george

On 7/13/2022 2:25 PM, Protect Rural Albemarle wrote:

> Please help us stop Easton Porter Group's plan to build a Hotel Resort Spa in North Garden.
>
> - The plan calls for the construction of between 7 and 11 hotel buildings on the 4.0 acre Crossroads Inn property
> - Between the Inn and these new buildings there could be rooms for more than 60 overnight guests
> - The County's Comprehensive Plan does **not call** for hotel development in rural areas
> - If approved, this would be a devastating precedent enabling more commercial development along Plank Road from Hwy 29 to US 250 / 151
>
> In checking the County website today it shows that the Special Use Permit Application for this development (SP2022-00002) is "Deferred Indefinite." But the information received via FOIA Requests shows that this project is not dead. In fact there are a number of communications and/or files being withheld "...pursuant to *Virginia Code* § 2.2-3705.1(2) because they are protected by attorney-client privilege." This leads me to think that Easton Porter Group continues to advance its project with the County, but is shielding information from the public by channeling their communications through their Corporate Attorneys.
>
> A recent article in the Crozet Gazette reported on the County reviewing the growth projections for the next 20 years. In the article several Board of Supervisors offer their perspectives on the projected

growth and how they do not want the unchecked growth that occurred in Northern Virginia to happen here in Albemarle. County Looks at 20-year Buildout vs. Population Growth

Please write to:

County Board of Supervisors: bos@albemarle.org

County Planning Commission: PlanningCommission@albemarle.org

County Planners:

Rebecca Ragsdale	rragsdale@albemarle.org
Lea Brumfield Senior	lbrumfield@albemarle.org
Andy Reitelbach	mreitelbach@albemarle.org

Director of Economic Development

Roger Johnson	rjohnson2@albemarle.org

Subject: SP2022-00002 – Hotel Resort Spa Expansion in Rural Albemarle

Please share this with your neighbors, help us grow the North Garden – Batesville coalition!

Let me know if you want to be removed from this distribution list.

Jon Scheumann

Andy Reitelbach

From: Kari Browne <karibrowne1996@gmail.com>
Sent: Wednesday, July 13, 2022 3:51 PM
To: Board of Supervisors members
Cc: Planning Commission; Lea Brumfield; Andy Reitelbach
Subject: Easton Porter Group's SUP Application

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As a resident of Albemarle County and more specifically, Afton, I am very concerned about Easton Porter Group's plans for a Hotel Resort and Spa in North Garden. While the location is close to Route 29, approval of expansion of a commercial enterprise sets a very bad precedent for future development along Plank Road. It threatens our rural community with the same degradation as has affected Nelson County.

I purchased land in a rural area for the sole purpose of enjoying a rural standard of living. Unchecked development in Albemarle County risks destroying the Character of the nearby area and the Harmony of our community. We have enough wineries and breweries and distilleries!!!! Hazy Mountain was a travesty and never should have been allowed. Now that it's in operation, the only thing we can do now is STOP further infringement on our rural community. I ask you to please think about our quality of life as you consider this application. We pay taxes too!!!!

Many thanks for your consideration!
Kari Browne

Kari Browne
Cell: 917-657-7345

Sent from my iPad

Andy Reitelbach

From: Tracy Browne <tabrowne0359@gmail.com>
Sent: Sunday, July 17, 2022 2:32 PM
To: Board of Supervisors members
Cc: Planning Commission; Lea Brumfield; Andy Reitelbach
Subject: Easton Porter Group's SUP Application

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This feels like deja vu as we just battled the Wavertree SUP application, are living with Hazy Mountain and know that the onslaught of development will only continue until the County starts to pay attention and curb their enthusiasm for development. That said, I recognize that this is a project that involves an established commercial venture, but why does it have to incorporate further growth rather than just maintaining the current size and scope of the existing business. I worry that once a foot is in the door, entry for all and sundry will be allowed. We are not Napa valley, we don't want to be, we shouldn't have to be and all of these projects slowly diminish the character of a place we hold dear. It is death by a thousand cuts..

Tracy Browne
Afton

Andy Reitelbach

From: Ronnie Woodson <rswkyw@gmail.com>
Sent: Friday, July 29, 2022 2:04 PM
To: Board of Supervisors members; Planning Commission; Rebecca Ragsdale; Lea Brumfield; Andy Reitelbach
Subject: Pippin Hill Expansion

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Entire neighborhood completely against aymore expansion at this site , they have already pushed the envelope in a RURAL area!Dont want another 151 corridor or Crozet mess, we are not in a growth area !

Andy Reitelbach

From: Cathy Scheumann <cathy.scheumann1@gmail.com>
Sent: Saturday, September 17, 2022 10:31 AM
To: Andy Reitelbach; Board of Supervisors members
Subject: Stop Pippin Hill Expansion

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Mr. Reitelbach and County Officials, I am writing to express my opposition to the expansion of the Pippin Hill Event Center and Restaurant. The event center and restaurant has not been a good neighbor in Bundoran Farm. EPG built a barn outside the development zone, operates a restaurant on the property, continuously violates parking requirements, and hosts events larger than allowed.

Setting this history aside the Pippin Hill expansion will create an enormous amount of water usage. The restaurant now consumes a great deal of water and the extra hotel outbuildings will only increase this demand.

In the recent sales and marketing presentation to the Bundoran Farm residents Dean stated he and his wife plan to live in one of the hotel rooms and become a part of the community. This sales pitch was used when Dean presented the quaint winery proposal to the community ten plus years ago. The marketing strategy being used is to make one believe he has an interest in the community. Dean shared at the recent neighborhood meeting that one of his employees' family members was killed at the 29S and Plank Road intersection. In prior conversation Dean described that intersection as "Russian Roulette." If EPG truly has an interest in the community consideration of neighbors' safety would be priority concern and as a part of this development plan there would be a safety improvement proposal for this deadly intersection to the VDOT.

EPG expansion of Pippin Hill does not fit into the county's rural development plan. Four acres of land is a very small parcel to build the proposed hotel outbuildings. The existing event center and restaurant is built within a conservation neighborhood with a legally binding easement subordination agreement. The road and walking path to connect the two development zones requires board approval and to my knowledge this has not been requested by EPG. Unlike other area wineries this event center and restaurant is in the middle of an existing neighborhood and the expansion would not fit into the rural Albemarle plan. The exact location and property rights of the entrance and exits in the drawings are still in question. The maps used to sight view sheds in the recent marketing campaign to the neighbors were outdated. On prior proposals trees and beautification drawings were submitted on property not intended to be purchased by EPG to mislead the community. The proposal is not complete nor without miss information.

I respectfully request the SUP permit requested by EPG be denied and the county not become another victim to EPG's trickery.

Thank you,
Cathy Scheumann
Bundoran Farm Resident

Sent from my iPad

Andy Reitelbach

From: Gibson, Mary E (meg2e) <meg2e@virginia.edu>
Sent: Thursday, September 22, 2022 6:14 PM
To: Andy Reitelbach
Subject: Re: Re-submittal of SP2022-00002 Crossroads Tavern & Inn: Special Use Permit Application

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Thank you. I have seen the updated plan at a recent Bundoran forum. I am fully in favor of the renovation of the inn, what we are not in favor of is the large extension with cottages. A more modest proposal might be acceptable. To accommodate 40+ potential guests creates a distinctly non rural inn. In addition to the rural issue, which is considerable, we are concerned about additional traffic (adding to the already increased traffic coming and going from Pippin Hill), in the already dangerous intersection at Plank and 29 and the frequent speeding on Plank Road to and from Batesville. We live about a mile down Plank towards Batesville. The waste management and water needs also require close study by experts in environmental management.
I hope to articulate these issues at an upcoming forum.
Thanks-
Mary E. Gibson
420 Quartz Hill Lane
North Garden, Va. 22959

Mary E. Gibson

From: Andy Reitelbach <mreitelbach@albemarle.org>
Sent: Thursday, September 22, 2022 5:09:50 PM
To: Andy Reitelbach <mreitelbach@albemarle.org>
Subject: Re-submittal of SP2022-00002 Crossroads Tavern & Inn: Special Use Permit Application

Good afternoon everyone,

The applicant re-submitted this week the application SP2022-00002 Crossroads Tavern & Inn for a second round of review by the Albemarle County Community Development Department (CDD).

Documents regarding this application can be found using the following link:
https://lfweb.albemarle.org/weblink/search.aspx?dbid=3&searchcommand=%7b%5bCDD-Planning%5d:%5bApplicationNumber%5d=%22SP202200002%22%7d.

Over the next several weeks, these revised materials will be reviewed by staff from CDD and partner agencies (VDOT, Health Department). As mentioned previously, this application also requires public hearings with both the County Planning Commission and the Board of Supervisors; however, these public hearings have not been scheduled at this time. I will send out additional correspondence when the dates of each of those public hearings are confirmed.

Best regards,
Andy

Andrew Reitelbach
Senior Planner II
Albemarle County
--
areitelbach@albemarle.org
434.296.5832 x3261
401 McIntire Road
Charlottesville, VA 22902

Andy Reitelbach

From: Ronnie Woodson <rswkyw@gmail.com>
Sent: Thursday, September 22, 2022 8:02 PM
To: Andy Reitelbach
Subject: Re: Re-submittal of SP2022-00002 Crossroads Tavern & Inn: Special Use Permit Application

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Please shoot this down , we are a rural area , my family been here in North Garden for 150 plus years, dont want a Rt151 or Crozet mess here

On Thu, Sep 22, 2022 at 5:09 PM Andy Reitelbach <mreitelbach@albemarle.org> wrote:

> Good afternoon everyone,
>
> The applicant re-submitted this week the application SP2022-00002 Crossroads Tavern & Inn for a second round of review by the Albemarle County Community Development Department (CDD).
>
> Documents regarding this application can be found using the following link: https://lfweb.albemarle.org/weblink/search.aspx?dbid=3&searchcommand=%7b%5bCDD-Planning%5d:%5bApplicationNumber%5d=%22SP202200002%22%7d.
>
> Over the next several weeks, these revised materials will be reviewed by staff from CDD and partner agencies (VDOT, Health Department). As mentioned previously, this application also requires public hearings with both the County Planning Commission and the Board of Supervisors; however, these public hearings have not been scheduled at this time. I will send out additional correspondence when the dates of each of those public hearings are confirmed.
>
> Best regards,
>
> Andy
>
> **Andrew Reitelbach**
>
> *Senior Planner II*
>
> Albemarle County

--

areitelbach@albemarle.org

434.296.5832 x3261

401 McIntire Road

Charlottesville, VA 22902

Andy Reitelbach

From: Bundoran Farm Board <bfca.board.contact@gmail.com>
Sent: Monday, October 3, 2022 5:53 PM
To: Andy Reitelbach; Lea Brumfield; Rebecca Ragsdale; Kevin McDermott; Karen Firehock; jandrews2@albemarle.ord
Cc: Planning Commission; tillmanm@icloud.com; BFCA.CarterL@yahoo.com; cphendy@gmail.com; dianeforaste@gmail.com
Subject: Special Use Permit Application - SP202200002
Attachments: BFCA letter to County PC, BOS_3Oct2022.pdf

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Dear County Officials -

Please see the attached letter from the Bundoran Farm Community Association Board of Directors concerning the Special Use Permit application SP202200002 from Easton Porter Group re: the Inn at the Crossroads project. Thank you for your kind consideration of our recommendations.

Respectfully,
The Bundoran Farm Community Association Board of Directors

Bundoran Farm

October 3, 2022

Albemarle County Department of Community Development
c/o Andy Reitelbach, Senior Planner II, Planning Division
Lea Brumfield, Senior Planner II, Planning Division
Kevin McDermott, Planning Manager
Rebecca Ragsdale, Planning Manager

Albemarle County Planning Commission
c/o Karen Firehock, Chair, Planning Commission, Samuel Miller District

Jim Andrews, Board of Supervisors, Samuel Miller District

Dear County Officials,

The Bundoran Farm Community Association ("BFCA") is the governing body for a community of 76 landowner households comprising a residential development set on 2300 acres in North Garden. Under our community charter, the BFCA Board of Directors has the authority and responsibility to represent the interests of its owners and administer the general affairs of the Bundoran Farm community.

The BFCA Board previously wrote to Mr. Reitelbach regarding the planned "Inn at the Crossroads" project on Parcel ID Lot 87-3B. In that letter, we communicated that any functional connection between that lot and Pippin Hill Farm & Vineyards LLC ("Pippin Hill") located on Parcel ID Lot 86-88 requires BFCA approval, due to mutually signed legal agreements between Pippin Hill and BFCA. This current letter is to expand on that communication, and to voice **our unanimous opposition to Easton Porter Group's ("EPG") Special Use Permit (SUP) application SP202200002, as currently submitted.**

Issue #1: Physical and functional connection between the Inn at the Crossroads and Pippin Hill Farm & Vineyards

The BFCA established an Easement Subordination Agreement (ESA) with Pippin Hill, recorded with the county on 10/15/2010. The ESA set rules on use of the land on which Pippin Hill's operations occur, whereby Pippin Hill needs BFCA's written approval to construct any permanent improvements. A second amendment to the ESA (signed 5/27/2022) strengthened this requirement. In summary, the BFCA has full authority to deny, for reasonable cause, any modification on the ESA-controlled land.

The plan for the Inn at the Crossroads that was submitted to the county on 9/19/2022 was also presented to the BFCA membership by EPG on 9/10/2022. That plan, as presented by Dean Andrews of EPG, clearly contemplates both a physical and functional connection between Lots 87-3B and 86-88.

The "Ridge Road" and walking path on their plan represents a physical connection between the parcels, which we assert will have a negative impact on the community. Traffic on this connecting road will be highly visible to neighboring residents, particularly for vehicles turning left off the road onto Pippin Hill's driveway. In addition, in-bound guest traffic to the Inn will first enter onto Pippin Hill Lane on Lot 86-88 which also serves as an entry way for two residential lots in Bundoran Farm. Congestion on Pippin Hill Lane caused by guests to Pippin Hill is a recurring problem for one resident, such that they have to use a flag to signal to the parking attendant to allow passage on to their house on busy weekend days.

The construction of a path between the Inn and Pippin Hill, for walking, bicycling, and/or golf cart passage between the two properties, encourages the presence of unauthorized Inn guests on easement land within Bundoran Farm, which is expressly prohibited under our community charter (which Pippin Hill is party to).

Bundoran Farm

Motorized vehicles such as golf carts or ATVs not used for farming activity are also prohibited on Bundoran Farm easement property (including the ESA-controlled property).

Creating a functional connection between the Inn and Pippin Hill belies the statement made by Mr. Dean Andrews, Principal Owner of both Pippin Hill and EPG. He wrote in an email to multiple county officials on 3/28/2022 regarding the Inn that "It is a stand alone Inn & Tavern business." This point is reiterated on page 5 of the SP202200002_Presentation document submitted to the county. If the Inn and Pippin Hill were truly stand-alone businesses, there would be no need to connect the Inn with Pippin Hill's operations. In fact, connecting the two businesses creates a conflict with Virginia law and Albemarle County code prohibiting restaurants as part of a Farm Winery operation (County Code Chapter 18, section 5.1.25(g)). While the Inn and Pippin Hill are on separate properties, it is clear from the plan that a functional connection is the practical intent. If the BFCA Board were to approve such a functional connection between the restaurant at the Inn and Pippin Hill Farm & Winery, BFCA could potentially be accused of enabling a violation of local ordinances.

For these reasons, the BFCA Board has voted unanimously to prohibit Pippin Hill from constructing a road as well as a path on Lot 86-88 that connects the two properties, effectively eliminating these aspects of the plan. Should Pippin Hill proceed to construct a connecting road or path, this would constitute a violation of our legal agreements.

Issue #2: The impact of expansion of a hotel enterprise within a Rural Area

We support EPG's plan to renovate the historic Inn structures and to use the Inn property in the same relative scale and manner that it has been used for nearly 200 years: as a stand-alone inn serving overnight guests visiting our region. It is the *expansion* of the hotel enterprise on this property to construct multiple, highly visible residential cottages that is the subject of our strong objection.

Albemarle County's Comprehensive Plan of 2015 states on page 7.30 that *"Generally, new hotels, motels, inns, and retreat centers are not considered to be appropriate in the Rural Area due to their water requirements, wastewater needs, and traffic impacts"*. We understand that the present SUP involves renovation and new construction within a historic inn site. That said, the addition of four guest cottages that comprise twelve (12) guest rooms in addition to the existing guest quarters within the Inn places this part of the project into the category of a hotel. According to Section 3.1 of the Albemarle County code, a "hotel" is defined as "a use composed of transient lodging provided within one or more buildings having **six or more guest rooms** that provides transient lodging." Logic dictates that these new guest cottages constitute a hotel by definition, even if on a lot containing an historic inn. The presence of a hotel is expressly prohibited within Rural Areas Districts (RA) as shown on the Albemarle County Permitted Uses Chart.

According to the cottage design scheme on EPG's plan, each cottage structure is approximately 1968 square feet, when including the porches and connecting veranda (which is part of the visible structure). This is the size of a typical house. Multiplying that measurement times four gives a building complex that is over 7800 sq. ft. and a complex that will stretch for ninety yards – an incredibly significant building presence on a visible ridge line in a rural area.

The BFCA also has serious concerns regarding local impacts on water supply, traffic, and lighting that stem from the construction of twelve guest cottages. The expansion of the Inn also brings a significant increase in guest visits, from a maximum of ten guests now to a potential thirty-eight guests. Bundoran Farm neighbors already suffer from challenges in water access; many residential wells on the Farm have only a 2-10 gal/min refresh rate. Adding to this pressure on water supply, Pippin Hill has recently requested to BFCA to drill a second well on Lot 86-88. Traffic on our community roadways is already an issue, due to "looky-loos" driving through our community. Guests from Pippin Hill have been known to drive down individual landowners' driveways and even sit on the porches of homes (!) at Bundoran Farm when

Bundoran Farm

residents were out of town. Lighting, noise, and sun glare from parked cars at Pippin Hill has been an ongoing issue for Bundoran Farm residents for 10+ years. While some progress has recently been made on this front, these problems continue to arise not infrequently. Despite the public assurances from Mr. Andrews on EPG's ability to regulate guest behavior at the Inn, his organization is presently unable to routinely regulate the operations at Pippin Hill in regard to lighting, traffic, and noise. How are we to believe that they will be successful in doing so at a second facility? Based on past and current data, the BFCA has every reason to be concerned that greater numbers of overnight guests at a true hotel site will only exacerbate this set of problems.

We dispute the implication by EPG that expansion of the Inn at the Crossroads is consistent with the agricultural mission of the adjoining neighborhood. The fact that EPG's SUP presentation (page 6) conflates the agritourism activities at Pippin Hill with the identity for the Inn proves that EPG is reliant on Pippin Hill to bolster its claim that an expanded hotel business is somehow an agricultural-based entity. The County should ignore any agricultural attribute that cannot be performed solely on Lot 87-3B. Our view is that once the proposed cottages are built, there is effectively no land left on this four-acre lot for any agricultural activity of a material level.

Issue #3: The presence of a hotel enterprise directly adjacent to Bundoran Farm is incongruous with our mission as an agricultural preservation development.

Bundoran Farm was founded in 2006 with the consent and support of Albemarle County as an agricultural preservation development. The preamble of our community charter makes this mission clear:

> "*Bundoran Farm is a residential community located in the Albemarle County, Virginia, founded on the principles of sustainability and preserving the rural, agricultural character and scenic value of the land through environmentally sensitive land use and stewardship of farmland, forest, and other natural resources."*

Our commitment to this conservation ethic is exemplified by our partnerships with the Thomas Jefferson Soil and Water Conservation District and the James River Association, where our community has succeeded in protecting nine miles of streambank by use of buffer fencing and planting over 6,100 hardwood trees – and we are not done with this effort! TJSWCD alone has invested roughly $110,000 in conservation efforts at Bundoran Farm, with our community match being over $15,000. These initiatives to preserve the rural nature of our community are simply at odds with the creation of an expanded transient lodging enterprise next door to Bundoran Farm.

In summary, the BFCA calls upon the Planning Commission and the Board of Supervisors to reject the SUP from Easton Porter Group for the construction of any guest cottages on Parcel ID Lot 87-3B, known as the Inn at the Crossroads property.

Respectfully submitted,
The Bundoran Farm Community Association Board of Directors

BFCA Board Members:
Brian A. Pollok, Ph.D., President (1784 Bundoran Drive, North Garden VA)
Mary K. Tillman, Vice President (5275 Derry Lane, North Garden VA)
Diane Forastè, Secretary (670 Hightop Drive, North Garden VA)
Christopher Hendy (901 Carpenter Drive, North Garden VA)
Carter Leake (3111 Sutherland Road, North Garden VA)

Andy Reitelbach

From: George Abetti <george@geobarns.com>
Sent: Tuesday, October 4, 2022 7:59 AM
To: Protect Rural Albemarle; Jon Scheumann; Cathy Scheumann; Brian Pollok; Carter Leake; Diane Foraste; Mary Tillman; A Christopher Hendy; Board of Supervisors members; Planning Commission; Rebecca Ragsdale; Lea Brumfield; Andy Reitelbach; Roger Johnson; Susanne Abetti
Subject: Re: Stop Easton Porter Group - Hotel-Resort-Spa Complex at Crossroads

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Good morning Jon--

While I continue to fully support your right to disagree with the current plans to expand the Crossroads Inn--I again take issue with the inflammatory, specious and red herring alarmism in your letter. In no way is this a ***"string of 8 continuous hotel-spa buildings stretching more than a football field in length."*** What it actually is is a row of low profile cottages with significant landscaping to mitigate their visual impact.

I also take issue with the recipients of this letter bot being available to a fir conversation--you get to say what you want--no matter how biased or marginally true it may be--whereas I only get to respond to you--which feel manipulative to me. I am copying the board because I think this poorly represents the Bundoran Farm Community in its anonymous audience.

I again value you as a person and your friendship but wish you would fight fair if you are going to fight.

george

On 10/3/2022 10:36 AM, Protect Rural Albemarle wrote:

> North Garden Neighbors,
>
> Well, I'm back and so is Easton Porter Group. During the week of September 19th Easton Porter Group relaunched its efforts to build a Hotel – Resort – Spa complex at Cross Roads Inn. The complete set of documents can be found via this link to the County's website: Easton Porter Group Sales Pitch Documents
>
> Andrew Reitelbach, County Senior Planner, wrote in his email,
>
> > "Over the next several weeks, these revised materials will be reviewed by staff from CDD and partner agencies (VDOT, Health Department). As mentioned previously, this application also requires public hearings with both the County Planning Commission and the Board of Supervisors; however, these public hearings have not been scheduled at this time. I will send out additional correspondence when the dates of each of those public hearings are confirmed."
>
> As of this morning no additional information has been received from Andy.

The core of the new proposal can be found in these two documents:

- EPG Sales Pitch
- EPG Sales Pitch - map

We continue to review the new Easton Porter documents but want to pass along some initial reactions.

First, please be aware that these documents are 'sales pitch documents' prepared by EPG to convince you and the county decision makers that this is a good idea. These are **sales documents** and are not legally binding. Easton Porter is telling their story in these documents. They are making no binding commitments to anything.

Second, the footprint of the new development area proposed by Easton Porter encompasses nearly 1.25 acres. If you recall, the Crossroads Inn property is a total of 4.0 acres. What we would see would be a string of 8 continuous hotel-spa buildings stretching more than a football field in length. How can this be considered to be consistent with the Rural Agriculture designation in the Comprehensive Plan?

Third, on page 5 of their 'Sales Pitch' Easton Porter writes,

"Does Not Set a Precedent for Rural Commercial / Hotel / Event Centers"

Easton Porter has zero legal authority to make this statement on behalf of the County. If this Hotel-Resort-Spa complex is approved, do you think that EPG would argue against the next developer that wants to build an event center and brewery at the intersection of Plank Road and Stillhouse Creek Road? We do not!

Please make your voice heard.

Please write to:

County Board of Supervisors: bos@albemarle.org
County Planning Commission: PlanningCommission@albemarle.org
County Planners:
Rebecca Ragsdale rragsdale@albemarle.org
Lea Brumfield Senior lbrumfield@albemarle.org
Andy Reitelbach mreitelbach@albemarle.org

Director of Economic Development
Roger Johnson rjohnson2@albemarle.org

Subject: SP2022-00002 – Hotel Resort Spa Expansion in Rural Albemarle

Please share this with your neighbors, help continue the growth of the North Garden – Batesville – Ortman/Dick Woods Road coalition!

Let me know if you want to be removed from this distribution list.

Jon Scheumann

Andy Reitelbach

From: George Abetti <george@geobarns.com>
Sent: Tuesday, October 4, 2022 9:34 PM
To: bfca.CarterL@yahoo.com; 'Protect Rural Albemarle'; 'Jon Scheumann'; 'Cathy Scheumann'; 'Brian Pollok'; 'Diane Foraste'; 'Mary Tillman'; 'A Christopher Hendy'; Board of Supervisors members; Planning Commission; Rebecca Ragsdale; Lea Brumfield; Andy Reitelbach; Roger Johnson; 'Susanne Abetti'
Subject: Re: Building Size Response for Hotel-Resort-Spa Complex at Crossroads
Attachments: 298420957_475334317297311_3681459038030313844_n.jpg

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Thank you Carter for this thoughtful email which does correct some of my allegations. This is a much longer exchange than merely here--so it will require more than the details of the project to discuss.

I am flying across the ocean to Italy right now and the seat is very cramped so I will respond more thoroughly when I am settled into our home in the Apennines (photo attached of our project)

george

On 10/4/2022 6:42 PM, bfca.CarterL@yahoo.com wrote:

> George,
>
> I feel that I need to weigh in as a member of the North Garden Community. I don't see where any of Jon's comments meet the level of "inflammatory" or "specious". If the goal is, indeed, a healthy debate, I would ask that you be more specific in your concerns. I also don't understand what the "anonymous audience" is. I think anyone who receives the email can respond with pushback like I am doing here. My pushback is also subject to scrutiny.
>
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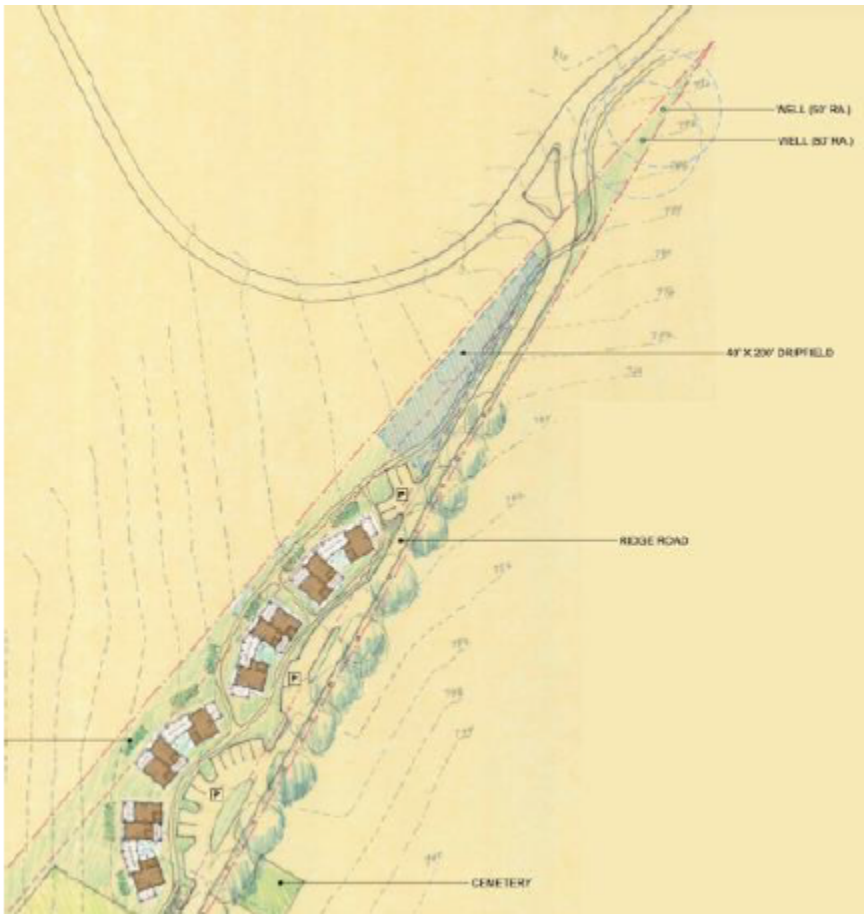
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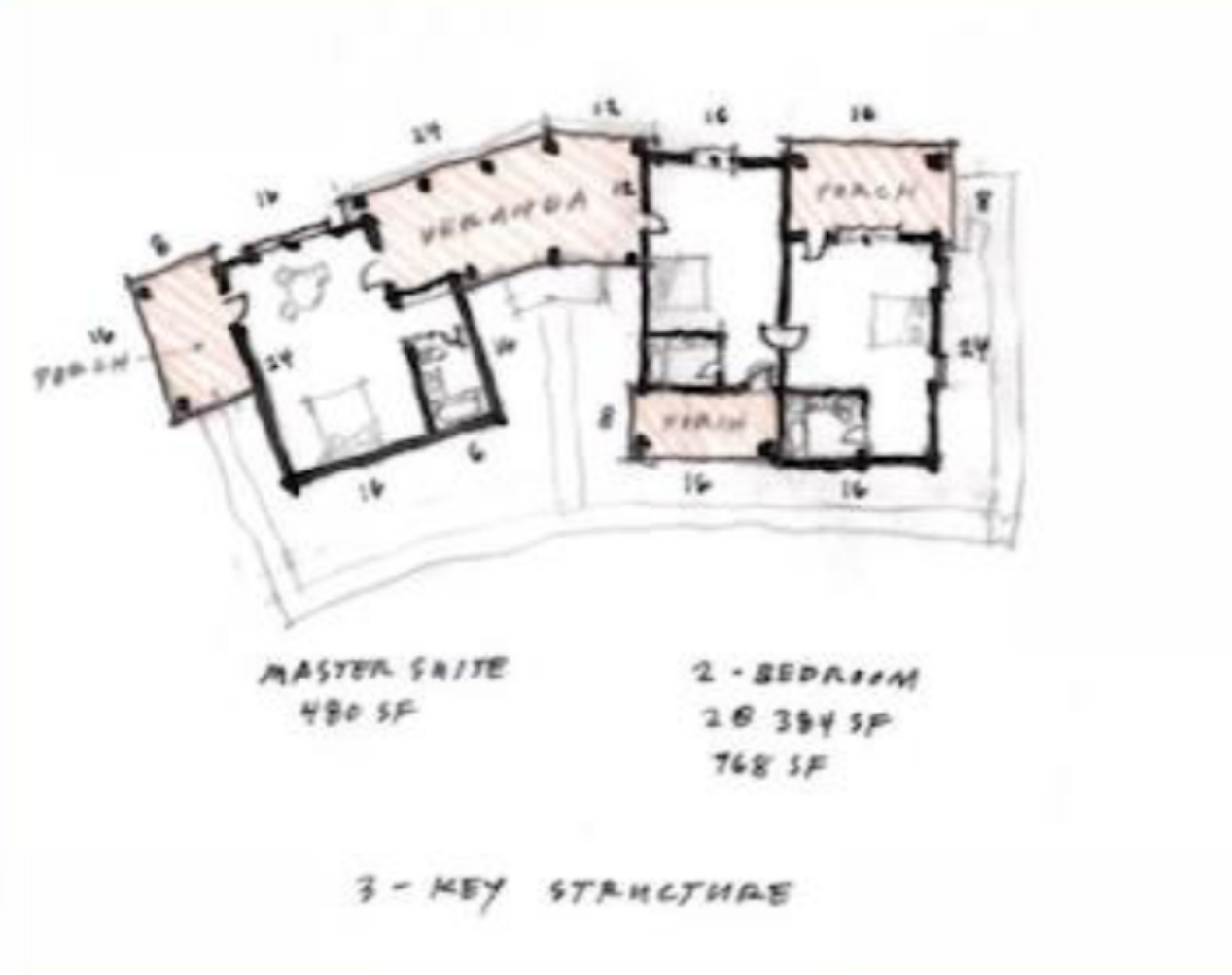
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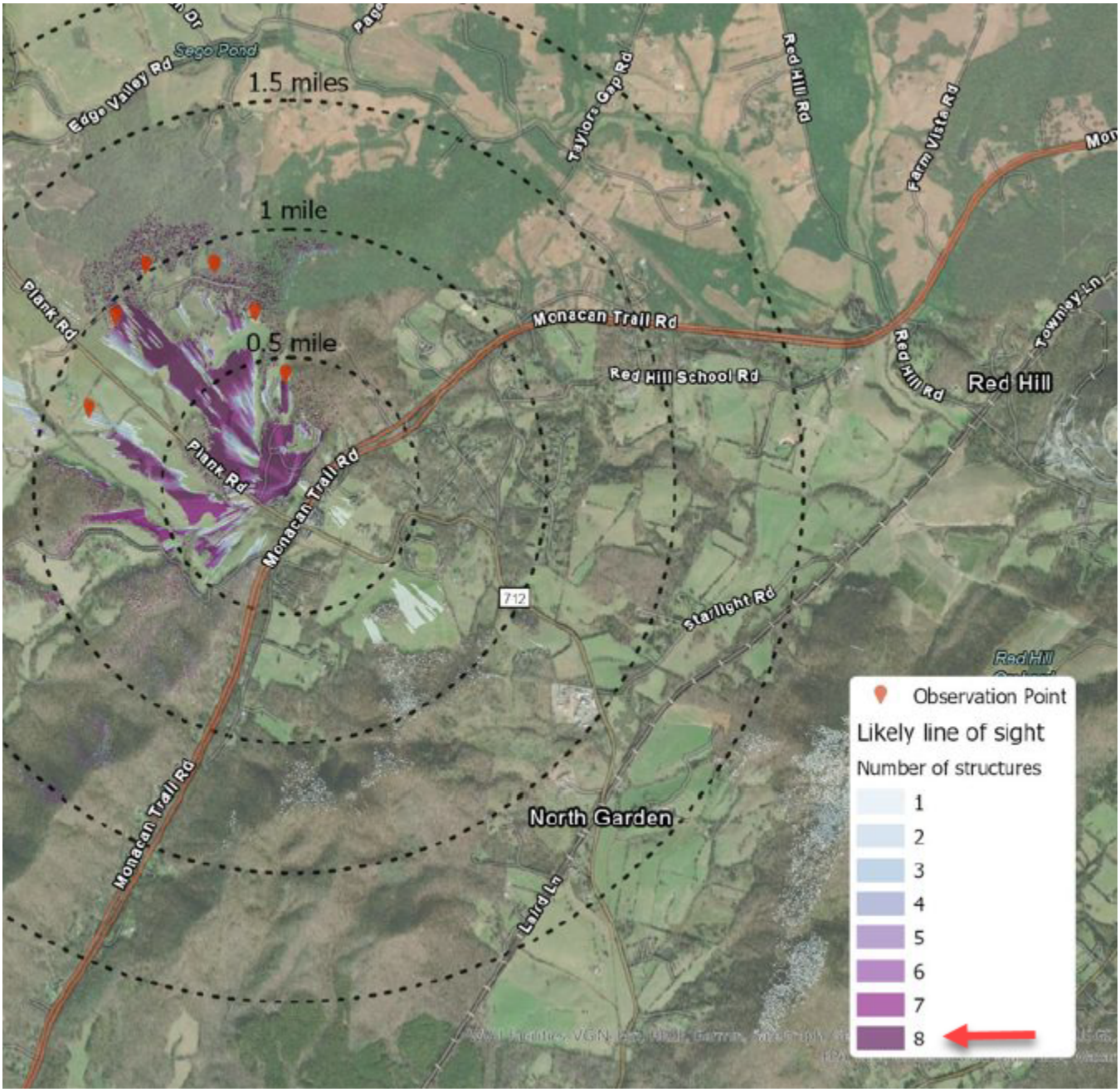


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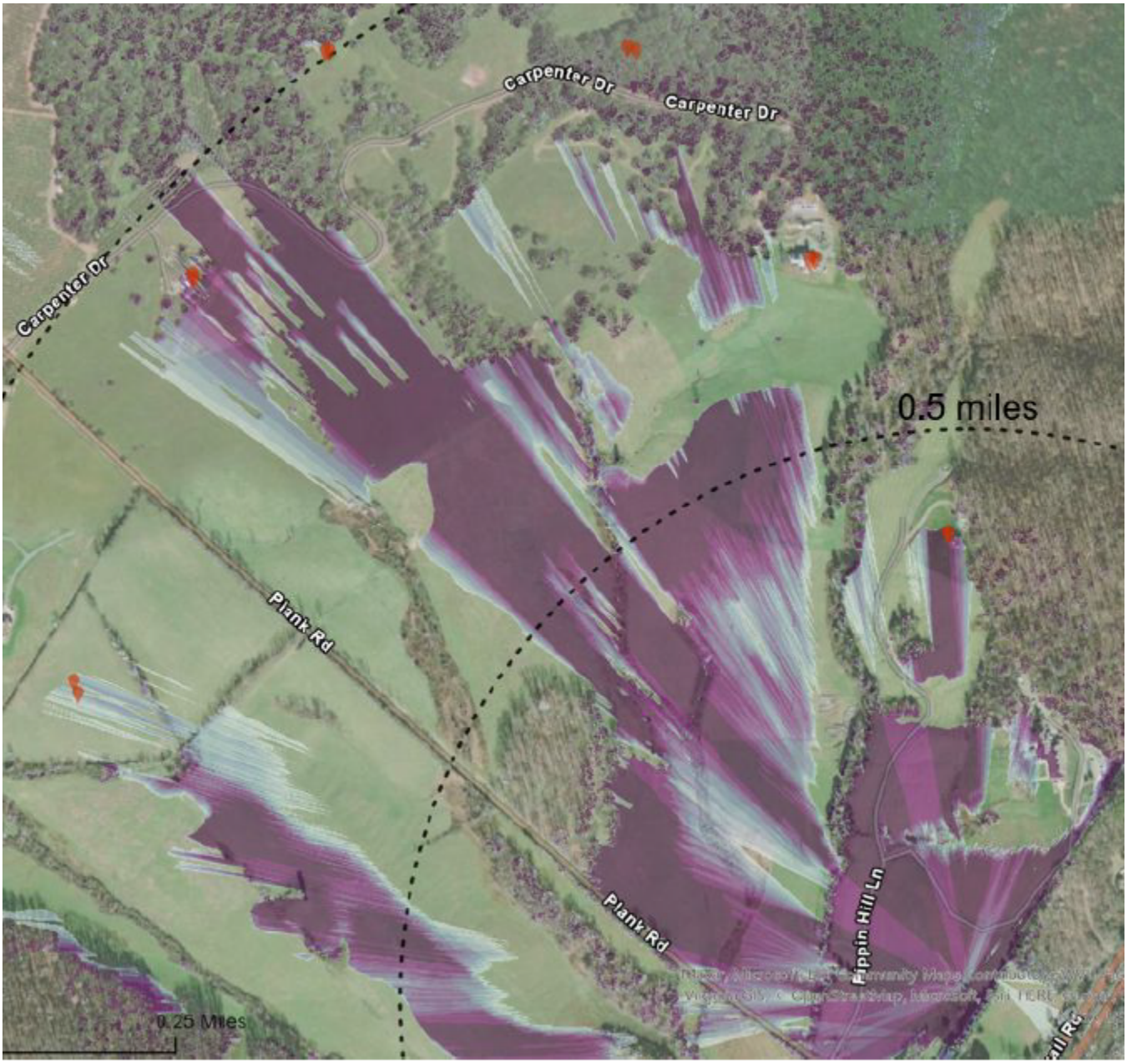
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Here is a zoomed-in version. EPG is clearly telling you that there will be SIGNIFICANT viewshed intrusion. Purple = all structures visible.



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Sent: Tuesday, October 4, 2022 7:59 AM
To: Protect Rural Albemarle <protectruralalbemarle@gmail.com>; Jon Scheumann <jonscheumann@gmail.com>; Cathy Scheumann <cathy.scheumann@gmail.com>; Brian Pollok <brian.pollok@gmail.com>; Carter Leake <BFCA.CarterL@yahoo.com>; Diane Foraste <dianeforaste@gmail.com>; Mary Tillman <tillmanm@icloud.com>; A Christopher Hendy <cphendy@gmail.com>; bos@albemarle.org; PlanningCommission@albemarle.org; rragsdale@albemarle.org; lbrumfield@albemarle.org; mreitelbach@albemarle.org; rjohnson2@albemarle.org; Susanne Abetti <susanne.abetti@yahoo.com>
Subject: Re: Stop Easton Porter Group - Hotel-Resort-Spa Complex at Crossroads

Good morning Jon--

While I continue to fully support your right to disagree with the current plans to expand the Crossroads Inn--I again take issue with the inflammatory, specious and red herring alarmism in your letter. In no way is this a ***"string of 8 continuous hotel-spa buildings stretching more than a football field in length."*** What it actually is is a row of low profile cottages with significant landscaping to mitigate their visual impact.

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I again value you as a person and your friendship but wish you would fight fair if you are going to fight.

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On 10/3/2022 10:36 AM, Protect Rural Albemarle wrote:

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First, please be aware that these documents are 'sales pitch documents' prepared by EPG to convince you and the county decision makers that this is a good idea. These are **sales documents** and are not legally binding. Easton Porter is telling their story in these documents. They are making no binding commitments to anything.

Second, the footprint of the new development area proposed by Easton Porter encompasses nearly 1.25 acres. If you recall, the Crossroads Inn property is a total of 4.0 acres. What we would see would be a string of 8 continuous hotel-spa buildings stretching more than a football field in length. How can this be considered to be consistent with the Rural Agriculture designation in the Comprehensive Plan?

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Rebecca Ragsdale rragsdale@albemarle.org
Lea Brumfield Senior lbrumfield@albemarle.org
Andy Reitelbach mreitelbach@albemarle.org
Director of Economic Development
Roger Johnson rjohnson2@albemarle.org

Subject: SP2022-00002 – Hotel Resort Spa Expansion in Rural Albemarle

Please share this with your neighbors, help continue the growth of the
North Garden – Batesville – Ortman/Dick Woods Road coalition!

Let me know if you want to be removed from this distribution list.

Jon Scheumann

Andy Reitelbach

From: bfca.CarterL@yahoo.com
Sent: Tuesday, October 4, 2022 6:42 PM
To: 'George Abetti'; 'Protect Rural Albemarle'; 'Jon Scheumann'; 'Cathy Scheumann'; 'Brian Pollok'; 'Diane Foraste'; 'Mary Tillman'; 'A Christopher Hendy'; Board of Supervisors members; Planning Commission; Rebecca Ragsdale; Lea Brumfield; Andy Reitelbach; Roger Johnson; 'Susanne Abetti'
Subject: Building Size Response for Hotel-Resort-Spa Complex at Crossroads

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George,

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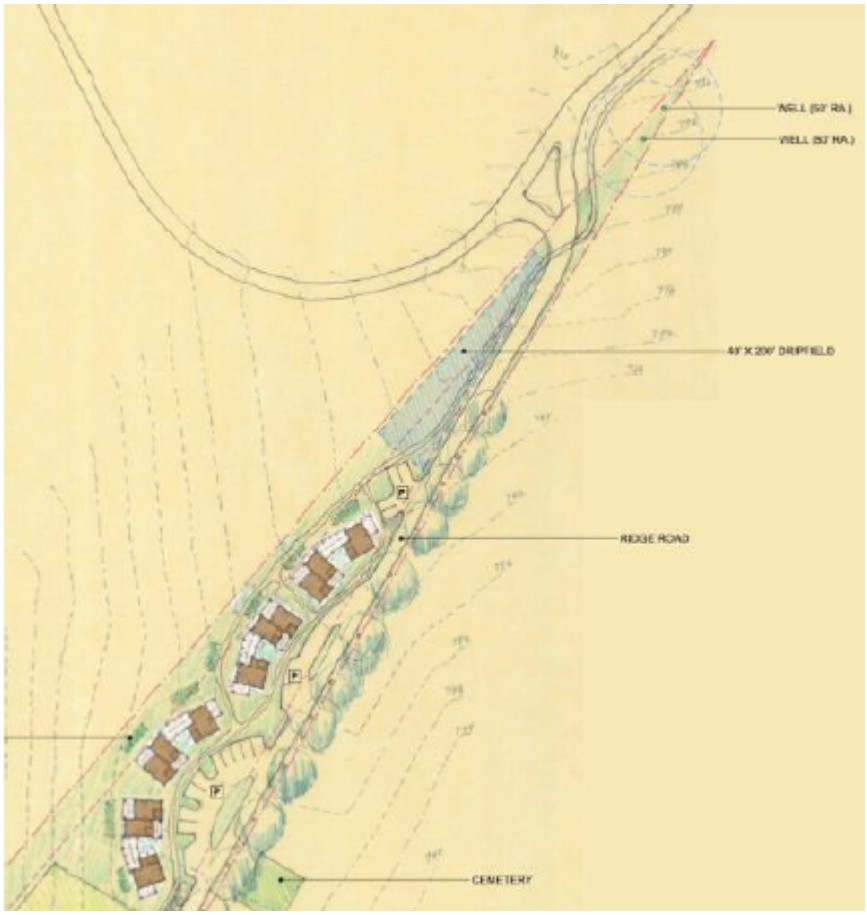
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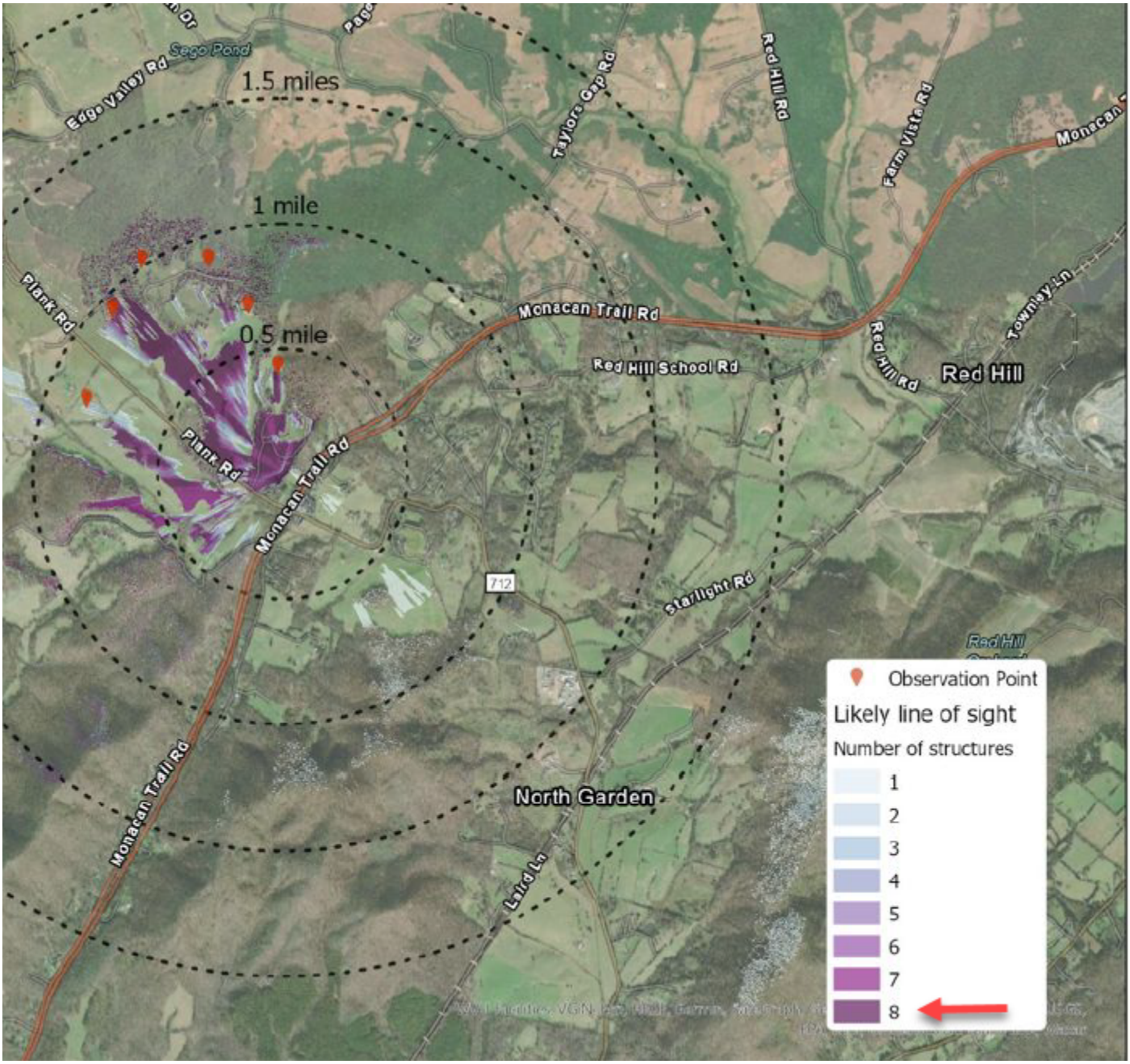


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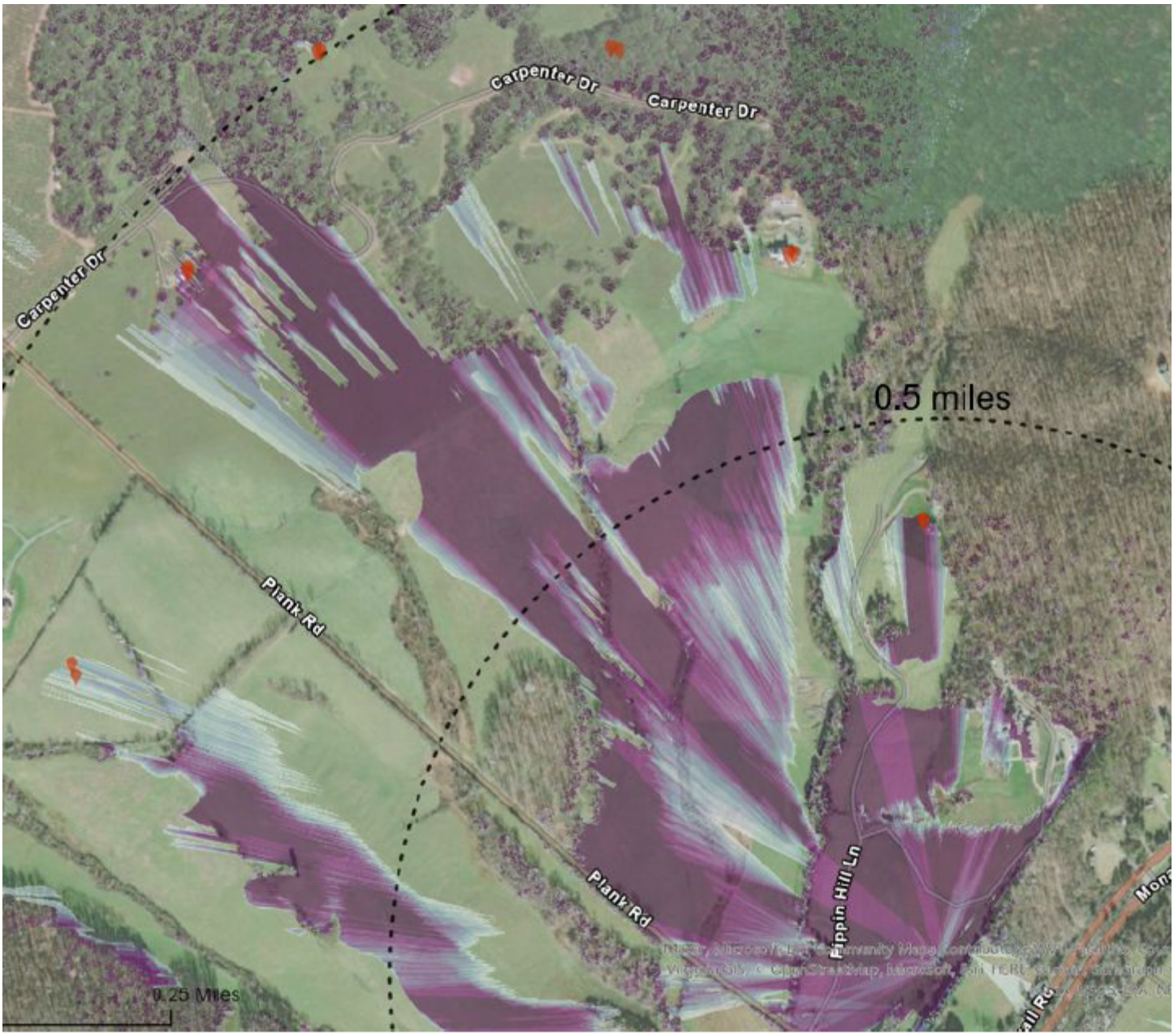
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Subject: Re: Stop Easton Porter Group - Hotel-Resort-Spa Complex at Crossroads

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County Planners:
Rebecca Ragsdale rragsdale@albemarle.org
Lea Brumfield Senior lbrumfield@albemarle.org
Andy Reitelbach mreitelbach@albemarle.org
Director of Economic Development
Roger Johnson rjohnson2@albemarle.org

Subject: SP2022-00002 – Hotel Resort Spa Expansion in Rural Albemarle

Please share this with your neighbors, help continue the growth of the North Garden – Batesville – Ortman/Dick Woods Road coalition!

Let me know if you want to be removed from this distribution list.

Jon Scheumann

Andy Reitelbach

From: Lea Brumfield
Sent: Friday, October 7, 2022 9:19 AM
To: Andy Reitelbach
Subject: Fwd: Pippinhill

Lea Brumfield, AICP Candidate (she, her)
Senior Planner II, Zoning Division
Albemarle County

lbrumfield@albemarle.org
434-296-5832 x3023
401 McIntire Road, Charlottesville, VA 22902

Begin forwarded message:

> **From:** Ronnie Woodson <rswkyw@gmail.com>
> **Date:** October 7, 2022 at 08:44:18 EDT
> **To:** Lea Brumfield <lbrumfield@albemarle.org>
> **Subject: Pippinhill**
>
> **CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.**
>
> Dont want my rural area turned into Crozet mess , my family been here for 150+ years, do not allow

Andy Reitelbach

From: George Abetti <george@geobarns.com>
Sent: Wednesday, October 19, 2022 9:57 AM
To: Protect Rural Albemarle
Cc: Brian Pollok; Carter Leake; Board of Supervisors members; Planning Commission; Rebecca Ragsdale; Lea Brumfield; Andy Reitelbach; Roger Johnson
Subject: Re: Stop Easton Porter Hotel - Resort - Spa Complex at Crossroads Inn

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Hmmmm Jon--

How long was this exposed to make it look even brighter than it actually was? I have driven by Pippin Hill for many years and it ***never*** looks this bright--but holding open a camera shutter a little too long can easily create a bogus impression.....although I do agree with you that this is a lovely shot... 😎 Keep in mind night sky lighting is specified as to what it looks like from above--whereas this shot was actually taken from below--so it has little or nothing to do with "Dark Sky Standards"--which are all about up-lighting.

I am also wondering why you are implying/inferring that the size of the Inn and cottages (as opposed to the more inflammatory "Resort-Spa-Complex" epithet) as having anything to do with how many large parties, traffic, loud music will be there. Pippin Hill is an event venue--as we all know--whereas the Crossroads Inn is--well--an Inn with people who generally go to Inns to sleep at night... 😕. I would never imply that residents at Bundoran Farm with larger houses create more traffic and make more noise, lights and music--which seems to me to be the specious logic you are insinuating. You simply cannot honestly extrapolate one from the other--since the program of the two entities determines their relationship to the salient issues you raise.

In the interest of fairness--which I have requested but not yet received a response from you--I again request you forward my response to all of your recipients so that any value and truth I bring to this conversation will be heard by all concerned.

Thank you in advance for your consideration and for including me in your mailings--which even while I largely disagree have valid points to evaluate and respond to--as I am here.

george

PS--Next time please reduce the size of the picture file to a couple of megabytes--this is HUGE file--about 15MB--which I have here inserted inline at about 1MB....same impact but way easier to download and send.

On 10/19/2022 8:43 AM, Protect Rural Albemarle wrote:

> North Garden Neighbors,
>
> We want to call your attention to a couple of statements that are in the Easton Porter Group's sales pitch to the County. On page 5 of the sales pitch, Easton Porter Group writes about the Inn at Crossroads the following statement:
>
> **"Not going to host late night outside events with major traffic, lights or loud music"**
>
> On page 20 of the same sales document Easton Porter writes:
>
> **"COMMITMENTS: Our exterior lighting conforms to Dark Sky Standards"**

A little more than a week ago this picture was taken of Easton Porter's restaurant at Pippin Hill at about 11.30pm.



Shortly after this picture was taken a 55-passenger bus plus a second bus for another 25 people or so pulled onto Pippin Hill Lane and drove up to the restaurant, presumably to pick up the party goers.

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Subject: SP2022-00002 – Hotel Resort Spa Expansion in Rural Albemarle

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Jon Scheumann
434 422 1749

Andy Reitelbach

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Sent: Wednesday, October 19, 2022 9:45 PM
To: 'George Abetti'; 'Protect Rural Albemarle'
Cc: 'Brian Pollok'; Board of Supervisors members; Planning Commission; Rebecca Ragsdale; Lea Brumfield; Andy Reitelbach; Roger Johnson
Subject: RE: Stop Easton Porter Hotel - Resort - Spa Complex at Crossroads Inn

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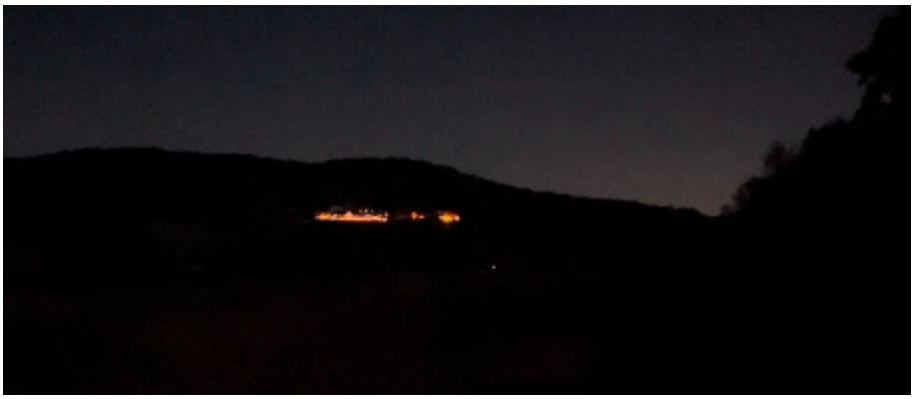
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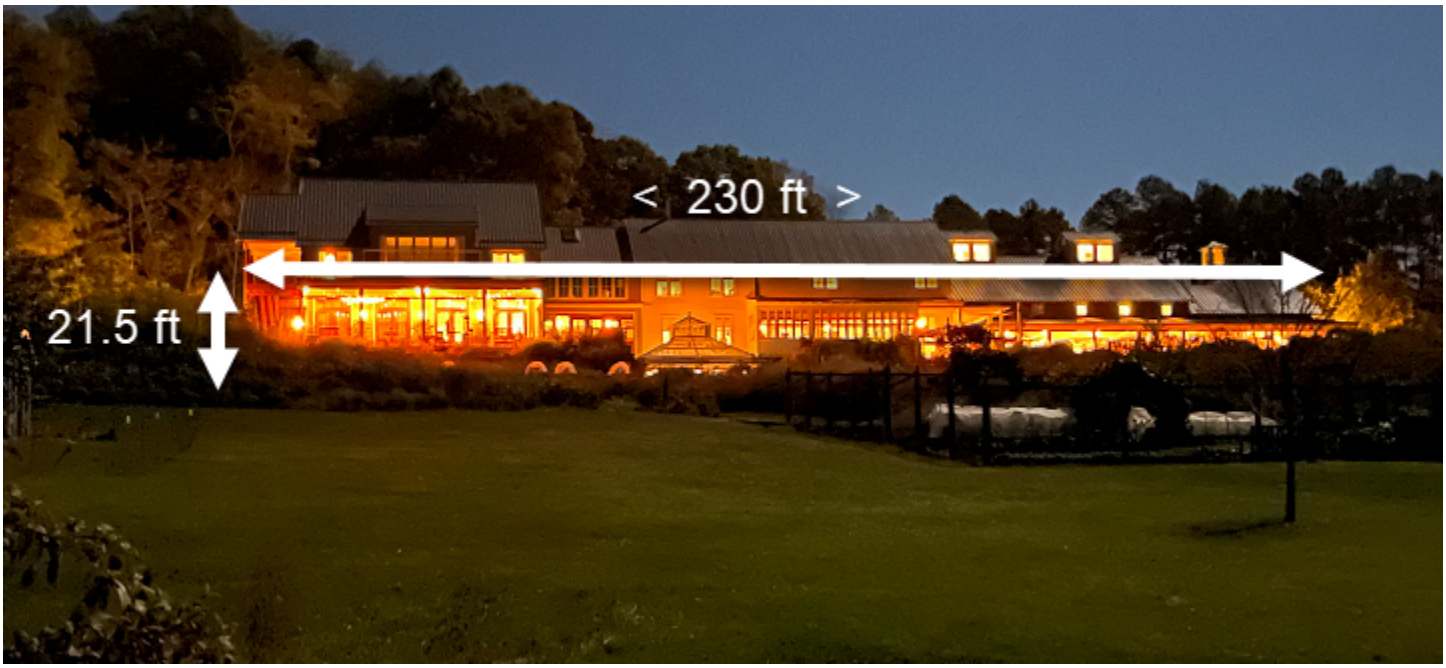
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In summary, the issue is not whether the structures are attractive or well-landscaped. The issue is whether a 500-foot row of structures should replace rural, open space. The very rural, open space the wedding guest came to see. The very rural, open space that every North Garden resident cherishes.

Carter



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Sent: Wednesday, October 19, 2022 9:57 AM
To: Protect Rural Albemarle <protectruralalbemarle@gmail.com>

Cc: Brian Pollok <brian.pollok@gmail.com>; Carter Leake <BFCA.CarterL@yahoo.com>; bos@albemarle.org; PlanningCommission@albemarle.org; rragsdale@albemarle.org; lbrumfield@albemarle.org; mreitelbach@albemarle.org; rjohnson2@albemarle.org
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In the interest of fairness--which I have requested but not yet received a response from you--I again request you forward my response to all of your recipients so that any value and truth I bring to this conversation will be heard by all concerned.

Thank you in advance for your consideration and for including me in your mailings--which even while I largely disagree have valid points to evaluate and respond to--as I am here.

george

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Attachments: Pippin_Large[2].jpg

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Good morning Carter--

Thank you very much for the appropriate admonishment about the photo. I actually did not wish to imply it was deliberate over-exposure but looking back at the sentence it sure seems that way so I am immediately apologizing to Jon for the way I wrote that--as well as everyone else on this thread. I do know that night shots (many of which I have taken for my business) are very easy to under or over expose--so as you said--anyone driving by can get the real McCoy instead of depending upon anyone's photo--including mine, here attached.

I assume Jon is copied here but I will copy and write his email address directly--but want everyone to know I have no basis to say or imply this was deliberate--even if I think the picture may be a skewed view of what the human eye may or may not see--as is mine.

Thank you again for your honesty and holding me accountable for my words and actions.

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Roger Johnson rjohnson2@albemarle.org

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434 422 1749

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Sent: Thursday, October 20, 2022 1:06 PM
To: bfca.CarterL@yahoo.com; 'Protect Rural Albemarle'
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Subject: Re: Stop Easton Porter Hotel - Resort - Spa Complex at Crossroads Inn

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I certainly agree about ALL the lights on and also think there should be an agreed upon curfew with slightly longer hours Friday and Saturday nights. I also have some ideas I wish to discuss with Ken about the new entity if he is willing to meet when I am back. I think some relationships suffer via the internet--much harder to communicate care and warmth via email.

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> We can all agree that any camera pointed at a bright light will give off a "bright haze" that is not necessarily seen by the naked eye. The closer you are to the light source, the more the haze effect. But that does not mean the haze is not indicative of the amount of light being emitted. Figure A and Figure B are magnifications of two parts of your photo. Figure A shows the "haze" that we can all agree is not what the naked eye sees. But Figure B is telling. The cumulative effect of all the lights that are ON at this wedding (which looks like 100% of them) are SO bright that they are lighting up the outside grass area (white circle) almost to the point of daytime light. Compare that to the actual darkness at the time of the photo shown in the green circle. This syncs with what all of us see when we look at PH every Friday and Saturday night.
>
> The point is this: that you do Dark Sky installations is meaningless if you have all your lights on up until 11:45 pm for every wedding. In fact, you don't even need specialized lighting to practice "Dark Sky". Just be considerate and switch as many lights as possible to the "OFF" position. If you can't do

that, install window coverings that block the light. And if those lights were installed using Dark Sky fixtures that light is barely visible. In summary, PH cannot claim ANY Dark Sky practices if all of their lights are on like shown in your photo.

Once again, all one needs to do is drive down Plank Rd where there are larger homes on Bundoran Farms that are barely visible, if at all, because these houses a) practice the most important practice of using the OFF switch, and b) have installed Dark Sky fixtures and practices which are barely visible.

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I assume Jon is copied here but I will copy and write his email address directly--but want everyone to know I have no basis to say or imply this was deliberate--even if I think the picture may be a skewed view of what the human eye may or may not see--as is mine.

Thank you again for your honesty and holding me accountable for my words and actions.

george

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Carter

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To: Protect Rural Albemarle <protectruralalbemarle@gmail.com>
Cc: Brian Pollok <brian.pollok@gmail.com>; Carter Leake <BFCA.CarterL@yahoo.com>; bos@albemarle.org; PlanningCommission@albemarle.org; rragsdale@albemarle.org; lbrumfield@albemarle.org; mreitelbach@albemarle.org; rjohnson2@albemarle.org
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To your photo.

We can all agree that any camera pointed at a bright light will give off a "bright haze" that is not necessarily seen by the naked eye. The closer you are to the light source, the more the haze effect. But that does not mean the haze is not indicative of the amount of light being emitted. Figure A and Figure B are magnifications of two parts of your photo. Figure A shows the "haze" that we can all agree is not what the naked eye sees. But Figure B is telling. The cumulative effect of all the lights that are ON at this wedding (which looks like 100% of them) are SO bright that they are lighting up the outside grass area (white circle) almost to the point of daytime light. Compare that to the actual darkness at the time of the photo shown in the green circle. This syncs with what all of us see when we look at PH every Friday and Saturday night.

The point is this: that you do Dark Sky installations is meaningless if you have all your lights on up until 11:45 pm for every wedding. In fact, you don't even need specialized lighting to practice "Dark Sky". Just be considerate and switch as many lights as possible to the "OFF" position. If you can't do that, install window coverings that block the light. And if those lights were installed using Dark Sky fixtures that light is barely visible. In summary, PH cannot claim ANY Dark Sky practices if all of their lights are on like shown in your photo.

Once again, all one needs to do is drive down Plank Rd where there are larger homes on Bundoran Farms that are barely visible, if at all, because these houses a) practice the most important practice of using the OFF switch, and b) have installed Dark Sky fixtures and practices which are barely visible.



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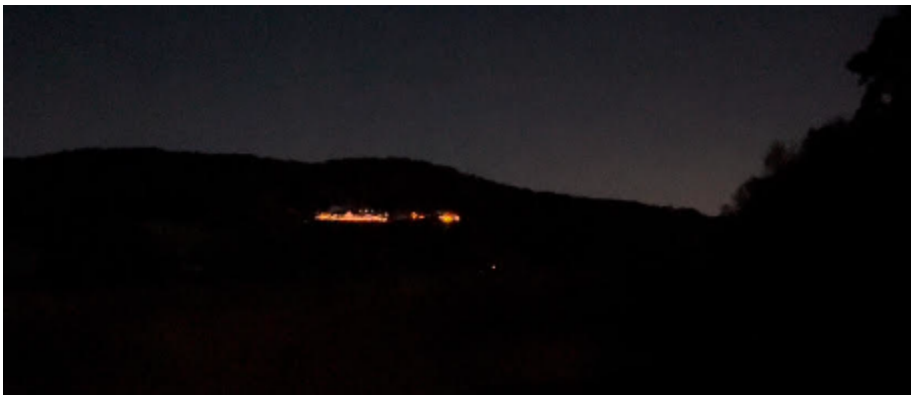
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George,

The fears that I have heard from many are twofold:

1) Curfews at PH have been ignored for years*. The photo that started this thread was 11:30p on a Sunday night. I believe the curfew is 10:00p?
2) There is no one to enforce curfews violations

For the proposed hotel complex, I am sure you can appreciate that no one from the community is going to walk up to a large, party of revelers and say, “hey, its 2am in the morning, can you keep it down a little?” I think any such self-appointed “deputy” would be filmed, laughed at, and trending on TikTok within the hour.

I am told Albemarle County is not going to send a sheriff out for noise violations.

I have copied Ken Heimgartner who has watched PH grow for 10 years. I think he can weigh in here on current curfew compliance.

Carter

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I certainly agree about ALL the lights on and also think there should be an agreed upon curfew with slightly longer hours Friday and Saturday nights. I also have some ideas I wish to discuss with Ken about the new entity if he is willing to meet when I am back. I think some relationships suffer via the internet--much harder to communicate care and warmth via email.

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>
> Thank you for your response. I think your photo supports Jon’s point even more, but first I need to clear up a typo that I have inserted in the yellow highlight below:

You are incorrect in stating this project is some type of "Inn" for travelers seeking a room and respite from a hard day of travel. EPG is NOT spending $4m to build 8,000-11,000 sf of luxury space designed to accommodate a captive wedding party willing to pay $1,200-$1,800 per "cottage", per night, to accommodate the typical, "Inn" visitor looking for a room. This is not an "Inn" where North Garden residents will put up a friend for a night for $100-$150. That "Inn" is what is there now. Load 8,000-11,000 sf of structure on 1.4 acres to "preserve" the Inn and you now have a hotel complex with a historic Inn relegated to a check-in lobby for a "next-generation hospitality business". There is no doubt this model makes sense in downtown Charleston, SC where the hotel itself exists INSIDE the original historic structure. It makes no sense when the original historical structure is used as a pawn to circumvent traditional zoning laws. This was tried by EPG in Northern Virginia, and it was summarily rejected for the same reasons discussed here.

To your photo.

We can all agree that any camera pointed at a bright light will give off a "bright haze" that is not necessarily seen by the naked eye. The closer you are to the light source, the more the haze effect. But that does not mean the haze is not indicative of the amount of light being emitted. Figure A and Figure B are magnifications of two parts of your photo. Figure A shows the "haze" that we can all agree is not what the naked eye sees. But Figure B is telling. The cumulative effect of all the lights that are ON at this wedding (which looks like 100% of them) are SO bright that they are lighting up the outside grass area (white circle) almost to the point of daytime light. Compare that to the actual darkness at the time of the photo shown in the green circle. This syncs with what all of us see when we look at PH every Friday and Saturday night.

The point is this: that you do Dark Sky installations is meaningless if you have all your lights on up until 11:45 pm for every wedding. In fact, you don't even need specialized lighting to practice "Dark Sky". Just be considerate and switch as many lights as possible to the "OFF" position. If you can't do that, install window coverings that block the light. And if those lights were installed using Dark Sky fixtures that light is barely visible. In summary, PH cannot claim ANY Dark Sky practices if all of their lights are on like shown in your photo.

Once again, all one needs to do is drive down Plank Rd where there are larger homes on Bundoran Farms that are barely visible, if at all, because these houses a) practice the most important practice of using the OFF switch, and b) have installed Dark Sky fixtures and practices which are barely visible.

From: George Abetti <george@geobarns.com>
Sent: Thursday, October 20, 2022 4:41 AM
To: bfca.CarterL@yahoo.com; 'Protect Rural Albemarle' <protectruralalbemarle@gmail.com>
Cc: 'Brian Pollok' <brian.pollok@gmail.com>; bos@albemarle.org; PlanningCommission@albemarle.org; rragsdale@albemarle.org; lbrumfield@albemarle.org; mreitelbach@albemarle.org; rjohnson2@albemarle.org
Subject: Re: Stop Easton Porter Hotel - Resort - Spa Complex at Crossroads Inn

Good morning Carter--

Thank you very much for the appropriate admonishment about the photo. I actually did not wish to imply it was deliberate over-exposure but looking back at the sentence it sure seems that way so I am immediately apologizing to Jon for the way I wrote that--as well as everyone else on this thread. I do know that night shots (many of which I have taken for my business) are very easy to under or over expose--so as you said--anyone driving by can get the real McCoy instead of depending upon anyone's photo--including mine, here attached.

I assume Jon is copied here but I will copy and write his email address directly--but want everyone to know I have no basis to say or imply this was deliberate--even if I think the picture may be a skewed view of what the human eye may or may not see--as is mine.

Thank you again for your honesty and holding me accountable for my words and actions.

george

On 10/19/2022 9:45 PM, bfca.CarterL@yahoo.com wrote:

> George,
>
> Since you are 1) making accusations that are, again, provably incorrect, and 2) you are copying the County, I feel the need to respond in my individual capacity as a North Garden resident at 3111 Sutherland Rd. Jon does not copy the County on his submissions. I would propose that you do the same and use this forum for the North Garden community to debate the issues, then let North Garden residents express their individual opinions to the county officials. My goal is to make sure the issues are correctly framed for proper debate. If I misstate something here, I welcome public pushback. I also wish you could get PH to weigh in here.
>
> Let me lead by saying that we don't need to debate "fake" photos as everyone on this email can decide for themselves by driving on Plank Road at 10p on any Friday or Saturday night from May to November. But since you accused Jon of doctoring a photo, here is the background:
>
> The picture was taken with an iPhone with no flash and no adjustments at 11:20p on Sunday, October the 9th. It was a full moon that night and the sky was unusually bright, but so was Pippin Hill. It was also noisy as the band was still playing at 11:10p. That is why I got a phone call from another North Garden resident to confirm what he/she was seeing. I did. I can confirm that the photo accurately reflects what I witnessed when the photo was taken. Unless PH had a permit, I believe all activity is supposed to stop at 10:00p on a Sunday night. Any accusation that the photo was doctored is patently false. Moreover, this particularly bright night doesn't even capture even brighter weddings where additional lights are strung up on poles in the grass area outside of the fixed structure.
>
> I can personally attest that PH does look this bright during weddings. Part of the reason is the darkness of the area surrounding PH. I am in a unique position to see PH because as I come from my house on Sutherland Road towards 29, I look straight at the event facility at a similar elevation. The photo below was taken from that same vantage point on the same night at the same time.

In fact, this picture understates the brightness as camera phones are not well suited for shots this far away (~6/10 mile). What is obvious is the complete darkness in the surrounding area. Look to the right in this picture where the hotel complex is proposed. If this SUP is approved, that dark area will be filled with a line of lights that will be TWICE as long as what you see here. I don't know what the technical criteria of "Dark Sky" parameters are, but I do know what we all seek to have: The complete darkness that is seen everywhere but the PH Event Center.

Below is the same vantage spot in the daytime. When you are at the Pippin Hill property looking OUT, it is beautiful. Empty, open fields. But when you are OUTSIDE Pippin Hill looking BACK, at any time of day, you see the massive, industrial structure that it is. To be clear, we are not debating the current PH size or how well it is built. We are debating the replacement of open land with a completely unnecessary, and massive relative structure. We are also not debating how nice PH looks when you are at the facility. We are, however, using it as a reference point to help understand that this is not some rural "Inn" project.

You are partially correct in stating that Pippin Hill is an event venue. To be completely correct, it is more aptly an industrial, event venue that hosts 70-80 weddings a year. In addition, PH hosts an additional 40,000-60,000 guests for other events. That means that every Friday and Saturday night, after a full day of daytime traffic, nearby residents witness the light pollution you saw in Jon's picture every single weekend, CONTINUOUSLY, from May to November. Now factor in the traffic required to support these many events (buses, catering trucks, band U-hauls). Next factor in the live music that is clearly audible from a mile away.

You are incorrect in stating this project is some type of "Inn" for travelers seeking a room and respite from a hard day of travel. EPG is NOT spending $4m to build 8,000-11,000 sf of luxury space designed to accommodate a captive wedding party willing to pay $1,200-$1,800 per "cottage", per night. This is not an "Inn" where North Garden residents will put up a friend for a night for $100-$150. That "Inn" is what is there now. Load 8,000-11,000 sf of structure on 1.4 acres to "preserve" the Inn and you now have a hotel complex with a historic Inn relegated to a check-in lobby for a "next-generation hospitality business". There is no doubt this model makes sense in downtown Charleston, SC where the hotel itself exists INSIDE the original historic structure. It makes no sense when the original historical structure is used as a pawn to circumvent traditional zoning laws. This was tried by EPG in Northern Virginia, and it was summarily rejected for the same reasons discussed here.

Now to the noise. This proposed complex will be used primarily for the use of the PH wedding party, who will be between the ages of 20 and 30. This crowd WILL NOT go to bed after the bride and groom depart. Currently (and fortunately), these young revelers eagerly board buses back to C'ville to continue the fun. This is a win-win for all. The

nearby residents get their quietude back and Charlottesville and Albemarle County hotels, bars, and taxis get more revenue. With this proposal, the wedding party will now be staying and continuing the party 100 yards away at the 3-bedroom building that they paid a premium for. Any claims of incremental tax revenue for Albemarle need to be proven. I see nothing more than a revenue/tax shift. Possibly a decline on the decreased bus and shuttle revenues.

Finally, it can be tough to contemplate size without having known landmarks, so let's use the Pippin Event Venue as our baseline

The ENTIRE length of the structure is ~230 feet. The proposed structures will be four, 3-bedroom, 2,100 sf buildings that will stretch for over 500 feet. For context, **take TWO (2) Pippin Hill structures, shorten the height to 21.5 feet, and line them side by side along an elevated ridgeline.** Landscaping will, at best, go BETWEEN the tiny gap between the four structures so that the guest view remains unimpeded. As you can see from the image below, it does not matter if the rooms below the roofline are labeled "bedroom", "veranda", "patio", "greenhouse", or "porch". If there is a roof and electricity, there will be a visible structure, people, cars, noise, and lights. (At the moment this picture was taken, look at the red lights of bus waiting outside. These lights are constant and uncontrollable)

In summary, the issue is not whether the structures are attractive or well-landscaped. The issue is whether a 500-foot row of structures should replace rural, open space. The very rural, open space the wedding guest came to see. The very rural, open space that every North Garden resident cherishes.

Carter

From: George Abetti <george@geobarns.com>
Sent: Wednesday, October 19, 2022 9:57 AM
To: Protect Rural Albemarle <protectruralalbemarle@gmail.com>
Cc: Brian Pollok <brian.pollok@gmail.com>; Carter Leake <BFCA.CarterL@yahoo.com>; bos@albemarle.org; PlanningCommission@albemarle.org; rragsdale@albemarle.org; lbrumfield@albemarle.org; mreitelbach@albemarle.org; rjohnson2@albemarle.org
Subject: Re: Stop Easton Porter Hotel - Resort - Spa Complex at Crossroads Inn

Hmmmm Jon--

How long was this exposed to make it look even brighter than it actually was? I have driven by Pippin Hill for many years and it ***never*** looks this bright--but holding open a camera shutter a little too long can easily create a bogus impression.....although I do agree with you that this is a lovely shot... 😎 Keep in mind night sky lighting is specified as to what it looks like from above--whereas this shot was actually taken from below--so it has little or nothing to do with "Dark Sky Standards"--which are all about up-lighting.

I am also wondering why you are implying/inferring that the size of the Inn and cottages (as opposed to the more inflammatory "Resort-Spa-Complex" epithet) as having anything to do with how many large parties, traffic, loud music will be there. Pippin Hill is an event venue--as we all

know--whereas the Crossroads Inn is--well--an Inn with people who generally go to Inns to sleep at night... 😕 . I would never imply that residents at Bundoran Farm with larger houses create more traffic and make more noise, lights and music--which seems to me to be the specious logic you are insinuating. You simply cannot honestly extrapolate one from the other--since the program of the two entities determines their relationship to the salient issues you raise.

In the interest of fairness--which I have requested but not yet received a response from you--I again request you forward my response to all of your recipients so that any value and truth I bring to this conversation will be heard by all concerned.

Thank you in advance for your consideration and for including me in your mailings--which even while I largely disagree have valid points to evaluate and respond to--as I am here.

george

PS--Next time please reduce the size of the picture file to a couple of megabytes--this is HUGE file--about 15MB--which I have here inserted inline at about 1MB....same impact but way easier to download and send.

On 10/19/2022 8:43 AM, Protect Rural Albemarle wrote:

> North Garden Neighbors,
>
> We want to call your attention to a couple of statements that are in the Easton Porter Group's sales pitch to the County. On page 5 of the sales pitch, Easton Porter Group writes about the Inn at Crossroads the following statement:
>
> **"Not going to host late night outside events with major traffic, lights or loud music"**
>
> On page 20 of the same sales document Easton Porter writes:
>
> **"COMMITMENTS: Our exterior lighting conforms to Dark Sky Standards"**
>
> A little more than a week ago this picture was taken of Easton Porter's restaurant at Pippin Hill at about 11.30pm.
>
> Shortly after this picture was taken a 55-passenger bus plus a second bus for another 25 people or so pulled onto Pippin Hill Lane and drove up to the restaurant, presumably to pick up the party goers.
>
> While this is a lovely picture, it appears that this does not comply with Dark Sky Standards nor is this incident consistent with Easton Porter's supposed commitments to **"Not going to host late night outside events with major traffic, lights or loud music."**

The proposed Hotel complex at Crossroads Inn would be larger than the Easton Porter Restaurant at Pippin Hill. If Easton Porter Group is permitted to build a new Hotel Resort Spa complex at Crossroads Inn traffic will increase, noise will increase, there will be more late-night parties and more disregard for Dark Sky Standards.

Now imagine a commercial complex like this one being built at the intersection of Edge Valley Road and Taylors Gap Road! Once the door is opened to commercial development like this in Southern Albemarle, where will it stop? Who will stop it?

Please make your voice heard, write to:

County Board of Supervisors: bos@albemarle.org

County Planning Commission: PlanningCommission@albemarle.org

County Planners:

Rebecca Ragsdale rragsdale@albemarle.org

Lea Brumfield Senior lbrumfield@albemarle.org

Andy Reitelbach mreitelbach@albemarle.org

Director of Economic Development

Roger Johnson rjohnson2@albemarle.org

Subject: SP2022-00002 – Hotel Resort Spa Expansion in Rural Albemarle

Please share this with your neighbors, help continue the growth of the
North Garden – Batesville – Ortman/Dick Woods Road coalition!

Let me know if you want to be removed from this distribution list.

Jon Scheumann
434 422 1749

Andy Reitelbach

From: Ronnie Woodson <rswkyw@gmail.com>
Sent: Monday, October 31, 2022 6:31 PM
To: Andy Reitelbach
Subject: Re: MEETING RE-SCHEDULED - AFD Committee Meeting for SP2022-00002 Crossroads Tavern and Inn

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Thanks , hope the County votes this down , not needed in an Ag district, too much congestion on Rt 29 and Plank Road now . I farm 9 different places in North Garden , 5 within view of Pippin Hill , they have in my opinion over stepped the bounds of good neighbors with all the extra traffic and noise , Thanks just mho

On Mon, Oct 31, 2022 at 6:07 PM Andy Reitelbach <mreitelbach@albemarle.org> wrote:

> Good afternoon everyone,
>
> The meeting of the County's Agricultural-Forestal District (AFD) Advisory Committee, where that body will consider the application SP2022-00002 Crossroads Tavern & Inn, has been re-scheduled for Wednesday, November 9th, at 5:30pm at the County Office Building. Additional information can be found using the following link: https://www.albemarle.org/Home/Components/Calendar/Event/3141/16?seldept=5&curm=11&cury=2022. The agenda and other documents will be uploaded under the "Meeting Materials" tab later this week.
>
> As a reminder, since the AFD committee is one of the County's technical committees, it has a narrow purview and only considers this application's relationship to the nearby Hardware Agricultural-Forestal District. The AFD committee does not look at the overall impact of the project. A comprehensive review and assessment of the proposal is performed by both the Planning Commission and the Board of Supervisors at later meetings (which have not been scheduled at this time). As such, the AFD committee meeting is not a public hearing; however, it is open to the community, so you are welcome to attend.
>
> Best regards,
>
> Andy
>
> **Andrew Reitelbach**
>
> *Senior Planner II*
>
> Albemarle County

--

areitelbach@albemarle.org

434.296.5832 x3261

401 McIntire Road

Charlottesville, VA 22902

From: Andy Reitelbach
Sent: Monday, October 17, 2022 11:00 AM
To: Andy Reitelbach <mreitelbach@albemarle.org>
Subject: MEETING CANCELLED - AFD Committee Meeting for SP2022-00002 Crossroads Tavern and Inn
Importance: High

Good morning everyone,

The meeting scheduled for tonight of the Agricultural and Forestal District (AFD) Advisory Committee has been cancelled due to a lack of quorum of the committee members.

The AFD Committee will review the application SP2022-00002 Crossroads Tavern and Inn at a future meeting.

County staff are working with the Committee members to re-schedule this meeting for sometime in the coming weeks.

When a new date has been determined, I will send out additional correspondence to let you all know.

Best regards,

Andy

Andrew Reitelbach

Senior Planner II

Albemarle County

--

areitelbach@albemarle.org

434.296.5832 x3261

401 McIntire Road

Charlottesville, VA 22902

Andy Reitelbach

From: Kenneth Heimgartner <kfheimgartner@gmail.com>
Sent: Monday, October 17, 2022 11:02 AM
To: Andy Reitelbach
Cc: Jim Andrews
Subject: Re: SP2022-00002 Crossroads Tavern and Inn: Agricultural-Forestal District Committee Meeting
Attachments: BFCALtrtoCountyPlannersSupervisorsOct2022.pdf

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Andy,
Thank you for keeping us informed of your efforts and the progress of the Crossroads Tavern and Inn Special Use Permit application (SP2022-00002).

I know you have seen the attached letter sent by our Bundoran Farm Community Association (BFCA) Board rejecting the use by the Crossroads developers (Easton Porter Group (EPG)) of Bundoran Farm controlled property for an access road, well water, and pedestrian/golf-cart paths as well as adjacent agricultural infrastructure at Pippin Hill.

I would suggest that any further review (including tonight's scheduled meeting with the AFD Committee) be put on hold until the EPG developers submit a new and revised site and development plan that precludes the use of the BFCA controlled property.

Clearly, the current plan is no longer relevant.

I would also ask that you and your folks take a hard look at whether the driveway currently used for access to the Crossroads has been approved by the BFCA Board. My sense is the driveway is also on Bundoran Farm controlled property and would need the approval of the BFCA Board before it could also be included as a viable option for the proposed Crossroads development.

Thank you for your hard work!

all the best,
Ken Heimgartner
820 Carpenter Road
North Garden, VA 22959
(434)-995-0332

On Fri, Oct 7, 2022 at 6:00 PM Andy Reitelbach <mreitelbach@albemarle.org> wrote:

> Good afternoon everyone,
>
> As part of the staff review for the Crossroads Tavern & Inn application (SP2022-00002), one of the County's technical committees, the Agricultural and Forestal District (AFD) Committee, reviews one piece of the proposal – the project's relationship with the nearby Hardware Agricultural-Forestal District.

The meeting of the AFD committee where they will look at this proposal is scheduled for Monday, October 17th, at 5:30pm. (More information can be found here: https://www.albemarle.org/Home/Components/Calendar/Event/3004/16?seldept=5. The agenda will be available next week.)

This meeting is open to the community, so you are welcome to attend. However, please be aware that this is not a public hearing like the future meetings with the Planning Commission (PC) and the Board of Supervisors (BOS) will be. As a technical committee, the AFD committee has a very narrow purview, reviewing only the relationship of the proposal with the nearby agricultural-forestal district. They do not consider the overall impacts or merits/demerits of the proposal. Such a comprehensive review is performed by the PC and the BOS at the public hearings with those bodies. (Those public hearings have not been scheduled at this time; however, I will send out correspondence when the dates for those meetings are confirmed.)

Best regards,

Andy

Andrew Reitelbach

Senior Planner II

Albemarle County

--

areitelbach@albemarle.org

434.296.5832 x3261

401 McIntire Road

Charlottesville, VA 22902

Bundoran Farm

October 3, 2022

Albemarle County Department of Community Development
c/o Andy Reitelbach, Senior Planner II, Planning Division
Lea Brumfield, Senior Planner II, Planning Division
Kevin McDermott, Planning Manager
Rebecca Ragsdale, Planning Manager

Albemarle County Planning Commission
c/o Karen Firehock, Chair, Planning Commission, Samuel Miller District

Jim Andrews, Board of Supervisors, Samuel Miller District

Dear County Officials,

The Bundoran Farm Community Association ("BFCA") is the governing body for a community of 76 landowner households comprising a residential development set on 2300 acres in North Garden. Under our community charter, the BFCA Board of Directors has the authority and responsibility to represent the interests of its owners and administer the general affairs of the Bundoran Farm community.

The BFCA Board previously wrote to Mr. Reitelbach regarding the planned "Inn at the Crossroads" project on Parcel ID Lot 87-3B. In that letter, we communicated that any functional connection between that lot and Pippin Hill Farm & Vineyards LLC ("Pippin Hill") located on Parcel ID Lot 86-88 requires BFCA approval, due to mutually signed legal agreements between Pippin Hill and BFCA. This current letter is to expand on that communication, and to voice **our unanimous opposition to Easton Porter Group's ("EPG") Special Use Permit (SUP) application SP202200002, as currently submitted.**

Issue #1: Physical and functional connection between the Inn at the Crossroads and Pippin Hill Farm & Vineyards

The BFCA established an Easement Subordination Agreement (ESA) with Pippin Hill, recorded with the county on 10/15/2010. The ESA set rules on use of the land on which Pippin Hill's operations occur, whereby Pippin Hill needs BFCA's written approval to construct any permanent improvements. A second amendment to the ESA (signed 5/27/2022) strengthened this requirement. In summary, the BFCA has full authority to deny, for reasonable cause, any modification on the ESA-controlled land.

The plan for the Inn at the Crossroads that was submitted to the county on 9/19/2022 was also presented to the BFCA membership by EPG on 9/10/2022. That plan, as presented by Dean Andrews of EPG, clearly contemplates both a physical and functional connection between Lots 87-3B and 86-88.

The "Ridge Road" and walking path on their plan represents a physical connection between the parcels, which we assert will have a negative impact on the community. Traffic on this connecting road will be highly visible to neighboring residents, particularly for vehicles turning left off the road onto Pippin Hill's driveway. In addition, in-bound guest traffic to the Inn will first enter onto Pippin Hill Lane on Lot 86-88 which also serves as an entry way for two residential lots in Bundoran Farm. Congestion on Pippin Hill Lane caused by guests to Pippin Hill is a recurring problem for one resident, such that they have to use a flag to signal to the parking attendant to allow passage on to their house on busy weekend days.

The construction of a path between the Inn and Pippin Hill, for walking, bicycling, and/or golf cart passage between the two properties, encourages the presence of unauthorized Inn guests on easement land within Bundoran Farm, which is expressly prohibited under our community charter (which Pippin Hill is party to).

Bundoran Farm

Motorized vehicles such as golf carts or ATVs not used for farming activity are also prohibited on Bundoran Farm easement property (including the ESA-controlled property).

Creating a functional connection between the Inn and Pippin Hill belies the statement made by Mr. Dean Andrews, Principal Owner of both Pippin Hill and EPG. He wrote in an email to multiple county officials on 3/28/2022 regarding the Inn that "It is a stand alone Inn & Tavern business." This point is reiterated on page 5 of the SP202200002_Presentation document submitted to the county. If the Inn and Pippin Hill were truly stand-alone businesses, there would be no need to connect the Inn with Pippin Hill's operations. In fact, connecting the two businesses creates a conflict with Virginia law and Albemarle County code prohibiting restaurants as part of a Farm Winery operation (County Code Chapter 18, section 5.1.25(g)). While the Inn and Pippin Hill are on separate properties, it is clear from the plan that a functional connection is the practical intent. If the BFCA Board were to approve such a functional connection between the restaurant at the Inn and Pippin Hill Farm & Winery, BFCA could potentially be accused of enabling a violation of local ordinances.

For these reasons, the BFCA Board has voted unanimously to prohibit Pippin Hill from constructing a road as well as a path on Lot 86-88 that connects the two properties, effectively eliminating these aspects of the plan. Should Pippin Hill proceed to construct a connecting road or path, this would constitute a violation of our legal agreements.

Issue #2: The impact of expansion of a hotel enterprise within a Rural Area

We support EPG's plan to renovate the historic Inn structures and to use the Inn property in the same relative scale and manner that it has been used for nearly 200 years: as a stand-alone inn serving overnight guests visiting our region. It is the *expansion* of the hotel enterprise on this property to construct multiple, highly visible residential cottages that is the subject of our strong objection.

Albemarle County's Comprehensive Plan of 2015 states on page 7.30 that *"Generally, new hotels, motels, inns, and retreat centers are not considered to be appropriate in the Rural Area due to their water requirements, wastewater needs, and traffic impacts"*. We understand that the present SUP involves renovation and new construction within a historic inn site. That said, the addition of four guest cottages that comprise twelve (12) guest rooms in addition to the existing guest quarters within the Inn places this part of the project into the category of a hotel. According to Section 3.1 of the Albemarle County code, a "hotel" is defined as "a use composed of transient lodging provided within one or more buildings having **six or more guest rooms** that provides transient lodging." Logic dictates that these new guest cottages constitute a hotel by definition, even if on a lot containing an historic inn. The presence of a hotel is expressly prohibited within Rural Areas Districts (RA) as shown on the Albemarle County Permitted Uses Chart.

According to the cottage design scheme on EPG's plan, each cottage structure is approximately 1968 square feet, when including the porches and connecting veranda (which is part of the visible structure). This is the size of a typical house. Multiplying that measurement times four gives a building complex that is over 7800 sq. ft. and a complex that will stretch for ninety yards – an incredibly significant building presence on a visible ridge line in a rural area.

The BFCA also has serious concerns regarding local impacts on water supply, traffic, and lighting that stem from the construction of twelve guest cottages. The expansion of the Inn also brings a significant increase in guest visits, from a maximum of ten guests now to a potential thirty-eight guests. Bundoran Farm neighbors already suffer from challenges in water access; many residential wells on the Farm have only a 2-10 gal/min refresh rate. Adding to this pressure on water supply, Pippin Hill has recently requested to BFCA to drill a second well on Lot 86-88. Traffic on our community roadways is already an issue, due to "looky-loos" driving through our community. Guests from Pippin Hill have been known to drive down individual landowners' driveways and even sit on the porches of homes (!) at Bundoran Farm when

Bundoran Farm

residents were out of town. Lighting, noise, and sun glare from parked cars at Pippin Hill has been an ongoing issue for Bundoran Farm residents for 10+ years. While some progress has recently been made on this front, these problems continue to arise not infrequently. Despite the public assurances from Mr. Andrews on EPG's ability to regulate guest behavior at the Inn, his organization is presently unable to routinely regulate the operations at Pippin Hill in regard to lighting, traffic, and noise. How are we to believe that they will be successful in doing so at a second facility? Based on past and current data, the BFCA has every reason to be concerned that greater numbers of overnight guests at a true hotel site will only exacerbate this set of problems.

We dispute the implication by EPG that expansion of the Inn at the Crossroads is consistent with the agricultural mission of the adjoining neighborhood. The fact that EPG's SUP presentation (page 6) conflates the agritourism activities at Pippin Hill with the identity for the Inn proves that EPG is reliant on Pippin Hill to bolster its claim that an expanded hotel business is somehow an agricultural-based entity. The County should ignore any agricultural attribute that cannot be performed solely on Lot 87-3B. Our view is that once the proposed cottages are built, there is effectively no land left on this four-acre lot for any agricultural activity of a material level.

Issue #3: The presence of a hotel enterprise directly adjacent to Bundoran Farm is incongruous with our mission as an agricultural preservation development.

Bundoran Farm was founded in 2006 with the consent and support of Albemarle County as an agricultural preservation development. The preamble of our community charter makes this mission clear:

> "*Bundoran Farm is a residential community located in the Albemarle County, Virginia, founded on the principles of sustainability and preserving the rural, agricultural character and scenic value of the land through environmentally sensitive land use and stewardship of farmland, forest, and other natural resources."*

Our commitment to this conservation ethic is exemplified by our partnerships with the Thomas Jefferson Soil and Water Conservation District and the James River Association, where our community has succeeded in protecting nine miles of streambank by use of buffer fencing and planting over 6,100 hardwood trees – and we are not done with this effort! TJSWCD alone has invested roughly $110,000 in conservation efforts at Bundoran Farm, with our community match being over $15,000. These initiatives to preserve the rural nature of our community are simply at odds with the creation of an expanded transient lodging enterprise next door to Bundoran Farm.

In summary, the BFCA calls upon the Planning Commission and the Board of Supervisors to reject the SUP from Easton Porter Group for the construction of any guest cottages on Parcel ID Lot 87-3B, known as the Inn at the Crossroads property.

Respectfully submitted,
The Bundoran Farm Community Association Board of Directors

BFCA Board Members:
Brian A. Pollok, Ph.D., President (1784 Bundoran Drive, North Garden VA)
Mary K. Tillman, Vice President (5275 Derry Lane, North Garden VA)
Diane Forastè, Secretary (670 Hightop Drive, North Garden VA)
Christopher Hendy (901 Carpenter Drive, North Garden VA)
Carter Leake (3111 Sutherland Road, North Garden VA)

Andy Reitelbach

From: Elizabeth Stuart <ewstuart@me.com>
Sent: Monday, October 24, 2022 10:48 AM
To: Board of Supervisors members; Rebecca Ragsdale; Planning Commission; Lea Brumfield; Roger Johnson; Andy Reitelbach
Subject: No Hotel at Crossroads Inn

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To the County Board

Subject: SP2022-00002 – Easton Porter Group application for a Special Use Permit concerning Inn at the Crossroads

I am writing to express my opposition to this SUP application for the following reason.

Easton Porter Group's proposal shows that the detached hotel rooms being proposed are intended to serve the restaurant at Pippin Hill, also owned by Easton Porter Group (EPG) and not the historic structure as required by Code. The plan as submitted by EPG clearly shows a road and walking path to be built to enable customers from the Inn at the Crossroads to go directly to the Easton Porter restaurant at Pippin Hill.

According to County Code section 10.2.2.27.a. (iii) this is not permitted by a Special Use Permit. This section of the County Code reads as follows:

"(iii) that any additions or new structures shall serve a restaurant, tavern or inn use existing within the historic structure and lawfully operating on December 14, 2016; or"

The three key words in this section of the code are 'shall,' 'serve' and 'within.' The first key word, 'shall,' is an imperative command, indicating that certain actions are mandatory.

The second key word, 'serve,' meaning perform duties or services for a business in this context.

The third key word in this section is 'within,' meaning inside the historic structure.

Taken together the above section of code means that if a SUP is granted under Code Section 10.2.2.27.a. any additions or structures are to meet the standard that their purpose is to serve the commercial activity within the historic structure.

Clearly Easton Porter Group envisions these newly constructed detached hotel rooms serving the restaurant at Pippin Hill. Otherwise, why make the investment to construct the road and walking path to the restaurant?

Additionally, during the public hearing held on April 4, 2022, Mr. Dean Porter, CEO of Easton Porter Group, talked about providing the hotel guests bicycles and golf carts in order to facilitate them going to the restaurant at Pippin Hill. This further demonstrates that the proposed detached hotel rooms are to serve Pippin Hill's restaurant business and not dedicated to the business within the historic structure.

Respectfully,
Betsy Stuart
434-326-6383

Andy Reitelbach

From: tillmanm@icloud.com
Sent: Monday, November 7, 2022 8:22 AM
To: Board of Supervisors members; Planning Commission; Rebecca Ragsdale; ibrumfield@albemarle.org; Andy Reitelbach; Roger Johnson
Subject: opposition to expansion of Pippin Hill

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

This email is written to the Albemarle County Board of Supervisors, the Planning Commission and the county's Office of Economic Development to voice my concern about the proposed expansion of Pippin Hill. I share this with you, not in my capacity as a member of the Board of Directors of the Bundoran Farm Community Association, but as a resident who cares deeply about this very beautiful, rural area.

Like myself, many residents of Bundoran Farm moved here because of the unspoiled nature of the rolling hills and forests, but that was not the only reason, especially when purchasing property at Bundoran comes with an additional, not so apparent cost. Every person who buys here gives up something in addition to the purchase price of their lot. They relinquish their right to use their land for their own purposes. When I tell friends that I cannot do whatever I like with my 29 acres they don't understand such a decision. The reason the residents of Bundoran have done this is because they think the farm as a farm is worth saving from development. By keeping the farm in agriculture they can do that and we have. The farm has horses, cattle and sheep, raises apples and grapes, and grows hay for the animals.

There is a place in the comprehensive plan that lays out its purpose for the county. It states that the intent of the plan is to focus development in urban areas in order to create quality living space, avoid sprawl, improve access to services and protect its natural and agricultural resources. Bundoran Farm has helped the county meet these goals by preventing the farm from being broken up into 100 parcels of 25 acres each which would have required more infrastructure, schools, and various other facilities. Rather than contribute to sprawl, the farm has kept development to a minimum. Allowing the Easton Porter Group to turn a small country inn into a large hotel and spa is not consistent with the county's original intent.

The comprehensive plan also requires the people who live in Albemarle to be good stewards of the land, managing its natural resources, protecting biodiversity, ensuring clean water and working to protect the environment. Bundoran has implemented these objectives ever since its inception. Its charter requires that homes be built to energy efficient requirements, that lighting be classified dark sky, and that the roads wherever possible be permeable. The farm partnered with other conservation groups to protect the quality of the water. It joined with the Thomas Jefferson Soil and Water Conservation District to create buffers along the streams and thus prevent cattle from fouling the creeks. It worked with the James River Association to plant hundreds of trees in the already established buffers. It has planted more than a half dozen meadows to give insects, birds and small animals access to wildlife corridors. The farm is constantly on the look out for ways to enhance its stewardship.

When I look at all the work we have done to save the farm and protect the environment over the last 12 years, it becomes apparent that the goals of the Easton Porter Group are not the same as ours. An expanded Pippin Hill with all the traffic, noise and disruption of our rural way of life is antithetical to the comprehensive plan, to the intentions of the many people who live at Bundoran, and to those like yourselves who are charged with administering the plan on behalf of the citizens of Albemarle. Nothing in the Easton Porter Group's proposal suggests to me that its request is consistent with the way we see this region, its designation as rural/agricultural and our sacrifices to preserve it.

Sincerely,

Mary K. Tillman
5275 Derry Lane ,North Garden, VA
434 326 1367
tillmanm@icloud.com

Andy Reitelbach

From: Wilda Savarese <wmsav24@gmail.com>
Sent: Tuesday, November 8, 2022 11:35 AM
To: Board of Supervisors members; Planning Commission; Rebecca Ragsdale; Lea Brumfield; Andy Reitelbach; Roger Johnson
Subject: Objection to Crossroads Tavern & Inn at Pippin Hill Proposal (PROJECT NAME: SP202200002)

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Representatives,

I am writing to express my strong opposition to the Eastern Porter Group's planned expansion to the Inn at Crossroads. My family and I live next door at 540 Pippin Hill Lane with a direct view of the proposed development site. I oppose it for the following reasons:

- The proposed development is too large and dense in scale for the footprint of a small and narrow 4-acre rural property. All of the proposed 12 guest cottages are clustered along the western boundary and create a large mass of building which is not appropriate for an entrance corridor to a major agricultural area designated by the county for preservation.

- Pippin Hill Vineyards already causes substantial noise, light, and traffic in our quiet, rural, and residential area. The proposed development would significantly increase these negative impacts on the community, especially considering that the proposed structures sit fully along the edge of the property, on a ridge line that is highly exposed and visible to neighbors.

- The presence of a hotel is clearly prohibited within Rural Districts (RA) as shown on the Albemarle County Permitted Uses Chart. Albemarle County's Comprehensive Plan of 2015 states on page 7.30 that "Generally, new hotels, motels, inns, and retreat centers are not to be considered to be appropriate in the Rural Area due to their water requirements, wastewater needs, and traffic impacts."

- I am disturbed at how this project can be called an "expansion" of the existing historic Inn, when it more than triples its footprint and changes its scope from a modest inn to a Hotel-Spa-Restaurant complex. **The use of a special permit to create a commercial operation of this size and scale in rural Albermarle is inappropriate and unfair to the community.**

- If the special permit is approved, particularly with no limitations and conditions, I am concerned that the Eastern Porter Group will continue to overdevelop this small and overcrowded lot. Many members of our community have already raised concerns over their overdevelopment of the vineyard property, including a new barn structure which was initially proposed as a small “utility shed” that turned into a massive 60X40 barn/distribution center.

In light of these many concerns and others expressed by our local community, I strongly urge the County to oppose the proposed plan and stop the overdevelopment at the Inn at Crossroads.

Thank you,

Wilda Savarese

Andy Reitelbach

From: Carter Leake <carter.leake@gmail.com>
Sent: Wednesday, November 9, 2022 2:09 PM
To: Board of Supervisors members; Planning Commission; Rebecca Ragsdale; Lea Brumfield; Andy Reitelbach; Roger Johnson
Subject: Legal Issue with SP202200002 Crossroads Tavern & Inn SUP
Attachments: image013.jpg

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To Whom it May Concern:

I am a resident of North Garden and live at 3111 Sutherland Lane and a landowner at Bundoran Farm in the process of building a house. I am also a Board Member of the Bundoran Farm Community Association ("BFCA"). I write this letter in my individual capacity and not as a Board Member of BFCA.

Can someone please respond as to why this SUP is still being reviewed given that the SUP submitter ("Submitter") is referencing adjacent lot access that they cannot legally support? I respect that the Planning Commission ("PC") cannot weigh in on access disputes, but the default position of any SUP review process should be that all submitted drawings or maps are legally provable **at the time of the submission**. The maps and drawings in SP202200002 Crossroads Tavern & Inn do not meet this legal hurdle.

Until the Submitter shows that the submitted ingress and egress roads are legally allowed, I am asking that the PC put this project review on hold. To continue a review assuming future legal victories is a waste of county resources and significantly increases the county's exposure to the legal challenges that will follow if a SUP is approved using false pretenses.

I have included two (2) extracts below that show the problematic access claims.

Figure 1 references a new roadway that connects with Lot 86-88. The PC is in possession of a letter from the BFCA Board that **unanimously** rejects, any and all, access to lot 86-88. The BFCA Board has the legal right to make this decision.

Figure 2 references a historical, dirt driveway that clearly encroaches on 86-88. If the Submitter has presented a legal easement document that allows this encroachment, can someone please make this publically available?

If you cannot read the map images, please let me know, and I will resend them in a PDF attachment.

With kind regards,

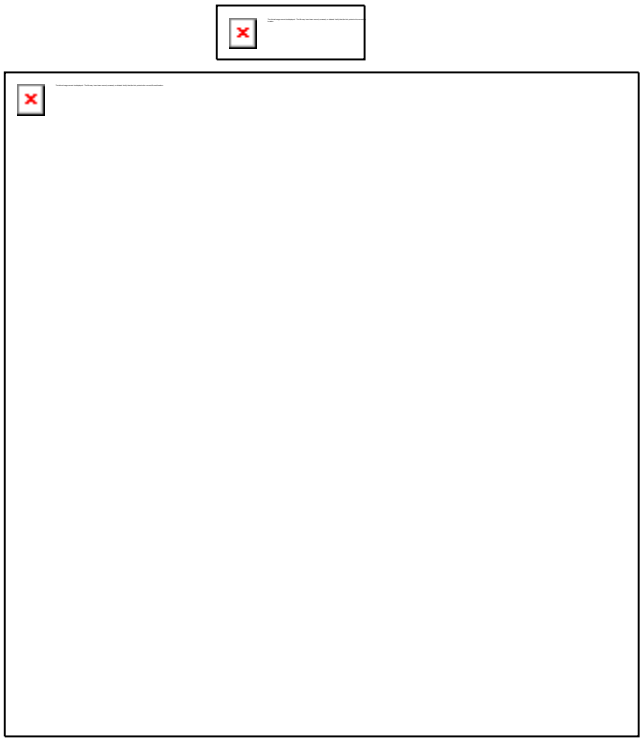
Carter Leake

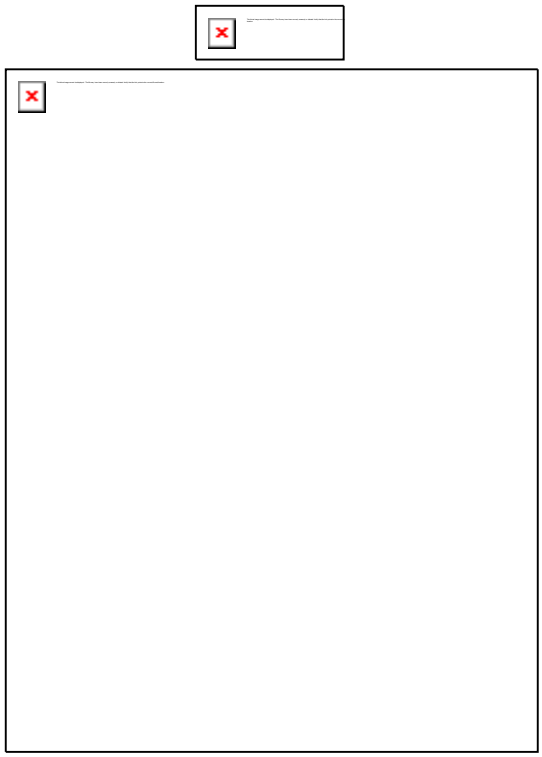
3111 Sutherland Road

North Garden, VA 22959

Carter.Leake@gmail.com

703.789.6004





Andy Reitelbach

From: Carter Leake <carter.leake@gmail.com>
Sent: Wednesday, November 9, 2022 2:20 PM
To: Board of Supervisors members; Planning Commission; Rebecca Ragsdale; Lea Brumfield; Andy Reitelbach; Roger Johnson
Subject: Legal Issue with SP202200002 Crossroads Tavern & Inn SUP

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If you cannot read the map images, please let me know, and I will resend them in a PDF attachment.

With kind regards,

Carter Leake

3111 Sutherland Road

North Garden, VA 22959

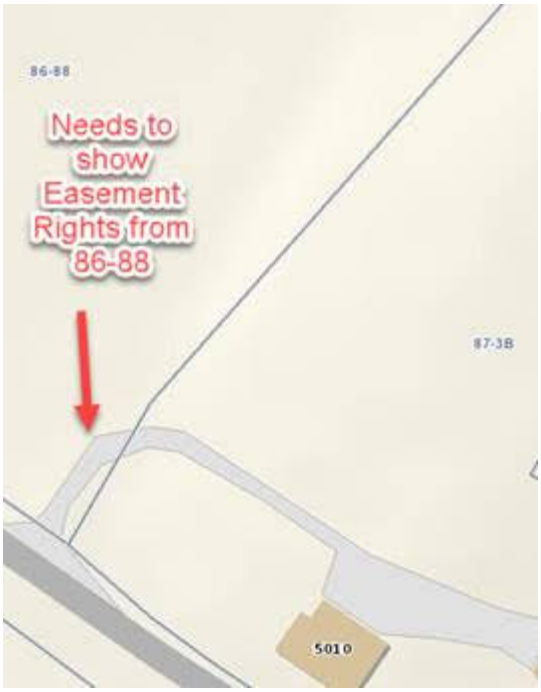
Carter.Leake@gmail.com

703.789.6004

Figure 1



Figure 2


86-88
Needs to show Easement Rights from 86-88
87-3B
5010

Andy Reitelbach

From: Scott Clark
Sent: Wednesday, November 9, 2022 9:16 AM
To: Andy Reitelbach
Subject: FW: Today's AFD Committee Meeting

Andy – I wanted to forward this so that you and your applicant would be aware. We can discuss later today if you'd like.

From: Melanie van Roijen <melanie.vanroijen@gmail.com>
Sent: Wednesday, November 9, 2022 8:43 AM
To: Agricultural Forestal District Committee <AgriculturalForestalDistrictCommittee@albemarle.org>
Cc: Scott Clark <Sclark@albemarle.org>; Jim Andrews <jandrews2@albemarle.org>; Frederick Missel <fmissel@albemarle.org>
Subject: Today's AFD Committee Meeting

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All,

Ahead of today's meeting, I would like to again apologize that I am not able to attend the meeting due to an existing obligation. I understand that my absence means that I will not have the opportunity to vote on any of the Committee's recommendations to the Board of Supervisors and the Planning Commission at this particular meeting. I felt it was still important to share my thoughts re: special use permit application SP202200002 – Crossroads Tavern & Inn at Pippin Hill (Item #7 on today's meeting agenda).

I am a neighbor to the subject property and my property is part of the Hardware District, which is the Ag-For District adjacent to the subject property. **My opinion, both as a member of the Ag-For Districts Advisory Committee and as an affected community member, is that proposal SP202200002 - Crossroads Tavern & Inn at Pippin Hill does conflict with the purposes of the Agricultural-Forestal Districts and would have a detrimental impact on Ag-For Districts.**

Here are a few specific examples for my reasoning, all of which are founded on arguments relevant and within scope to the Committee.

- **Water is already a scarce resource in this neighborhood.** I am aware of several neighbors' challenges with finding an adequate water supply when building their residential homes and I can speak to personal experience with existing wells running low and even dry in the area. The proposed use for the subject property represents a 171% increase (19 total vs. 7 existing) in "Keys" (Hotel Rooms), which would likely translate into **more than a 171% increase in occupancy** due to the likelihood of multi-person groups over solo travelers. ***Scaling up usage at the property--and especially such significant scaling up--would further strain an already strained and critical agricultural resource and therefore have a detrimental impact on nearby properties, including those within the Hardware Ag-For District.***
- **Related to the concern re: water is a concern re: adequate sewer/septic capacity.** On this matter, I ask that the Committee request further information and clarification re: waste management plans. I am curious if there is enough acreage to support what I infer to be an increase of at least 12 additional bathrooms (19 total minus 7 existing "Keys") and, again, what would likely be a more than 171% increase in occupancy. Are the two drain fields outlined in the proposal specifically septic drain fields? If they are related to septic, are they adequate for

such a significant increase in usage at the property? Does the applicant plan to use a traditional septic system and downhill drain field? Does the plan fully account for the existing challenges with the waste management system at Crossroad Store (across Route 29), as well as the just completed expansion of the Fire station (caddy corner lot)? Significant additional septic waste in area soils is a concern for the adjacent, downhill, Ag-For District property. Has a soil test been conducted? Any proposal for a non-traditional / alternative septic system, such as aerobic treatment or evapotranspiration system, should be disclosed and would raise additional considerations. ***Clarification on this matter is extremely important for two reasons related to the Committee's purview: 1) The adjacent Ag-For District property is directly downhill from the subject property and would therefore be negatively impacted by any sewage backup or overflow, and 2) There is a creek on the Ag-For District property near the property line that is adjacent to the subject property. Any sewage backup or overflow also means contamination of the creek, which has detrimental impacts to the District's value for watershed-quality and wildlife-habitat protection.***

- **The proposal outlines a 43% increase (163 total vs. 114 existing trips per day) in traffic, which <u>would</u> have a significant impact on the District.** While the County staff report is accurate that the adjacent property within the Hardware District has its entrance on Route 29 and not Plank Rd, it does not consider that the vast majority of the traffic to and from Pippin Hill (located at the corner of Plank Rd and Route 29) comes and goes via Route 29 nor does it consider the Hardware District properties just a few parcels north of the subject property that share agricultural equipment and must travel via Route 29 in order to do so. It also does not consider the significant number of traffic accidents that already occur at the Plank Rd and Route 29 intersection. According to the Fire Incident Display System (FIDS), in the 12 months ending August 2022, there were 24 car wrecks on Plank Rd or Monacan Trail Rd (Route 29) within roughly one mile of the Inn (subject property). ***Increased traffic, especially such a significant increase in traffic, inherently means an increase in traffic accidents and understandably raises concerns over safety and impact to surrounding Ag-For District properties and community members.***

Specific examples aside, a larger issue for us to consider is that we do not want to set a precedent for more intensive use that is inconsistent or incompatible with the surrounding area and Ag-For Districts. A special use permit is an exception to existing zoning and opens the door to rezoning of the property. In this particular case, the proposed use for the property is a much more intensive use of the subject property, is much more intensive use than anything else in the area, and is much more intensive use that is not conducive to the rural setting in which the subject property is located and zoned. **Such intensive and incongruous use of the subject property therefore detracts from the purpose and value of Ag-For Districts given the subject property's proximity/adjacency to Hardware District properties.**

Regards,
Melanie

On Mon, Oct 31, 2022 at 9:16 AM Scott Clark <Sclark@albemarle.org> wrote:

> Hi, Melanie –
>
> The AFD committees are entirely in-person now, so there won't be a call-in option. I'm sorry that we had to go with a date when you were not available. We had to choose a date with the best chance for a quorum, and when the most members could attend.
>
> Reports typically out about a week before the meeting. We're working on getting the materials for this particular meeting posted now, and I will update the committee when they're ready.

--Scott

From: Melanie van Roijen <melanie.vanroijen@gmail.com>
Sent: Monday, October 31, 2022 1:25 AM
To: Scott Clark <Sclark@albemarle.org>
Cc: Agricultural Forestal District Committee <AgriculturalForestalDistrictCommittee@albemarle.org>
Subject: Re: AFD Committee Meeting Set - 11/9 5:30pm

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Hi Scott,

Will there be a dial-in for the meeting? I'm not able to physically join at this day/time, but I'm hoping to call in at least for the first half of the meeting.

Also, when can we expect the meeting materials? Also, for my edification, is there an existing SLA for the timeframe between when we receive the materials ahead of the meeting and the meeting?

Thanks,
Melanie

On Fri, Oct 28, 2022 at 12:59 PM Scott Clark <Sclark@albemarle.org> wrote:

> Dear AFD committee members –
>
> Please mark your calendars for a meeting on Wednesday, November 9th at 5:30 p.m., in room 235 of the County Office Building. That is the date when the greatest number of members are available, and we do have a quorum confirmed.
>
> I will send the agenda and reports once they are posted on the County calendar site.

--Scott

Scott Clark (he/him)

Albemarle County

Natural Resources Manager

434-296-5832 ext. 3249

401 McIntire Road, North Wing, Charlottesville VA 22902

Andy Reitelbach

From: Kenneth Heimgartner <kfheimgartner@gmail.com>
Sent: Thursday, November 10, 2022 3:11 PM
To: Andy Reitelbach
Cc: Jim Andrews; Ida Heimgartner
Subject: SP202200002 Crossroads Tavern & Inn SUP

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Andy,
We live at 820 Carpenter Drive about 1 mile west of the Crossroads/Pippin Hill Complex on property that is part of the Bundoran Farm residential and agriculture preservation development.

I for one am perplexed as to why we are continuing to spend taxpayers money evaluating the current Crossroads Tavern and Inn Special Use Permit (SUP) Proposal knowing full well the site plan submitted by the Easton Porter Group (EPG) does not reflect the fact that the Bundoran Farm Community Association HOA said **NO** to allowing pedestrian and auto connections between the properties of Pippin Hill and the proposed Crossroad complex.I believe you have that determination letter from the Bundoran HOA.

We settled in this part of Albemarle County and built our retirement home because we believed the County's Comprehensive Land Use Plan protected this area from commercial development through its rural designation. The Crossroads Inn proposal doesn't appear to have any association with agricultural/rural land use preservation but is clearly nothing more than a commercial hotel development as an adjunct to Pippin Hill.

Water availability is also a major issue for us, and frankly, we haven't been apprised by the county as to what the effect may be on access to pure/clean well water if we include the Crossroads Inn complex into the water use equation. Do we know what effect this increased use of well water will have on the Carpenter Pasture water table and aquifer? Do we know how much water Pippin Hill is using? I'm concerned we'll wake up one morning and our well will be dry.

I'm confident your team will address these issues **if** we go forward with the Crossroads Inn planning phase when the latest development plan is discussed in a public forum.

Thank you.
Ken and Ida Heimgartner

Andy Reitelbach

From: Becky Woodson <becky.woodson@gmail.com>
Sent: Thursday, December 1, 2022 3:28 PM
To: Board of Supervisors members; Planning Commission; Rebecca Ragsdale; Lea Brumfield; Roger Johnson; Andy Reitelbach
Subject: SP2022-00002 – Easton Porter Group

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Hello Board of Supervisors, Planning Commission, County Planners and Director of Economic Development:

I am writing expressing concerns regarding SP2022-00002, the Easton Porter Group proposed development. My parcel is 87-5B, 3514 Monacan Trail Road; my property is located closest to Pippin Hill.

I am a lifelong resident of North Garden, as were my parents, grandparents and great grandparents. My property where I currently live (house built in 2004) is family property. I was living on my property when Pippin Hill was built. I expressed concerns to the Qroe Farm/Natural Retreats/Bundoran management company when I learned about Pippin Hill being built. Dean Andrews and I met to discuss the original construction of Pippin Hill project and had an amiable meeting.

I have grown somewhat accustomed to the cars, busses, etc. traveling the current road close to property line. My concerns regarding this project are as follow:

1. The proposed "ridge road" appears to run directly along my property line. This road would be in addition to the current road, which is traveled by cars, buses, trucks, equipment, etc. traveling to Pippin Hill for events, etc. I am also concerned about the "round about."

2. The narrative mentions "interconnected cottages - 4 structures" - I see eight structures. I need better explanation of "interconnected."

3. Also, at the top of the map, there are two wells listed - I assume these to be new wells which will be located very near my well. I am concerned these two wells may interfere with my water supply.

4. Recently, I received a letter from Matt Lovejoy from Pippin Hill regarding the Inn at Crossroads operating as a "home stay."

My main opposition is the construction of cottages on the ridge, more roads, etc.

Thank you for allowing me to express my concerns. Please feel free to contact me if you have questions.

Becky Woodson
3514 Monacan Trail Road
North Garden VA 22959
434.760.5285

Andy Reitelbach

From: Jon Scheumann <jonscheumann@gmail.com>
Sent: Monday, January 16, 2023 9:30 AM
To: Board of Supervisors members; Planning Commission
Cc: Andy Reitelbach; Lea Brumfield; Rebecca Ragsdale
Subject: SP2022-00002 - Hotel Resort Spa Expansion in Rural Albemarle

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Board of Supervisors and Planning Commission,

I am writing to express my opposition to SP2022-00002.

Water is already a scarce resource in this community as we are aware of several neighbors' challenges with finding an adequate water supply when building their residential homes. The proposed Hotel / Resort / Spa represents a 170% increase Hotel Rooms (19 total vs. 7 existing), which would translate into more than a 200% increase in occupancy due larger groups utilizing the new rooms at the proposed Hotel (bed plus sofa bed).

Increasing the water usage at the proposed Hotel would further stress an already strained and critical resource and therefore have a detrimental impact on nearby properties.

Related to water table depletion is a concern about adequate sewer/septic capacity. On this matter, we ask that the Planning Commission and Board of Supervisors request further information and clarification about waste management plans. I am curious if there is enough acreage to support what will be an increase of at least 12 additional bathrooms and, again, what would likely be a more than a 200% increase in occupancy.

More specifically:

- Are the two drain fields outlined in the proposal specifically septic drain fields?
- If they are related to septic, are they adequate for such a significant increase in usage at the property?
- Does the applicant plan to use a traditional septic system and downhill drain field?
- Does the plan fully account for the existing challenges with the waste management system at Crossroad Store (across Route 29), as well as the recently completed expansion of the Fire station?
- Has a soil test been conducted?
- Has a waste water contamination risk mitigation plan been presented addressing the concerns of the immediately adjacent and downhill properties to the east, west and south?

Any proposal for a non-traditional / alternative septic system, such as aerobic treatment or evapotranspiration system, should be disclosed and would raise additional considerations.

Clarification on this latter is extremely important for two reasons: 1) The properties directly adjacent to proposed Hotel / Resort / Spa and would be profoundly negatively impacted by any sewage backup or overflow, and 2) There is a creek near the property line adjacent to the proposed Hotel / Resort / Spa property. Any sewage backup or overflow would contaminate the creek, which would have a detrimental impact to the broader community's watershed-quality and wildlife-habitat protection.

Jon Scheumann
+1 434 422 1749

Andy Reitelbach

From: Elizabeth Stuart <ewstuart@mac.com>
Sent: Monday, January 16, 2023 6:36 PM
To: Board of Supervisors members; Planning Commission; Rebecca Ragsdale; Lea Brumfield; Andy Reitelbach
Subject: SP2022-00002 Hotel Resort Spa Expansion

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Board of Supervisors and Planning Commission,

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- Has a waste water contamination risk mitigation plan been presented addressing the concerns of the immediately adjacent and downhill properties to the east, west and south?

Any proposal for a non-traditional / alternative septic system, such as aerobic treatment or evapotranspiration system, should be disclosed and would raise additional considerations.

Clarification on this latter is extremely important for two reasons: 1) The properties directly adjacent to proposed Hotel / Resort / Spa and would be profoundly negatively impacted by any sewage backup or overflow, and 2) There is a creek near the property line adjacent to the proposed Hotel / Resort / Spa property. Any sewage backup or overflow would contaminate the creek, which would have a detrimental impact to the broader community's watershed-quality and wildlife-habitat protection.

Andy Reitelbach

From: George Abetti <george@geobarns.com>
Sent: Tuesday, January 17, 2023 9:33 AM
To: Karen Firehock; Jon Scheumann
Cc: Jim Andrews; Andy Reitelbach; Matt Lovelady; Dean Andrews
Subject: Re: SP2022-00002 - Hotel Resort Spa Expansion in Rural Albemarle

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Thank you Karen--

I would also like to point out that Pippin Hill uses an incredibly advanced septic system that cleans water to drinking level purity, reduces volume, and is biodegradable--as opposed to the dozens of systems used by us as Bundoran residents which are far more damaging and wasteful with respect ti the environment. It would be useful to ask whether they are planning ti sue the same Mike Craun designed system for the cottages at the Crossroads.

george

On 1/17/2023 9:28 AM, Karen Firehock wrote:

> Thanks for writing. While important issues are raised by you, the waste handling is permitted by VA Dept of Health. The applicant will have to be approved by the state before opening. The water use by 12 additional rooms is not likely to be a large volume. However, I can ask staff to have the applicant address water supply in their presentation ...if not addressed then I will ask from the dias.
>
> Best, Karen Firehock
>
> Sent from Outlook for Android

From: Jon Scheumann <jonscheumann@gmail.com>
Sent: Monday, 16 January 2023, 9:30 am
To: Board of Supervisors members <bos@albemarle.org>; Planning Commission <PlanningCommission@albemarle.org>
Cc: Andy Reitelbach <mreitelbach@albemarle.org>; Lea Brumfield <lbrumfield@albemarle.org>; Rebecca Ragsdale <rragsdale@albemarle.org>
Subject: SP2022-00002 - Hotel Resort Spa Expansion in Rural Albemarle

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Board of Supervisors and Planning Commission,

I am writing to express my opposition to SP2022-00002.

Water is already a scarce resource in this community as we are aware of several neighbors' challenges with finding an adequate water supply when building their residential homes. The proposed Hotel / Resort / Spa represents a 170% increase Hotel Rooms (19 total vs. 7 existing), which would translate into

more than a 200% increase in occupancy due larger groups utilizing the new rooms at the proposed Hotel (bed plus sofa bed).

Increasing the water usage at the proposed Hotel would further stress an already strained and critical resource and therefore have a detrimental impact on nearby properties.

Related to water table depletion is a concern about adequate sewer/septic capacity. On this matter, we ask that the Planning Commission and Board of Supervisors request further information and clarification about waste management plans. I am curious if there is enough acreage to support what will be an increase of at least 12 additional bathrooms and, again, what would likely be a more than a 200% increase in occupancy.

More specifically:

- Are the two drain fields outlined in the proposal specifically septic drain fields?
- If they are related to septic, are they adequate for such a significant increase in usage at the property?
- Does the applicant plan to use a traditional septic system and downhill drain field?
- Does the plan fully account for the existing challenges with the waste management system at Crossroad Store (across Route 29), as well as the recently completed expansion of the Fire station?
- Has a soil test been conducted?
- Has a waste water contamination risk mitigation plan been presented addressing the concerns of the immediately adjacent and downhill properties to the east, west and south?

Any proposal for a non-traditional / alternative septic system, such as aerobic treatment or evapotranspiration system, should be disclosed and would raise additional considerations.

Clarification on this latter is extremely important for two reasons: 1) The properties directly adjacent to proposed Hotel / Resort / Spa and would be profoundly negatively impacted by any sewage backup or overflow, and 2) There is a creek near the property line adjacent to the proposed Hotel / Resort / Spa property. Any sewage backup or overflow would contaminate the creek, which would have a detrimental impact to the broader community's watershed-quality and wildlife-habitat protection.

Jon Scheumann
+1 434 422 1749

Andy Reitelbach

From: Vivian Groeschel
Sent: Tuesday, January 17, 2023 10:25 AM
To: Andy Reitelbach
Subject: FW: Pippin Hill

Vivian Groeschel
Community Development Assistant I - Planning
Albemarle County – Community Development
vgroeschel@albemarle.org
434 296 5832 x 3259
401 McIntire Road, Charlottesville, VA 22901

From: Ronnie Woodson <rswkyw@gmail.com>
Sent: Friday, January 13, 2023 6:26 PM
To: Board of Supervisors members <bos@albemarle.org>; Planning Commission <PlanningCommission@albemarle.org>
Subject: Pippin Hill

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Community very much against any more traffic in area . This is an Ag area , not mess like in Crozet. Please do not allow this to happen, my family been farming here since 1868!

Andy Reitelbach

From: George Abetti <george@geobarns.com>
Sent: Wednesday, January 18, 2023 12:54 PM
To: Protect Rural Albemarle
Cc: Board of Supervisors members; Planning Commission; Rebecca Ragsdale; Lea Brumfield; Andy Reitelbach; Matt Lovelady; Dean Andrews
Subject: Re: Stop Easton Porter - Hotel Development in North Garden - Traffic increase by 43%

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Good afternoon Jon--

I am not following your logic here--and I do not think anyone else possibly can as well. The 43% increase you reference vis a vis traffic increase for the Crossroads clients seems reasonable--but when you extrapolate that number to the Rte 29/Plank Road intersection it is almost irrelevant--since there are thousands of cars crossing that intersection in one of the four directions every day. An increase of 49 cars per day at that intersection represents a small fraction of the total cars traveling there every day--perhaps closer to 1%.....

Tell me if I am missing something here--I want this conversation to be based on facts and want tp be corrected if my logic is amiss.

Thank you for listening and considering my input.

george

On 1/18/2023 12:22 PM, Protect Rural Albemarle wrote:

> My recent communication to the County is below. Please continue to express your opinion by writing to or calling:
>
> County Board of Supervisors: bos@albemarle.org
> County Planning Commission: PlanningCommission@albemarle.org
> County Planners:
> Rebecca Ragsdale rragsdale@albemarle.org
> Lea Brumfield Senior lbrumfield@albemarle.org
> Andy Reitelbach mreitelbach@albemarle.org
>
> Subject: SP2022-00002 – Hotel Resort Spa Expansion in Rural Albemarle
>
> **Please share this with your neighbors, help grow the North Garden – Batesville – Ortman/Dick Woods Road coalition!**

Let me know if you want to be removed from this distribution list

Albemarle County Board of Supervisors and Planning Commission,

I am writing to express my opposition to SP2022-00002 – Proposed Hotel Resort Spa at Crossroads Inn

The proposal for the Hotel at Crossroads defines a 43% increase (163 total vs. 114 existing trips per day) in traffic, which would have a significant negative impact on the Community. While the County staff report is accurate that the adjacent property within the Hardware District has its entrance on Route 29 and not Plank Rd, it does not consider that the vast majority of the traffic to and from Pippin Hill (located at the corner of Plank Rd and Route 29) comes and goes via Route 29 nor does it consider the Hardware District properties just a few parcels north of the proposed Hotel that share agricultural equipment and must travel via Route 29 in order to do so.

The proposal for the Hotel at Crossroads does not consider the significant number of traffic accidents that already occur at the Plank Rd and Route 29 intersection. According to data from the Fire Incident Display System (FIDS), in the 12 months ending August 2022, there were 24 car wrecks on Plank Rd or Monacan Trail Rd (Route 29) within roughly one mile of the Inn (subject property). With a 43% increase in traffic there will undoubtedly be a 43% increase in accidents.

Increased traffic, especially such a significant increase, inherently means an increase in traffic accidents and raises concerns over safety and impact to surrounding community properties and community members.

The developer, Easton Porter Group, itself acknowledges the real issue of traffic and noise on its own website advertising the sale of Hotel rooms at Crossroads Inn (Monticello Room):

> "Monticello Room: Queen – Located on the second floor, The Monticello room sits opposite Plank Road which provides one of the quietest Queen

Please vote no on SP2022-00002.

Jon Scheumann
+1 434 422 1749

Andy Reitelbach

From: Jon Scheumann <jonscheumann@gmail.com>
Sent: Wednesday, January 18, 2023 12:17 PM
To: Planning Commission; Board of Supervisors members
Cc: Andy Reitelbach; Lea Brumfield; Rebecca Ragsdale
Subject: SP2022-00002 - Hotel Expansion in Rural Albemarle - Traffic to increase by 43%

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Albemarle County Board of Supervisors and Planning Commission,

I am writing to express my opposition to SP2022-00002 – Proposed Hotel Resort Spa at Crossroads Inn

The proposal for the Hotel at Crossroads defines a 43% increase (163 total vs. 114 existing trips per day) in traffic, which would have a significant negative impact on the Community. While the County staff report is accurate that the adjacent property within the Hardware District has its entrance on Route 29 and not Plank Rd, it does not consider that the vast majority of the traffic to and from Pippin Hill (located at the corner of Plank Rd and Route 29) comes and goes via Route 29 nor does it consider the Hardware District properties just a few parcels north of the proposed Hotel that share agricultural equipment and must travel via Route 29 in order to do so.

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The developer, Easton Porter Group, itself acknowledges the real issue of traffic and noise on its own website advertising the sale of Hotel rooms at Crossroads Inn (Monticello Room):

> "Monticello Room: Queen – Located on the second floor, The Monticello room sits opposite Plank Road which provides one of the quietest Queen

Please vote no on SP2022-00002.

Jon Scheumann
+1 434 422 1749

Andy Reitelbach

From: Jon Scheumann <jonscheumann@gmail.com>
Sent: Tuesday, January 24, 2023 1:20 PM
To: Board of Supervisors members; Planning Commission
Cc: Andy Reitelbach
Subject: Stop Easton Porter - No Hotel Resort Spa in North Garden

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Board of Supervisors and Planning Commission,

The attached 2 emails below, documenting exchanges between representatives of Easton Porter Group and Albemarle County employees, represent my ongoing frustration that the developer receives preferential support and treatment while those of us in opposition do not.

Is this professional support to the applicant for a development allowable? Is this a common practice of County Officials?

Thank you.
Jon Scheumann
+1 434 422 1749

EMAIL EXCHANGE #1
Archived: Monday, January 23, 2023 1:26:01 PM
From: Andy Reitelbach
To: Matt Lovelady
Subject: RE: SP2022-00002 Crossroads Tavern at Planning Commission
Importance: Normal
Attachments:
Combined Correspondence_Crossroads Tavern and Inn_10-31-2022.pdf;
Good afternoon Matt,
Please find attached a compilation of emailed comments that I've received from community members regarding your application SP2022-00002 Crossroads
Tavern and Inn.
Regarding the status of the application, "Under Review" is the most appropriate option, with the other options being deferred and approved. Although it may
not be the most detailed descriptor, this application is still considered to be under review. That notice does list the proposed Planning Commission date of
February 14th, which is the most important part.
Let me know if you have any further questions.
Have a nice weekend,
Andy
Andrew Reitelbach
Senior Planner II
Albemarle County
--
areitelbach@albemarle.org
434.296.5832 x3261
401 McIntire Road
Charlottesville, VA 22902
From: Matt Lovelady <matt@pippinhillfarm.com>
Sent: Wednesday, January 11, 2023 3:27 PM
To: Andy Reitelbach <mreitelbach@albemarle.org>
Subject: Re: SP2022-00002 Crossroads Tavern at Planning Commission

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Hey Andy,

1. Great, thank you! Our team is meeting next Monday at 10am so we would love to be able to review any new letters at that time.

4. I've attached a screenshot of Public Item #53.

From the desk of:
Matt Lovelady
Director of Operations
matt@pippinhillfarm.com
d. 434.227.5197
o. 434.202.8063
pippinhillfarm.com
crossroadsinn.com

On Thu, Jan 5, 2023 at 6:28 PM Andy Reitelbach <mreitelbach@albemarle.org> wrote:

Good afternoon Matt,

To answer your questions from the email below:

1. & 3) There have been additional community member letters/emails and staff review comments provided regarding your application. I'm working to gather all of them together and hope to get them to you tomorrow.

2. The contact information for the Planning Commissioners can be found on the County's website using the following link: https://www.albemarle.org/government/community-development/boards-and-commissions/planning-commission. Scroll down a little, and there is a column on the right-hand side with the Commissioners' names. Their individual email addresses are hyperlinked from their names. The email address for the entire Planning Commission is PlanningCommission@albemarle.org. Emails to this address go to all the Commissioners.

4. Can you clarify where you saw item #53 listed as "under review"? I want to make sure I'm looking at the correct page/website/document that you are referencing.

I hope you had a nice new year.

Best regards,

Andy

Andrew Reitelbach
Senior Planner II
Albemarle County
--
areitelbach@albemarle.org
434.296.5832 x3261
401 McIntire Road
Charlottesville, VA 22902

From: Matt Lovelady <matt@pippinhillfarm.com>
Sent: Wednesday, January 4, 2023 10:56 AM
To: Andy Reitelbach <mreitelbach@albemarle.org>
Subject: Re: SP2022-00002 Crossroads Tavern at Planning Commission

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Hey Andy,

As we prep for the Feb 14th meeting, we have some requests to make the best presentation possible.

- Are there any new letters of support or opposition to share?
- Can you share the names and contact information for the Planning Committee?
- Can we expect comments back this week?
- I saw Public Item #53 is still listed as 'under review.' I believe that could be marked differently to limit confusion in the community.

Looking forward to hearing from you!

Thank you,

MCL

On Wed, Dec 21, 2022 at 1:19 PM Andy Reitelbach <mreitelbach@albemarle.org> wrote:

Hi Matt,

Thanks for the call earlier.

As we discussed, we are scheduling this application (SP2022-00002 Crossroads Tavern) for a public hearing with the Planning Commission on Tuesday, February 14th, at 6pm.

Let me know if you have any questions about that.

Best regards,

Andy

Andrew Reitelbach
Senior Planner II

Albemarle County
--
areitelbach@albemarle.org
434.296.5832 x3261
401 McIntire Road
Charlottesville, VA 22902
From: Matt Lovelady <matt@pippinhillfarm.com>
Sent: Tuesday, December 20, 2022 10:09 AM
To: Andy Reitelbach <mreitelbach@albemarle.org>
Subject: Re: SP2022-00002 Crossroads Tavern at Planning Commission
CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the
content is safe.
Hey Andy,
Perhaps I missed it, but I don't recall seeing an original email about this, nor comments back!
I think we could make the 10th work, is there a secondary date available just in case?
From the desk of:
Matt Lovelady
Director of Operations
matt@pippinhillfarm.com
d. 434.227.5197
o. 434.202.8063
pippinhillfarm.com
crossroadsinn.com
On Mon, Dec 19, 2022 at 1:22 PM Andy Reitelbach <mreitelbach@albemarle.org> wrote:
Good afternoon Matt,
I was just following up to see if you all are still good with your special use permit application (SP2022-00002) moving forward to a public hearing with
the Planning Commission on Tuesday, January 10th?
Best regards,
Andy
Andrew Reitelbach
Senior Planner II
Albemarle County
--
areitelbach@albemarle.org
434.296.5832 x3261
401 McIntire Road
Charlottesville, VA 22902
--
From the desk of:
Matt Lovelady
Director of Operations
matt@pippinhillfarm.com
d. 434.227.5197
o. 434.202.8063
pippinhillfarm.com
crossroadsinn.com

EMAIL EXCHANGE #2

Archived: Monday, January 23, 2023 1:21:03 PM
From: Courtney Cacatian
Sent: Thu, 12 Jan 2023 15:29:41 +0000Authentication
To: Roger Johnson
Subject: Assistance with Crossroads Inn Support
Importance: Normal
Attachments:
Crossroads Inn - Dec 2022.pdf;
Hi Roger,
I hope you're having a good day! Can we chat about this at some point today or tomorrow?
Thanks,
Courtney
From: Ellen Christie <ellen@eastonporter.com>

Sent: Thursday, January 12, 2023 9:12 AM
To: Courtney Cacatian <ccacatian@albemarle.org>
Subject: Assistance with Crossroads Inn Support
CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Hi Courtney,

Is it too far into January to say ~ Happy New Year?! I hope you had a wonderful holiday and a little downtime with the family.

I wanted to reach out, to see if we could ask for some support from you & the CVB, on our new "project". I believe we chatted about this at our last lunch - we purchased The Crossroads Inn, at the bottom of our road. We did some work on the property and have been officially open for a few months, to great success.

As with most of what we do - there is a plan in place to do some renovations and more importantly, expansion. I have attached our latest presentation for your review. Our next meeting with the county is coming up on February 14 and we are asking our friends in the business for some letters of support, to assist us. Reaching out to see if this is something we could ask you to contribute to. Happy to answer any questions you have as well, and explain our vision, if that helps.

Any letters of support can be emailed to the gentleman listed below.

Truly appreciate your support.

Best,

Ellen

Andy Reitelbach: mreitelbach@albemarle.org

--

Ellen Christie
Director of Sales
ellen@eastonporter.com
m. 703.798.0043
eastonporter.com

Andy Reitelbach

From: Christopher Hendy <cphendy@gmail.com>
Sent: Wednesday, January 25, 2023 11:26 AM
To: Board of Supervisors members; Planning Commission; Rebecca Ragsdale; Lea Brumfield; Andy Reitelbach
Subject: SP2022-00002 Easton Porter Group resort complex

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

To: January 24, 2023

County Board of Supervisors: bos@albemarle.org

County Planning Commission: PlanningCommission@albemarle.org

County Planners:

Rebecca Ragsdale rragsdale@albemarle.org

Lea Brumfield Senior lbrumfield@albemarle.org

Andy Reitelbach mreitelbach@albemarle.org

Subject: SP2022-00002 Easton Porter Group resort complex

I am writing to express my opposition.

The Comprehensive Plan for Albemarle County intends to keep the North Garden area rural.

Easton Porter Group is attempting to erect new structures with approximately 11,000 combined square feet under roof (living space, verandas, and porches) and calling the project renovation of a historic inn. The inn has a footprint of about 2,700 sq. ft. and is not being expanded as part of this proposal. Upon completion, the historic inn will basically serve as a check-in lobby for the proposed new structures. The “historic inn” is a Trojan horse to circumvent traditional zoning restrictions.

This is form over substance. Constructing a new resort of this size is wholly inconsistent with the Comprehensive Plan and should be rejected. We encourage the Board of Supervisors to learn from what took place in Fauquier County a couple years ago when they rejected Easton Porter Group’s proposed expansion of the Blackthorne Inn in Upperville. This is yet another example of how Easton Porter Group wants to over-run a rural area with a proposed resort complex.

Sure, the US-29 corridor includes some commercial development, however, this parcel is outside of that corridor and on the other side of an important ridgeline. The valley on this western portion of the ridgeline is rural and residential and should remain so. In fact, the 300 acres (Boaz Mountain LLC) across the street from the inn is designated as Conservation Use.

North Garden wishes to keep the additional noise, lights, traffic, and excessive water impact associated with a project like this out. Next door to this parcel is Pippin Hill event center, also owned by Easton Porter Group, hosting 70 to 80 weddings a year. Each event winds down about 10:30 pm as the guests depart for bars and lodging in C’ville. If this project is approved, we will be forced to tolerate wedding parties reveling into the wee hours of the night. This will occur every Friday and Saturday evening. Again, this resort is not consistent with the County’s Comprehensive Plan of keeping North Garden rural.

The residents of North Garden are counting on the Board of Supervisors to do the right thing and reject this proposal. We appreciate the work you do as stewards of our county.

Sincerely,

Chris Hendy 901 Carpenter Dr. North Garden, VA 22959 (513) 490-0253

Andy Reitelbach

From: Jon Scheumann <jonscheumann@gmail.com>
Sent: Wednesday, January 25, 2023 5:12 PM
To: Board of Supervisors members; Planning Commission
Cc: Andy Reitelbach
Subject: No Hotel in North Garden - SP2022-00002 - Size, Scale and Proportionality

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Albemarle County Board of Supervisors and Planning Commission,

I am writing to express my opposition to SP2022-00002, the proposed Hotel project at the Crossroads Inn.
For reference and background:

- County Code section 5.1.61 – Historic restaurants, taverns and inns reads as follows:
  - 1. The use shall be consistent with the Rural Area goals listed in the Comprehensive Plan.
  - 2. The location and scale of proposed structures and additions shall be complementary and proportionate to the existing structures and/or site, and additions and new structures shall be clearly subordinate to the historic structures on the site. In no event shall the proposed additions, new structures, or exterior modifications to the historic structure adversely impact the historic character or significance of the structure and/or site as determined by the director of planning or his/her designee.
- Albemarle County Comprehensive Plan section 7, page 30, in part, reads as follows:
  - Lodging – "Generally, new hotels, motels, inns, and retreat centers are not considered to be appropriate in the Rural Area due to their water requirements, wastewater needs, and traffic impacts."

The first observation I would like to make is that the County Code calls out that uses in Rural areas shall be consistent with the Comprehensive Plan. The Comprehensive Plan then states that hotels are not considered to be appropriate for Rural Areas.

This I believe should be cause for rejection of SP2022-00002.

The second observation I would like to make is about size, scale and proportionality. County code states that the scale of proposed structures and additions SHALL be complementary and proportionate to the existing structures and/or site, and additions and new structures SHALL be clearly subordinate to the historic structures on the site.

In legal terms the word shall is an imperative command, indicating that certain actions are mandatory, and not permissive. This contrasts with the word "may," which is generally used to indicate a permissive provision, ordinarily implying some degree of discretion.

According to County records the buildings that today comprise the Crossroads Tavern and Inn have a total footprint of 4,328 square feet. The approximate area dedicated to parking, driveways, etc. is a combined 10,320 square feet. Today the buildings, driveways and parking areas comprise a total of approximately 14,648 square feet.

According to the documents submitted to the County, the proposed Hotel, new driveway and parking areas would total approximately 28,696 square feet. This total is comprised of the following:

- 4 new hotel buildings 11,776 square feet
- New parking spaces 5,220
- New roadways 11,700
- Total new square fee 28,696 square feet

The proposed hotel buildings would be nearly 3 times the size of the existing structures. The proposed roadways would more than double the existing area dedicated to roadways and parking.

The total length of the proposed Hotel building would stretch more than 450 feet from end-to-end along a very visible ridge line. The members of our community would see what appears to be a single building stretching for more than a football field in length. At nighttime we can only imagine how bright the skies will be lit up by this proposed Hotel.

I believe that the proposed Special Use Permit fails to meet the County requirements for adhering to the Comprehensive Plan which specifically discourages Hotels in Rural Areas. Furthermore, I believe that SP2022-00002 fails dramatically to meet the tests of being complementary and proportionate to the existing structures. Nor is the proposed Hotel clearly subordinate to the historic structures on the site.

I urge you to vote NO on SP2022-00002

Jon Scheumann
+1 434 422 1749

Andy Reitelbach

From: Vivian Groeschel
Sent: Thursday, January 26, 2023 8:39 AM
To: Andy Reitelbach
Subject: FW: Stop Easton Porter - Size, Scale and Proportionality

Vivian Groeschel
Community Development Assistant I - Planning
Albemarle County – Community Development
vgroeschel@albemarle.org
434 296 5832 x 3259
401 McIntire Road, Charlottesville, VA 22901

From: Ronnie Woodson <rswkyw@gmail.com>
Sent: Wednesday, January 25, 2023 6:52 PM
To: Board of Supervisors members <bos@albemarle.org>; Planning Commission <PlanningCommission@albemarle.org>; Protect Rural Albemarle <protectruralalbemarle@gmail.com>
Subject: Fwd: Stop Easton Porter - Size, Scale and Proportionality

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Vote this request down , we are Ag area , dont need it or want it , Pippin Hill has vastly pushed their limits already , terrible traffic at 29 intersection now , DONT increase the risk of public safety ! I farm for a living here on 11 farms in NG area (home farm since in family since 1868) DONT WANT ANOTHER CROZET MESS HERE. Respectively submitting vote this down!!!!!!

---------- Forwarded message ---------
From: **Protect Rural Albemarle** <protectruralalbemarle@gmail.com>
Date: Wed, Jan 25, 2023 at 5:16 PM
Subject: Stop Easton Porter - Size, Scale and Proportionality
To: Protect Rural Albemarle <ProtectRuralAlbemarle@gmail.com>

All,

My most recent email to the County is below. Please feel free to use this to develop and share your opinion with the County.

Please share this with your neighbors.

Let me know if you want to be removed from this list.

Regards,
Jon Scheumann

Albemarle County Board of Supervisors and Planning Commission,

I am writing to express my opposition to SP2022-00002, the proposed Hotel project at the Crossroads Inn.
For reference and background:

- County Code section 5.1.61 – Historic restaurants, taverns and inns reads as follows:
  - 1. The use shall be consistent with the Rural Area goals listed in the Comprehensive Plan.
  - 2. The location and scale of proposed structures and additions shall be complementary and proportionate to the existing structures and/or site, and additions and new structures shall be clearly subordinate to the historic structures on the site. In no event shall the proposed additions, new structures, or exterior modifications to the historic structure adversely impact the historic character or significance of the structure and/or site as determined by the director of planning or his/her designee.
- Albemarle County Comprehensive Plan section 7, page 30, in part, reads as follows:
  - Lodging – "Generally, new hotels, motels, inns, and retreat centers are not considered to be appropriate in the Rural Area due to their water requirements, wastewater needs, and traffic impacts."

The first observation I would like to make is that the County Code calls out that uses in Rural areas shall be consistent with the Comprehensive Plan. The Comprehensive Plan then states that hotels are not considered to be appropriate for Rural Areas.

This I believe should be cause for rejection of SP2022-00002.

The second observation I would like to make is about size, scale and proportionality. County code states that the scale of proposed structures and additions SHALL be complementary and proportionate to the existing structures and/or site, and additions and new structures SHALL be clearly subordinate to the historic structures on the site.

In legal terms the word shall is an imperative command, indicating that certain actions are mandatory, and not permissive. This contrasts with the word "may," which is generally used to indicate a permissive provision, ordinarily implying some degree of discretion.

According to County records the buildings that today comprise the Crossroads Tavern and Inn have a total footprint of 4,328 square feet. The approximate area dedicated to parking, driveways, etc. is a combined 10,320 square feet. Today the buildings, driveways and parking areas comprise a total of approximately 14,648 square feet.

According to the documents submitted to the County, the proposed Hotel, new driveway and parking areas would total approximately 28,696 square feet. This total is comprised of the following:

- 4 new hotel buildings 11,776 square feet
- New parking spaces 5,220
- New roadways 11,700
- Total new square fee 28,696 square feet

The proposed hotel buildings would be nearly 3 times the size of the existing structures. The proposed roadways would more than double the existing area dedicated to roadways and parking.

The total length of the proposed Hotel building would stretch more than 450 feet from end-to-end along a very visible ridge line. The members of our community would see what appears to be a single building stretching for more than a football field in length. At nighttime we can only imagine how bright the skies will be lit up by this proposed Hotel.

I believe that the proposed Special Use Permit fails to meet the County requirements for adhering to the Comprehensive Plan which specifically discourages Hotels in Rural Areas. Furthermore, I believe that SP2022-00002 fails dramatically to meet the tests of being complementary and proportionate to the existing structures. Nor is the proposed Hotel clearly subordinate to the historic structures on the site.

I urge you to vote NO on SP2022-00002

Jon Scheumann
+1 434 422 1749

Andy Reitelbach

From: Gibson, Mary E (meg2e) <meg2e@virginia.edu>
Sent: Friday, January 27, 2023 2:40 PM
To: Board of Supervisors members; Rebecca Ragsdale; Lea Brumfield; Andy Reitelbach
Subject: Crossroad inn SP2022-00002

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

I am reiterating our objections to the plans for expansion of the crossroads inn property.

Albemarle County Board of Supervisors and Planning Commission,

I am writing to express my opposition to SP2022-00002, the proposed Hotel project at the Crossroads Inn.
For reference and background:

- County Code section 5.1.61 – Historic restaurants, taverns and inns reads as follows:
  - 1. The use shall be consistent with the Rural Area goals listed in the Comprehensive Plan.
  - 2. The location and scale of proposed structures and additions shall be complementary and proportionate to the existing structures and/or site, and additions and new structures shall be clearly subordinate to the historic structures on the site. In no event shall the proposed additions, new structures, or exterior modifications to the historic structure adversely impact the historic character or significance of the structure and/or site as determined by the director of planning or his/her designee.
- Albemarle County Comprehensive Plan section 7, page 30, in part, reads as follows:
  - Lodging – "Generally, new hotels, motels, inns, and retreat centers are not considered to be appropriate in the Rural Area due to their water requirements, wastewater needs, and traffic impacts."

The first observation I would like to make is that the County Code calls out that uses in Rural areas shall be consistent with the Comprehensive Plan. The Comprehensive Plan then states that hotels are not considered to be appropriate for Rural Areas.

This I believe should be cause for rejection of SP2022-00002.

The second observation I would like to make is about size, scale and proportionality. County code states that the scale of proposed structures and additions SHALL be complementary and proportionate to the existing structures and/or site, and additions and new structures SHALLbe clearly subordinate to the historic structures on the site.

In legal terms the word shall is an imperative command, indicating that certain actions are mandatory, and not permissive. This contrasts with the word "may," which is generally used to indicate a permissive provision, ordinarily implying some degree of discretion.

According to County records the buildings that today comprise the Crossroads Tavern and Inn have a total footprint of 4,328 square feet. The approximate area dedicated to parking, driveways, etc. is a combined 10,320 square feet. Today the buildings, driveways and parking areas comprise a total of approximately 14,648 square feet.

According to the documents submitted to the County, the proposed Hotel, new driveway and parking areas would total approximately 28,696 square feet. This total is comprised of the following:

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- Total new square fee 28,696 square feet

The proposed hotel buildings would be nearly 3 times the size of the existing structures. The proposed roadways would more than double the existing area dedicated to roadways and parking.

The total length of the proposed Hotel building would stretch more than 450 feet from end-to-end along a very visible ridge line. The members of our community would see what appears to be a single building stretching for more than a football field in length. At nighttime we can only imagine how bright the skies will be lit up by this proposed Hotel.

I believe that the proposed Special Use Permit fails to meet the County requirements for adhering to the Comprehensive Plan which specifically discourages Hotels in Rural Areas. Furthermore, I believe that SP2022-00002 fails dramatically to meet the tests of being complementary and proportionate to the existing structures. Nor is the proposed Hotel clearly subordinate to the historic structures on the site.

I urge you to vote NO on SP2022-00002

Robert S. & Mary E. Gibson
420 Quartz Hill Lane
North Garden, VA. 22959

Andy Reitelbach

From: Jeff Levien <jeff@levien3.com>
Sent: Friday, January 27, 2023 2:04 PM
To: Board of Supervisors members; Planning Commission; Rebecca Ragsdale; Lea Brumfield; Andy Reitelbach
Subject: SP2022-00002 – Hotel Resort Spa Expansion in Rural Albemarle

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Hello. I write to you as another of many concerned landowners adjacent to the proposed Pippin Hill/Crossroads Inn expansion. I respectfully request that you do not support the application and **Encourage your county Officials to VOTE NO on SP2022-00002**, based on, among other things:

- This size and scale of development being proposed for the site
- Concerns about water usage and wastewater treatment
- Traffic impacts
- Undermining of rural zoning
- Inconsistent with the Comprehensive Plan

Thank you for your consideration.

Best,
Jeffrey S. Levien
jeff@levien3.com
917-612-0630

Andy Reitelbach

From: Vivian Groeschel
Sent: Friday, January 27, 2023 4:31 PM
To: Andy Reitelbach
Subject: FW: Stop Easton Porter Expansion in North Garden - Bad History Repeating Itself ...

Vivian Groeschel
Community Development Assistant I - Planning
Albemarle County – Community Development
vgroeschel@albemarle.org
434 296 5832 x 3259
401 McIntire Road, Charlottesville, VA 22901

From: Jon Scheumann <jonscheumann@gmail.com>
Sent: Friday, January 27, 2023 10:45 AM
To: Board of Supervisors members <bos@albemarle.org>; Planning Commission <PlanningCommission@albemarle.org>
Subject: Stop Easton Porter Expansion in North Garden - Bad History Repeating Itself ...

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Bad History Repeating itself

This sounds like a really nice project being proposed by a developer of Hotel Resorts Spas:

- Purchase a historic inn and pub
- Build new cabins and make them look 'historical'
- Refurbish the restaurant to seat more people
- Situated in a rural community
- Plans to implement innovative wastewater treatment
- Promises to respect the neighbors and local community

Why does this sound so familiar?

You may be thinking that this is describing Easton Porter Group's Hotel plans at the Crossroads Inn … but it's not.

This is the description that Easton Porter Group used in its sales pitch for a massive development at the Blackthorne Inn located in Upperville, VA (1 hour west of Washington DC).

That project ultimately was defeated due to:

- This size and scale of development being proposed for the site
- Concerns about water usage and wastewater treatment

- Traffic impacts
- Undermining of rural zoning
- Inconsistent with the Comprehensive Plan

All of these reasons sound eerily familiar as well.

VOTE NO on SP2022-00002

To become more informed about Easton Porter Group's approach to and treatment of local communities please read some of the articles below.

"Questions and concerns" about Blackthorne Inn plan

Neighbors, conservation groups still skeptical about plans for Blackthorne Inn

Easton Porter Group Abandons Blackthorne Plans

Expansion at Blackthorne Inn Site: Excessive in Scale

Proposed Blackthorne Inn Development near Upperville, VA

VOTE NO on SP2022-00002

Jon Scheumann
+1 434 422 1749
5275 Plank Road
North Garden, VA 22959

Andy Reitelbach

From: Vivian Groeschel
Sent: Friday, January 27, 2023 1:12 PM
To: Andy Reitelbach
Subject: FW: No Hotel Resort Spa in North Garden - Bad History repeating itself

Vivian Groeschel
Community Development Assistant I - Planning
Albemarle County – Community Development
vgroeschel@albemarle.org
434 296 5832 x 3259
401 McIntire Road, Charlottesville, VA 22901

From: Ronnie Woodson <rswkyw@gmail.com>
Sent: Friday, January 27, 2023 12:48 PM
To: Board of Supervisors members <bos@albemarle.org>; Planning Commission <PlanningCommission@albemarle.org>; Protect Rural Albemarle <protectruralalbemarle@gmail.com>
Subject: Fwd: No Hotel Resort Spa in North Garden - Bad History repeating itself

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Vote this poor plan down , dont want it!, Dont need it , already busy enough for an Ag area

---------- Forwarded message ---------
From: **Protect Rural Albemarle** <protectruralalbemarle@gmail.com>
Date: Fri, Jan 27, 2023 at 11:04 AM
Subject: No Hotel Resort Spa in North Garden - Bad History repeating itself
To: Protect Rural Albemarle <ProtectRuralAlbemarle@gmail.com>

Bad History Repeating itself

This sounds like a really nice project being proposed by a developer of Hotel Resorts Spas:

- Purchase a historic inn and pub
- Build new hotel rooms and make them look 'historical'
- Refurbish the restaurant to seat more people
- Situated in a rural community
- Plans to implement innovative wastewater treatment
- Promises to respect the neighbors and local community

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- This size and scale of development being proposed for the site
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- Undermining of rural zoning
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All of these reasons sound eerily familiar as well.

Encourage your county Officials to VOTE NO on SP2022-00002

To become more informed about Easton Porter Group's approach to and relationship with local communities please read some of the articles below.

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Neighbors, conservation groups still skeptical about plans for Blackthorne Inn

Easton Porter Group Abandons Blackthorne Plans

Expansion at Blackthorne Inn Site: Excessive in Scale

Proposed Blackthorne Inn Development near Upperville, VA

Encourage your county Officials to VOTE NO on SP2022-00002

Andy Reitelbach

From: Steve Smith <Steve.Smith@concord.com>
Sent: Saturday, January 28, 2023 9:50 AM
To: Jim Andrews; Board of Supervisors members; Karen Firehock; Planning Commission
Cc: Deka Smith; Andy Reitelbach
Subject: Special Use Permit SP2022-00002: Crossroads Tavern and Inn

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Good morning, everyone!

As the date of the planning commission meeting is approaching (and I'm unable to attend in person due to business travel), I'm recirculating the original letter that our family sent to Mr. Reitelbach in support of the Crossroads Tavern and Inn.

Out family sees this project as clearly beneficial to our community experience, and respectfully request your approval to proceed.

Thanks for your consideration…

Steve and Deborah Smith

From: Steve Smith
Sent: Wednesday, April 27, 2022 1:40 PM
To: mreitelbach@albemarle.org
Cc: Deborah Smith <dekasmith@soundinvestors.com>; Dean Andrews <dean@eastonporter.com>; Matt Lovelady <matt@pippinhillfarm.com>
Subject: Special Use Permit SP2022-00002: Crossroads Tavern and Inn

Good afternoon, and thank you for taking the time to appreciate our opinion!

Our family has owned three homes in Albemarle County over the past two decades. We presently own nearly 50 acres of land…and are proud to have invested in our family's principal residence on Hightop Drive at Bundoran Farm.

Throughout the month of April, we have been copied on correspondence from a group that identifies as "Protect Rural Albemarle", accompanied by persistent solicitations to deliver letters of objection to the proposed Easton-Porter Group development: Crossroads Tavern and Inn.

A recent message contends that the project is "unwanted by the vast majority of Albemarle County residents living in the area, and specifically the Bundoran Farm Community." An actual robust survey might prove that statement to be true. But in our resident experience it does not appear to be so. It is certainly not our point of view, nor has anyone subscribing to this statement of broad homeowner rejection asked our opinion.

We also feel compelled to offer a contradictory view of this group's assertion that Easton-Porter is "not a good neighbor" and at best "tolerated" by the Bundoran community at large. This statement is completely divorced from our reality.

Our family is thankful for Pippin Hill, spends time there frequently, and always shares the experience with visiting friends and family. Business associates from Richmond and Washington DC regularly ask to drive to Albemarle for luncheon meetings, precisely because they enjoy the carefree experience at Pippin. The tasteful architecture of the developed spaces … the food, wine and service team hospitality … the casual and cheerful experience on property … for all these reasons, we believe the owners of Pippin Hill should be admired and congratulated.

Pippin Hill already adds unique charm and great value to our extended neighborhood. We believe its team has earned our support to further invest in the experience opportunity for residents and travelers at US 29 and Plank Road.

Stephen and Deborah Smith

CONCORD

STEPHEN R. SMITH | Chairman of the Board
[o] 310.385.4242 [c] 805.217.7048
New York | Los Angeles | Nashville | London | Berlin | Miami |
www.concord.com

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Andy Reitelbach

From: George Abetti <george@geobarns.com>
Sent: Monday, January 30, 2023 11:37 AM
To: Protect Rural Albemarle; Jon Scheumann
Cc: Board of Supervisors members; Planning Commission; Rebecca Ragsdale; Lea Brumfield; Andy Reitelbach
Subject: Re: Stop Easton Porter - No Hotel Resort Spa in North Garden - SUP Factors to be Considered

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Jon et al.--

While I appreciate the recently acquired more civil tone of these emails--if anyone at the county were to have followed the logic of this email none of us would have a home at Bundoran--since a 90+ home farm development was completely out of character at the time it was permitted. This strikes me as a bit selfish--now that we are here let's be sure no one disrupts our recently acquired piece of paradise any further. I agree there should be tight strictures on light and noise for the proposed cottages/rooms--but I also believe in America that property owners have the right to do what they wish within reasonable limits of the law. The continued use of what I perceive to be inflammatory and hysterical language referring to the expansion of the Inn into a Hotel/Resort/Spa (like a 600 room Marriott skyscraper) belies the thoughtfulness of the Easton Porter plans and their exemplary track record with historical structures--not to mention making the Crossroads Inn a much finer and inviting place to lodge.

I hope the county will affirm this request with the appropriate constraints--and we all thank you for your work and service.

george e. abetti

All,

Below is a topic that you can use to write to the County Board of Supervisors and the Planning Commission.

Please share this with your neighbors.

Let me know if you want to be removed from this list

Jon

Albemarle County Board of Supervisors and Planning Commission,

I am writing to express my opposition to SP2022-00002, the proposed Hotel project at the Crossroads Inn.

For reference I bring to your attention to the following section of Albemarle County Code:

Sec. 33.8 - Special Use Permits; Relevant Factors to be Considered; Conditions; Revocation.
Special use permits are subject to the following provisions:

A. Factors to be considered when acting. The Commission and the Board of Supervisors will consider the following factors when reviewing and acting on an application for a special use permit:

1. No substantial detriment. Whether the proposed special use will be a substantial detriment to adjacent parcels.
2. Character of the nearby area is unchanged. Whether the character of the adjacent parcels and the nearby area will be changed by the proposed special use.
3. Harmony. Whether the proposed special use will be in harmony with the purpose and intent of this chapter, with the uses permitted by right in the district, with the applicable provisions of section 5, and with the public health, safety, and general welfare (including equity).
4. Consistency with the Comprehensive Plan. Whether the proposed special use will be consistent with the Comprehensive Plan.

Sec.33.8.A.1. – No substantial detriment on adjacent parcels – The proposed Hotel Resort Spa represents a 170% increase Hotel Rooms (19 total vs. 7), which would translate into more than a 200% increase in occupancy due larger groups utilizing the rooms at the proposed Hotel.

The resulting 200% increase in water usage at the proposed Hotel would by definition create a detrimental impact on the adjacent properties. How would it not?

In addition, a 200% increase in wastewater produced on a 4 acre parcel is meaningful. Again, by definition this is a detrimental impact to the adjacent parcels. How would it not be a detrimental impact?

Sec.33.8.A.2. – Character of the nearby area is unchanged. The mere fact of building a Hotel in a rural community, immediately adjacent to single residential properties and farm land would change the character of the local community. This proposed development would result in more traffic, more noise, more wastewater, water table depletion. How would this Hotel development not change the character of the nearby area?

Sec.33.8.A.4. – Consistency with the Comprehensive Plan.

The Albemarle Comprehensive Plan adopted Jun 10, 2015, states on page 7.30 that …

> “Generally, new hotels, motels, inns, and retreat centers are not considered to be appropriate in the Rural Area due to their water requirements, wastewater needs, and traffic impacts.”

Also, the Easton Porter Group’s sales pitches to the County and to the Community have discussed hosting Corporate Retreats.

Neither hotel rooms nor a corporate retreat center is compatible with the Comprehensive Plan for Rural Areas as stated on page 7.30 of the Plan.

I encourage you to VOTE NO on SP2022-00002.

Andy Reitelbach

From: Jon Scheumann <jonscheumann@gmail.com>
Sent: Monday, January 30, 2023 9:11 AM
To: Board of Supervisors members; Planning Commission
Cc: Andy Reitelbach
Subject: SP2022-00002 - Hotel in North Garden

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Albemarle County Board of Supervisors and Planning Commission,

I am writing to express my opposition to SP2022-00002, the proposed Hotel project at the Crossroads Inn.

For reference I bring to your attention to the following section of Albemarle County Code:

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Special use permits are subject to the following provisions:

A. Factors to be considered when acting. The Commission and the Board of Supervisors will consider the following factors when reviewing and acting on an application for a special use permit:
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    2. Character of the nearby area is unchanged. Whether the character of the adjacent parcels and the nearby area will be changed by the proposed special use.
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Sec.33.8.A.1. – No substantial detriment on adjacent parcels – The proposed Hotel Resort Spa represents a 170% increase Hotel Rooms (19 total vs. 7), which would translate into more than a 200% increase in occupancy due larger groups utilizing the rooms at the proposed Hotel.

The resulting 200% increase in water usage at the proposed Hotel would by definition create a detrimental impact on the adjacent properties. How would it not?

In addition, a 200% increase in wastewater produced on a 4 acre parcel is meaningful. Again, by definition this is a detrimental impact to the adjacent parcels. How would it not be a detrimental impact?

Sec.33.8.A.2. – Character of the nearby area is unchanged. The mere fact of building a Hotel in a rural community, immediately adjacent to single residential properties and farm land would change the character of the local community. This proposed development would result in more traffic, more noise, more wastewater, water table depletion. How would this Hotel development not change the character of the nearby area?

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Neither hotel rooms nor a corporate retreat center is compatible with the Comprehensive Plan for Rural Areas as stated on page 7.30 of the Plan.

I encourage you to VOTE NO on SP2022-00002.

Jon Scheumann
+1 434 422 1749
5275 Plank Road
North Garden, VA 22959

Andy Reitelbach

From: Cathy Scheumann <cathy.scheumann1@gmail.com>
Sent: Monday, January 30, 2023 8:03 PM
To: Planning Commission; Andy Reitelbach; Board of Supervisors members
Subject: SP2022-00002 Crossroads Tavern and Inn - Opposition

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Greetings,
I am writing in opposition to SP2022-00002 Crossroads Tavern and Inn. My reasons for my strong opposition include - 1. The commercial use does not promote the agricultural and forestal policies of the Comprehensive Plan.
2. Size and scale of the events at Crossroads Inn are not consistent with recommendations of the Comprehensive Plan. The proposed hotel adjoins Pippin Hill Restaurant and Event Center (owned by Dean Porter and Easton Porter Group). The purpose of the SUP is to build a hotel for wedding and other guest at Pippin Hill to use during events. See Pippin Hill website "So whether you are joining us for a cooking class, a workshop with our Horticulture team, a Vintner's Table and a tasting, we hope you consider staying with us on the Hill a little longer at Crossroads Inn." The 12 hotel rooms being proposed are on a ridge line on just a little over an acre of buildable land and a density concern.
3. The additional water and sewer capacity needed to support the proposed use does not comply with recommendations for the Rural Area chapter of the Comprehensive Plan.
4. The proposed events will cause noise and traffic impacts to neighboring properties.
As far as traffic concerns Dean Andrews (with Easton Porter Group requesting the SUP) said it best at a community meeting that the intersection of 29S and Plank Road is a "Russian Roulette." He further added an employees' mother was killed at that exact intersection. The additional traffic created by the hotel will only add to this already extremely dangerous intersection. The noise at the hotel from the after wedding parties and other events will disrupt neighbors that purposefully chose to live in quiet southern Albemarle county in the neighboring conservation community. The noise from traffic is already a concern at Crossroads Inn. On the website an advertisement for two of the rooms at the Inn states "sits opposite Plank Road which makes for a quiet stay." More hotel rooms means more traffic noise.
5. Allowing this SUP will open doors to many others in the area that have a barn and want to host weddings eventually becoming traffic congested like parts of Fauquier County on a beautiful weekend.

Please vote No.
Cathy Scheumann

Sent from my iPad

Andy Reitelbach

From: Vivian Groeschel
Sent: Monday, January 30, 2023 1:42 PM
To: Andy Reitelbach
Subject: FW: Stop Easton Porter - No Hotel Resort Spa in North Garden - SUP Factors to be Considered

Vivian Groeschel
Community Development Assistant I - Planning
Albemarle County – Community Development
vgroeschel@albemarle.org
434 296 5832 x 3259
401 McIntire Road, Charlottesville, VA 22901

From: Ronnie Woodson <rswkyw@gmail.com>
Sent: Monday, January 30, 2023 12:23 PM
To: Board of Supervisors members <bos@albemarle.org>; Planning Commission <PlanningCommission@albemarle.org>; Protect Rural Albemarle <protectruralalbemarle@gmail.com>
Subject: Fwd: Stop Easton Porter - No Hotel Resort Spa in North Garden - SUP Factors to be Considered

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I fully oppose this consideration .Livived in NG for 72 years on family farm across 29, have drilled 4 wells in 46 years in my house , our church parsonage 4 , church 3 ,neighbor 3 , water is tight in NG , vote this commercialization down , we are an ag area

---------- Forwarded message ---------
From: **Protect Rural Albemarle** <protectruralalbemarle@gmail.com>
Date: Mon, Jan 30, 2023 at 9:20 AM
Subject: Stop Easton Porter - No Hotel Resort Spa in North Garden - SUP Factors to be Considered
To: Protect Rural Albemarle <ProtectRuralAlbemarle@gmail.com>

All,

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Please share this with your neighbors.

Let me know if you want to be removed from this list

Jon

Albemarle County Board of Supervisors and Planning Commission,

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Also, the Easton Porter Group’s sales pitches to the County and to the Community have discussed hosting Corporate Retreats.

Neither hotel rooms nor a corporate retreat center is compatible with the Comprehensive Plan for Rural Areas as stated on page 7.30 of the Plan.

I encourage you to VOTE NO on SP2022-00002.

Andy Reitelbach

From: Ronnie Woodson <rswkyw@gmail.com>
Sent: Monday, January 30, 2023 6:15 PM
To: Andy Reitelbach
Subject: Re: Planning Commission Public Hearing for SP2022-00002 Crossroads Tavern and Inn

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Please vote this mess down, dont want anymore commercialization in this Ag area

On Mon, Jan 30, 2023 at 5:23 PM Andy Reitelbach <mreitelbach@albemarle.org> wrote:

> Good afternoon everyone,
>
> As you have previously expressed interest in the special use permit application SP2022-00002 Crossroads Tavern and Inn, I wanted to let you know that it has been confirmed for a public hearing with the Albemarle County Planning Commission, scheduled for Tuesday, February 14, 2023, at 6:00pm. This meeting will be a hybrid meeting, held in-person in Lane Auditorium at the County Office Building – McIntire Road, while also being available for virtual viewing via Zoom. The link to the Zoom webinar can be found on the County calendar for the February 14th date. The calendar can be accessed via the following link: https://www.albemarle.org/Home/Components/Calendar/Event/3586/16?seldept=5&curm=2&cury=2023. The meeting agenda and the staff report for this project will also be available on the County calendar for February 14th approximately 5-7 days prior to the public hearing.
>
> During the public hearing, there will be a portion of the meeting dedicated to allowing members of the public to speak about this project, either in-person or virtually via Zoom. Each speaker is limited to three (3) minutes. You are also welcome to email comments or letters to the Planning Commission in advance of the meeting. The email address for the Planning Commission is PlanningCommission@albemarle.org. Emails sent to this address will go to all seven Planning Commissioners. At this meeting, the Planning Commission will consider this proposal and make a recommendation to the Board of Supervisors, who will make the final decision to either approve or deny this application at a later meeting. The future meeting with the Board of Supervisors has not been scheduled at this time.
>
> Best regards,
>
> Andy
>
> **Andrew Reitelbach**
>
> *Senior Planner II*

Albemarle County

--

areitelbach@albemarle.org

434.296.5832 x3261

401 McIntire Road

Charlottesville, VA 22902

Andy Reitelbach

From: George Abetti <george@geobarns.com>
Sent: Wednesday, February 1, 2023 11:09 AM
To: Protect Rural Albemarle
Cc: Board of Supervisors members; Planning Commission; Rebecca Ragsdale; Lea Brumfield; Andy Reitelbach
Subject: Re: Top Easton Porter - No Hotel Resort Spa in North Garden

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Good morning Jon--

Can you explain the logic of this email/argument given the label "hotel" is actually your epithet/moniker for the expansion of an existing "Inn"?

These terms are used interchangeably in your emails and I do not understand why "hotel" would apply to the requested cottages when this is currently an already existing inn. The word ***hotel*** for me conjures up buildings such as Red Roof, Days Inn, Marriott, Hilton, La Quinta etc--***none of which*** have any parallel or association with either the size, aesthetic or vernacular of the proposed project.

Please tell me if I am missing something...I am sure there was no entry in the county code permitting a 2300 acre 90+ home development either--but that does not mean it was not a legitimate idea.

Thank you for your time and consideration.

george

On 2/1/2023 8:54 AM, Protect Rural Albemarle wrote:

> All,
>
> A big thank you to a North Garden Community Member whose research uncovered more evidence in County Code as to why the proposed Hotel at Crossroad Inn should be rejected. See the note below. Please express your opinion to our County Officials.
>
> **Encourage them to Vote NO on SP2022-00002**
>
> County Board of Supervisors: bos@albemarle.org
> County Planning Commission: PlanningCommission@albemarle.org
> County Planners:
> Rebecca Ragsdale rragsdale@albemarle.org
> Lea Brumfield Senior lbrumfield@albemarle.org
> Andy Reitelbach mreitelbach@albemarle.org

Subject: SP2022-00002 – Hotel Resort Spa Expansion in Rural Albemarle

Please share this with your neighbors, help grow the
North Garden – Batesville – Ortman/Dick Woods Road coalition!

Let me know if you want to be removed from this distribution list.

For reference I bring to your attention to the following section of Albemarle County Code:

> SECTION 3 – DEFINITIONS – Sec. 3.1 - Definitions.
>
> Hotel. "Hotel" means a use composed of transient lodging provided within one or more buildings having six or more guest rooms that provides transient lodging.

The Easton Porter sales pitch to the County (September 2022) states on page 3 that there will be 4 new structures constructed with either 2 or 3 new hotel rooms per structure for a total of 8 or 12 new hotel rooms.

The Albemarle County Code combined with the Easton Porter Group data factually demonstrates that a Hotel is being proposed for construction on the 4.0 acre property at Crossroads Inn.

However, according to County documents Hotels are **NOT** permitted in Rural Areas either By Right or by Special Use Permit.

The presence of a hotel is expressly prohibited within Rural Areas Districts (RA) as shown in the document published by Albemarle County titled "USES PERMITTED IN ALL ZONING DISTRICTS BY RIGHT and BY SPECIAL USE PERMIT IN ALBEMARLE COUNTY", dated September 2020, copy attached or link to Permitted Uses doc.

The cover page of this document reads in part:

> "This chart is intended to match specific uses of property, such as convenience stores or manufacturing, with the zoning districts in which these uses are permitted. The land uses allowed in Albemarle County are listed alphabetically in the left-hand column. The next columns list the zoning districts in which those uses are allowed. There will be a BR in the field if the use is allowed by right. If the use requires a special use permit, there will be an SP in the field."

The second line of the chart on page 14 shows "Hotels, motels and inns" as being allowed on many different 'Zoning Districts,' including; C-1 = Commercial; CO = Commercial Office; HC = Highway Commercial; LI = Light Industry; HI = Heavy Industry as well as in a number of 'Planned Districts.'

But the column under the Zoning District RA = Rural Areas for 'Hotels, motels and Inns' is blank meaning that the right to build a hotel in Rural Areas is **NOT** allowed By Right (BR) or by Special Use Permit (SP).

I encourage you to VOTE NO on SP2022-00002

Jon Scheumann
+1 434 422 1749

Andy Reitelbach

From: sandra dickson <sdickson3@mac.com>
Sent: Wednesday, February 1, 2023 11:06 AM
To: Andy Reitelbach
Subject: Opposition to SP2022-00002

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Mr. Reitelbach:

Please let me note again my opposition to the proposed Easton Porter development at the Crossroads Inn area. My greatest concerns relate to:

1. Increased traffic on Plank Road and Highway 29 and the particularly dangerous intersection of Plank and Hwy 29.
2. the lack of regard for maintaining the rural character of our non-urban areas.

I appreciate the county's consideration.

Sincerely, Sandy Dickson

Andy Reitelbach

From: Marc H. Hedrick MD, MBA <mhedrick@plustherapeutics.com>
Sent: Wednesday, February 1, 2023 10:28 AM
Subject: Please Vote NO on SP2022-00002

Importance: High

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Country Leader,

I write to encourage a **NO vote on SP2022-00002**, the hotel & spa extension of Pippin Hill.

My understanding is hotels are not permitted within Rural Area Districts as per the Albemarle County document- "USES PERMITTED IN ALL ZONING DISTRICTS BY RIGHT and BY SPECIAL USE PERMIT IN ALBEMARLE COUNTY", dated September 2020.

Besides the strict prohibition mentioned above, I share concerns of my Bundoran Farm neighbors on the detrimental impact to traffic, noise, light pollution at night and overall degradation of the rural atmosphere that can be found in increasingly limited areas of Albemarle country.

Furthermore, the proposed hotel, in conjunction with traffic of the associated winery/restaurant at Pippin Hill and other nearby properties serving alcoholic beverages, will increase the personal danger to residents, farmers and ranchers using the nearby roads for recreation and agrarian vehicles and related purposes.

Please **vote NO on SP2022-00002,**

Sincerely,

Marc

Marc H. Hedrick MD, MBA
President & CEO

Power and Precision in
Cancer Radiotherapeutics

4200 Marathon Blvd. # 200, Austin, TX 78756
210-974-6910
plustherapeutics.com
Nasdaq: PSTV

Schedule a Meeting

This message contains confidential information and is intended only for the intended recipients. If you are not an intended recipient you should not disseminate, distribute or copy this e-mail. Please notify us immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. E-mail transmission cannot be guaranteed to be secure or error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. Therefore we do not accept liability for any errors or omissions in the contents of this message, which arise as a result of e-mail transmission. If verification is required please request a hard-copy version.

Andy Reitelbach

From: Mac Mckee <macm@mckeeandmcfarland.com>
Sent: Wednesday, February 1, 2023 10:16 AM
To: Planning Commission; Board of Supervisors members
Cc: Rebecca Ragsdale; Lea Brumfield; Andy Reitelbach
Subject: SP2022-00002 Crossroads Tavern and Inn

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Members of the Planning Commission and Board of Supervisors,

My wife and I are residents of Bundoran Farm. We moved to Bundoran because of the protection provided by the Rural Area Districts. We are opposed to Easton Porter Group's expansion of the Crossroads Tavern and Inn. The size and scale of their plan is inconsistent with the Comprehensive Plan. Furthermore, the plans clearly are for construction of a **HOTEL** which is not allowed in Rural Areas Districts.

We urge you to reject the Easton Porter Group's application.

Respectfully,

Mac and Leslie McKee
5396 Ballyshannon Lane
North garden, VA 22959

Andy Reitelbach

From: Jon Scheumann <jonscheumann@gmail.com>
Sent: Wednesday, February 1, 2023 8:43 AM
To: Board of Supervisors members; Planning Commission
Cc: Andy Reitelbach
Subject: SP2022-00002 - Proposed Hotel in North garden --- Vote NO
Attachments: Albemarle County - Permitted Uses Chart - 00-2020.pdf

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Albemarle County Board of Supervisors and Planning Commission,

I am writing to express my opposition to SP2022-00002, the proposed Hotel project at the Crossroads Inn.

For reference I bring to your attention to the following section of Albemarle County Code:

> SECTION 3 – DEFINITIONS – Sec. 3.1 - Definitions.
> Hotel. "Hotel" means a use composed of transient lodging provided within one or more buildings having six or more guest rooms that provides transient lodging.

The Easton Porter sales pitch to the County (September 2022) states on page 3 that there will be 4 new structures constructed with either 2 or 3 new hotel rooms per structure for a total of 8 or 12 new hotel rooms.

The Albemarle County Code combined with the Easton Porter Group data factually demonstrates that a Hotel is being proposed for construction on the 4.0 acre property at Crossroads Inn.

However, according to County documents Hotels are **NOT** permitted in Rural Areas either By Right or by Special Use Permit.

The presence of a hotel is expressly prohibited within Rural Areas Districts (RA) as shown in the document published by Albemarle County titled "USES PERMITTED IN ALL ZONING DISTRICTS BY RIGHT and BY SPECIAL USE PERMIT IN ALBEMARLE COUNTY", dated September 2020, copy attached or Click here for link.

The cover page of this document reads in part:

> "This chart is intended to match specific uses of property, such as convenience stores or manufacturing, with the zoning districts in which these uses are permitted. The land uses allowed in Albemarle County are listed alphabetically in the left-hand column. The next columns list the zoning districts in which those uses are allowed. There will be a BR in the field if the use is allowed by right. If the use requires a special use permit, there will be an SP in the field."

The second line of the chart on page 14 shows "Hotels, motels and inns" as being allowed on many different 'Zoning Districts,' including; C-1 = Commercial; CO = Commercial Office; HC = Highway Commercial; LI = Light Industry; HI = Heavy Industry as well as in a number of 'Planned Districts.'

But the column under the Zoning District RA = Rural Areas for ‘Hotels, motels and Inns’ is blank meaning that the right to build a hotel in Rural Areas is **NOT** allowed By Right (BR) or by Special Use Permit (SP).

I encourage you to VOTE NO on SP2022-00002

Jon Scheumann
+1 434 422 1749

Andy Reitelbach

From: Vivian Groeschel
Sent: Wednesday, February 1, 2023 2:27 PM
To: Andy Reitelbach
Subject: FW: expansion of inn at the intersection of rt. 29 and Plank Rd;/ SP2022-00002

Vivian Groeschel
Community Development Assistant I - Planning
Albemarle County – Community Development
vgroeschel@albemarle.org
434 296 5832 x 3259
401 McIntire Road, Charlottesville, VA 22901

From: tillmanm@icloud.com <tillmanm@icloud.com>
Sent: Wednesday, February 1, 2023 2:26 PM
To: Board of Supervisors members <bos@albemarle.org>; Planning Commission <PlanningCommission@albemarle.org>; Jim Andrews <jandrews2@albemarle.org>
Subject: expansion of inn at the intersection of rt. 29 and Plank Rd;/ SP2022-00002

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Albemarle County Board of Supervisors and members of the Planning Commission:

The purpose of this email is to express my continued concern over Easton Porter Group's plans to construct small cottages, parking spaces and a new roadway on the corner of route 29 and Plank Rd.adjacent to Bundoran Farm. Bundoran is a working farm that is governed by various documents meant to protect the 2300 acres of farm land divided into 73 lots. All the land not in a designated homesite is in greenbelt or farm belt easement and is thus protected from further development. Every person who purchases a lot here is required to follow a host of regulations that are green principles. It makes little sense to me that the owners would invest in such a development and then turn around and support a project that does not help us promote those same principles. It also makes no sense to me that Albemarle County would consider approving a project that is not consistent with the goals that Bundoran established for itself, especially when those goals exist to help us preserve the land, water, soil and air of our beautiful county.

Here are some additional concerns I would like the Board of Supervisors and the Planning Commission to keep in mind as it reviews this application:

- This project is not consistent with the intention of rural zoning which is what brought us to Albemarle County in the first place.
- Traffic at the route 29 and Plank Road intersection will increase the more successful the project.
- The project will increase the amount of impervious cover by 28,696 square feet which can have an impact on the amount of water available.
- The project will drain additional water from the aquifer for the inn.

I hope that the Board of Supervisors and the Planning Commission will give careful consideration to the concerns of the residents of Bundoran in light of the many shortcomings of this proposal as well as to what will be lost to the community, if approved.

Mary Tillman
5275 Derry Lane, North Garden, Va. 22959
434 326 1367

Andy Reitelbach

From: Vivian Groeschel
Sent: Wednesday, February 1, 2023 10:17 AM
To: Andy Reitelbach
Subject: FW: Top Easton Porter - No Hotel Resort Spa in North Garden

Vivian Groeschel
Community Development Assistant I - Planning
Albemarle County – Community Development
vgroeschel@albemarle.org
434 296 5832 x 3259
401 McIntire Road, Charlottesville, VA 22901

From: Ronnie Woodson <rswkyw@gmail.com>
Sent: Wednesday, February 1, 2023 10:05 AM
To: Board of Supervisors members <bos@albemarle.org>; Planning Commission <PlanningCommission@albemarle.org>; Protect Rural Albemarle <protectruralalbemarle@gmail.com>
Subject: Fwd: Top Easton Porter - No Hotel Resort Spa in North Garden

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Please this unwanted venture down in our AG area!

---------- Forwarded message ---------
From: **Protect Rural Albemarle** <protectruralalbemarle@gmail.com>
Date: Wed, Feb 1, 2023 at 8:54 AM
Subject: Top Easton Porter - No Hotel Resort Spa in North Garden
To: Protect Rural Albemarle <ProtectRuralAlbemarle@gmail.com>

All,

A big thank you to a North Garden Community Member whose research uncovered more evidence in County Code as to why the proposed Hotel at Crossroad Inn should be rejected. See the note below. Please express your opinion to our County Officials.

Encourage them to Vote NO on SP2022-00002

County Board of Supervisors: bos@albemarle.org

County Planning Commission: PlanningCommission@albemarle.org

County Planners:

Rebecca Ragsdale rragsdale@albemarle.org

Lea Brumfield Senior lbrumfield@albemarle.org

Andy Reitelbach mreitelbach@albemarle.org

Subject: SP2022-00002 – Hotel Resort Spa Expansion in Rural Albemarle

Please share this with your neighbors, help grow the
North Garden – Batesville – Ortman/Dick Woods Road coalition!

Let me know if you want to be removed from this distribution list.

For reference I bring to your attention to the following section of Albemarle County Code:

> SECTION 3 – DEFINITIONS – Sec. 3.1 - Definitions.
>
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But the column under the Zoning District RA = Rural Areas for 'Hotels, motels and Inns' is blank meaning that the right to build a hotel in Rural Areas is **NOT** allowed By Right (BR) or by Special Use Permit (SP).

I encourage you to VOTE NO on SP2022-00002

Jon Scheumann
+1 434 422 1749

Andy Reitelbach

From: Chris Dixon <cdixon99@gmail.com>
Sent: Friday, February 3, 2023 9:56 AM
To: Board of Supervisors members
Cc: Planning Commission; Rebecca Ragsdale; Lea Brumfield; Andy Reitelbach
Subject: Opposition to SP2022-00002 / Eastman Porter Expansion

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Sir/Madam,

I am writing this email in opposition to SP2022-00002. As a resident of North Garden, my family and I believe that the traffic, light pollution, water depletion, drain field concerns, noise, and other aspects of the Pippin Hill expansion would bring negative and irreparable harm to our community.

Specifically, I have heard that the concept of the property's classification of an "inn" (versus a "hotel") is of import. Unfortunately, an "inn" is not defined in the Albemarle zoning documentation, this document serves as proof that a hotel and an inn are the same thing, as defined by common industry standards and practice, Virginia law, and the laws of Albemarle County, Virginia, with specific regard to drain fields and water usage concerns.

A hotel is a commercial establishment offering lodging to travelers and tourists, while an inn is a similar establishment offering lodging and food services to guests. In both cases, the establishments provide accommodations to paying guests in exchange for a fee.

Additionally, both hotels and inns typically offer a range of amenities and services to their guests, such as food and beverage service, laundry facilities, and room service. Both types of establishments may also offer additional amenities such as fitness centers, swimming pools, and meeting rooms.

Given these similarities, it is clear that hotels and inns are effectively the same type of establishment, offering similar services and amenities to their guests.

In Virginia, the Virginia State Corporation Commission's Division of Consumer Affairs defines a hotel as "an establishment that provides lodging to the public for compensation, usually on a short-term basis." This definition encompasses both hotels and inns, as both provide similar services and operate under similar business models.

In Albemarle County, Virginia, the local government does not have a specific definition for hotels and inns. However, under state law and industry standards, hotels and inns are considered to be the same type of establishment.

When it comes to traffic, noise, light pollution, water usage concerns, etc. both hotels and inns are the same type of establishment and must comply with the same regulations and standards. For example, both types of establishments must adhere to regulations regarding the discharge of wastewater into septic systems, including the size and capacity of drain fields, and must also comply with water usage regulations set forth by the local government.

This document serves as proof that, for all intents and purposes, hotels and inns are legally considered the same thing under Virginia law and in Albemarle County, Virginia, with regards to drain fields and water usage concerns, and should be treated as such in any relevant legal proceedings.

Signed,

Chris and Heather Dixon
411 Quartz Hill Lane
North Garden, VA 22959

Andy Reitelbach

From: George Abetti <george@geobarns.com>
Sent: Saturday, February 4, 2023 1:20 PM
To: Protect Rural Albemarle; Andy Reitelbach; Board of Supervisors members; Planning Commission; Rebecca Ragsdale; Lea Brumfield; Karen Firehock
Subject: Re: No Hotel Resort Spa in North Garden - How to participate in the Planning Commission Hearing

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

To whom it may concern:

Is there a place or time or format to address the often misleading information in these Protect Rural Albemarle emails? I have already seen--with gratitude--some of your responses addressing the specious and inflammatory rhetoric of this author/organization. Given the constant references to the new hotel, the football field length of the new hotel, the alleged terrible reputation of Pippin Hill, etc ad nauseam--I would hope that the commission would at least address what is patently false where the case and what is misleading where appropriate.

While I fully support Jon Scheumann's right to oppose the crossroads project--he has made a number of false and misleading assertions that skew the argument and not once have I seen him acknowledge that you have countered and corrected those. Even worse--although I have repeatedly asked him to copy my emails to his entire list--he has never even acknowledged my doing so which leads me to inevitably infer that he does not want a fair fight based on facts (his or others) but rather for the argument to be swayed by his frequent invective.

I am somewhat at a loss not knowing how to address this polemic sophistry but I do think the discussion should be fair as opposed to its current, skewed MO.

Thank you for your consideration.

george

On 2/4/2023 12:18 PM, Protect Rural Albemarle wrote:

> Neighbors,
>
> Over the past several days I have had more than 30 people talk with me and tell me that they plan to attend the Planning Commission Hearing and that they intend to speak in opposition. But they want to know a few things:
>
> - How do I sign up to be on the Speaker List?
> - What do I talk about?
> - How long can I talk?
>
> To answer these questions and more we have put together the attached document to answer these questions and others. Below is a summary of the information contained in the attached document.
>
> Based on the number of people that have already reached out, we believe that it is possible to have more than 50 people present and signed up to talk. **EVERYONE** should speak … women, men, sons, daughters, aunts, uncles, nieces, nephews, distant relatives who you really don't care for. This is not limited to one person per house.

Please take the following actions:

1. Put this date, time and address on your calendar:
   a. February 14, 6.00pm, Lane Auditorium, County Office Building, 401 McIntire Rd, Charlottesville, VA
2. Sign up to speak
3. Send this email and talk to 5 of your friends about showing up and speaking. Tell them that you are!

Thank you.

Please let me know if you want to be removed from this list

How to Participate in the Meeting

To participate in person:

Lane Auditorium, County Office Building, 401 McIntire Rd, Charlottesville, VA

To participate online via Zoom:

View: https://albemarle-org.zoom.us/j/81459650960
Webinar ID: 814 5965 0960

To participate by telephone:

Dial: 312 626 6799 or 877 853 5247 (Toll Free)
Webinar ID: 814 5965 0960

How to sign up to speak at the Hearing

If you would like to sign up for public comment, please email the Clerk of Planning Commission and Boards, Carolyn Shaffer, at cshaffer2@albemarle.org with your name and item that you would like to comment on.

If you want to sign up at the hearing itself, please show up no later than 5.30pm to do so.

Yes, if you participate by Zoom or telephone you can sign up to speak

Each speaker is limited to three minutes, but there is no limit on the number of speakers.

What do I talk about…

Pick 1, 2 or 3 topics then write it out and practice your talk. Focus on topics that you care about, authenticity matters. Topics you can use include:

- Water and Sewage
- Traffic
- Size, Scale and Proportionality
- Bad History repeating itself
- County Code Sec. 33.8 – SUP Factors to Consider
- Hotel Definitions, Hotels NOT Permitted in RA
- Increased danger to bicyclists from more cars, trucks and buses on rural roads
- What is the benefit to the North Garden – Batesville Community? There is none!

- Hotel Construction in rural areas is against the County's Comprehensive Plan
- Sets a Bad Precedent for Future Development in a rural community
- Zero actual agriculture activity ... how can it … it's only 4.0 acres
- Will result in late hours parties at the Hotel following Weddings at Pippin Hill
- On and on and on … look to past emails for help

It does not matter if more than one person talks about the same topic. What matters is that a lot of people express their opinion.

You do not have to talk for the full three minutes. It can be as simple as standing there and saying …

> "Good evening, my name is Sally Jones, I live in the Samuel Miller District and I am opposed to this Special Use Permit application."

Andy Reitelbach

From: Matt Sav <mwsavarese@gmail.com>
Sent: Saturday, February 4, 2023 2:39 PM
To: Planning Commission; Carolyn Shaffer; Andy Reitelbach
Subject: Speaking at Planning Commission Public Hearing for SP2022-00002 Crossroads Tavern and Inn

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Hi there,

I am a resident of 540 Pippin Hill Lane, North Garden VA.

I would like to request three minutes at the planning commission meeting scheduled for Tuesday, February 14, 2023, at 6:00pm to speak in **strong opposition** to the overdevelopment of the Crossroads Tavern and Inn.

Please let me know if there's anything further I need to do to sign up for speaking.

Along with many concerned community members, I stand in strong opposition to the proposed project and the irreversible negative impact it will have on our residential, agricultural, and rural community.

Thank you,

Matthew Savarese
914-479-9374

Andy Reitelbach

From: Vivian Groeschel
Sent: Monday, February 6, 2023 10:17 AM
To: Andy Reitelbach
Subject: FW: Comment on SP2022-00002/Crossroads Hotel Proposal

Vivian Groeschel
Community Development Assistant I - Planning
Albemarle County – Community Development
vgroeschel@albemarle.org
434 296 5832 x 3259
401 McIntire Road, Charlottesville, VA 22901

From: sandra dickson <sdickson3@icloud.com>
Sent: Monday, February 6, 2023 9:49 AM
To: Planning Commission <PlanningCommission@albemarle.org>
Subject: Comment on SP2022-00002/Crossroads Hotel Proposal

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Commissioners:

Thank you for the opportunity to voice my opposition to SP2022-00002/Hotel in North Garden. After a ten-year search to find a place that offered bucolic serenity as well as urban amenities, my husband and I found the North Garden/Charlottesville area. We are happy with our choice but, that said, nowhere is perfect. We are disappointed by the amount of traffic—and the danger to humans and animals—on Plank Road and Highway 29 and, most recently, by the proposal to build a hotel structure three times larger than the existing structures at Crossroads Inn. Without a doubt, the traffic on an already busy "rural" Plank Road will increase as will the traffic at the dangerous Plank/Hwy 29 intersection. Please don't sign off on a proposal that further erodes the beauty and tranquility of North Garden and that runs counter to the County Comprehensive Plan for rural areas. Thank you.

Respectfully, Sandy Dickson

Andy Reitelbach

From: Carter Leake <carter.leake@gmail.com>
Sent: Monday, February 6, 2023 6:11 PM
To: Andy Reitelbach; Board of Supervisors members; Planning Commission
Subject: SP2022-00002 Inn at Crossroads: Significant Flaws in Filing
Attachments: SP2022-00002 Crossroads Inn Expansion_ Issue 1.pdf

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

All,

My narrative with supporting data is in the PDF attachment. The email here is just page 1. Given the urgency of this request can I get confirmation of receipt?

Carter Leake, 3111 Sutherland Road, North Garden, VA 22959

==========

Submission SP2022-00002 ("SUP-02") is flawed as it significantly downplays the ultimate scale and density of this project by using hard-to-scale maps, incorrectly drawn structures, and piecemeal data.

The Albemarle County Planning Commission and Board of Supervisors ("APCBS") have a very difficult job. They must weigh the pros and cons of any project. Key to this process is a straightforward submission that allows both the APCBS and community to understand EXACTLY what they are being asked to approve. There will always be opposition to change, but the APCBS and community are best served by setting a precedent that rewards those submissions that are clear and easy-to-understand, but rejecting those submissions that are not. Worse, if the APCBS approves SUP-02, as submitted, they will be unknowingly violating County Code Section 5.1.61 which states:

"*The location and scale of proposed structures and additions shall be complementary and proportionate to the existing structures and/or site, and additions and new structures shall be clearly subordinate to the historic structures on the site.*"

Whereas 1) the submitter of SUP-02 ("Submitter") has provided inaccurate drawings and piecemeal data; and 2) once these items are corrected it will be impossible for the Submitter to claim that four (4) tightly-spaced structures, totaling 8,200-12,000 square feet and extending 500' in length are "clearly subordinate" to the square footage of the Inn that has only 1,340 sf of interior space;

I request the APCBS defer the upcoming meeting on February 14th so that the Submitter can correct the errors mentioned herein and give all parties sufficient time to review a corrected SUP. By cancelling the meeting, the APCBS sends the appropriate message that no project will be considered unless the drawings, narratives and summary data accurately reflects the project's scale.

The Submitter's errors are summarized below, and supported on subsequent pages:

1) In its only site plan map, the Submitter excludes veranda and porch footprints when coloring the expansion structures, but includes similar space when coloring the legacy, Inn and Schoolhouse. This makes the legacy structures look larger and the expansion structures look smaller. In addition, the actual scaling of the Inn looks incorrect. The Inn is only 55'wide. Each expansion building is 92' wide. Due to the tiny scaling, both structures look almost the same width. Proving relative size of the expansion structures versus the legacy structures is critical to 5.1.61 compliance and must be proven with numbers, not hard-to-read sketches.

2) SUP-02 never totals any of its measurements. Worse, the critical figure of structure height is buried on a page that most will overlook. The impact of these omissions is material: if SUP-02 not corrected, the Submitter will have a legal claim to build a post-approval project that is 50-100 % larger than what I believe the APCBS believes it is reviewing.

3) The Submitter's description of common building terms are markedly different than the traditional understanding of these terms. Thus, the APCBS cannot assume that a "veranda" or a "porch" is low-profile, partial year, outdoor space. The Submitter uses a

technique of capitalizing names (i.e., “Veranda” vs “veranda”). Once capitalized, the Submitter converts the word to a marketing term and the room or building’s final use (finished space) becomes markedly different than its approved use (outdoor space).

Given the above, I respectfully request the APCPS to cancel the scheduled Feb 14th meeting and ask the Submitter to provide the three items below. Forty-fix days (45) for review after receipt seems fair to all parties.

1) A resubmission of all maps and drawings clearly detailing the length, height, and square footage of each structure as well as the totals and distances between all structures. All space below a roofline needs to be counted. All figures must be on one page.

2) A detailed architectural rendering, with proper scaling, of all four structures as they will present when looking at the entire row of structures on the ridgeline without landscaping. The Submitter can also submit landscape concepts only if they explicitly state that the landscaping shown will be fully installed at building completion.

3) A detailed analysis proving with actual figures that the totality of the expansion structures mathematically meet the high bar of “clearly subordinate” to the existing structures as required by County Code Section 5.1.61.

Submission SP2022-00002 ("SUP-02") is flawed as it significantly downplays the ultimate scale and density of this project by using hard-to-scale maps, incorrectly drawn structures, and piecemeal data.

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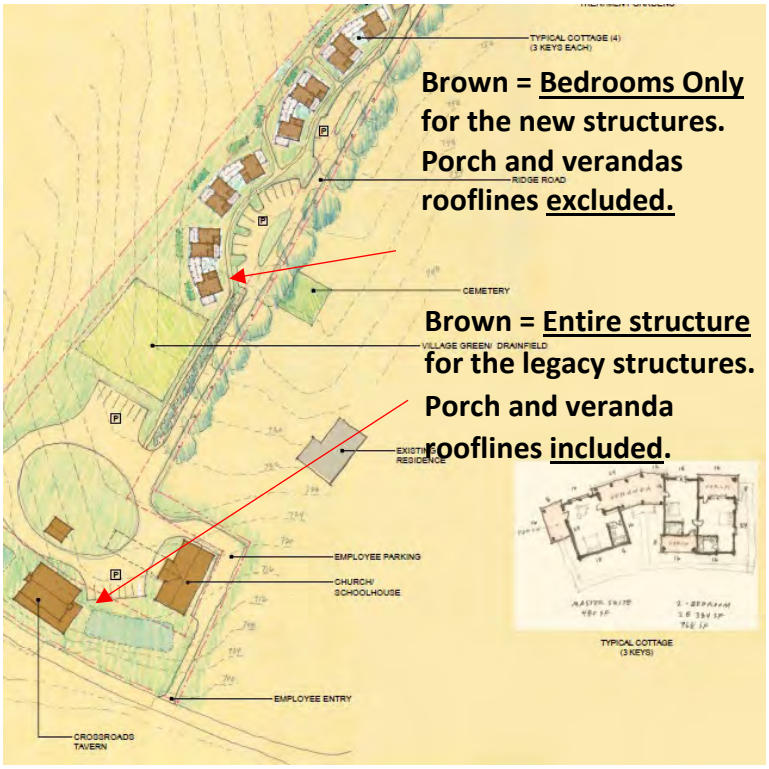
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3) A detailed analysis proving with actual figures that the totality of the expansion structures mathematically meet the high bar of "clearly subordinate" to the existing structures as required by County Code Section 5.1.61.

The image below is an extract of the map submitted with SUP-02. The untouched filing from the Submitter is at the end of this document so that the ACPBS can confirm I have not distorted the map in any way.

The Submitter uses a simple drawing that <u>colors ONLY the bedrooms in brown for the new structures</u> but colors the <u>ENTIRE building footprint of the legacy structures</u> (The Inn and Schoolhouse). This disparate coloring has a material visual impact on one's understanding of the expansion structures. Every person that I asked to review this map and explain what they saw said, "8 or 12 small cottages, evenly spaced". The Submitter reinforces this incorrect answer by citing only two square foot numbers in a tiny schematic in the lower right-hand corner: "480 SF and 768 SF". If the reader doesn't manually add up all the additional space, he/she will likely assume these brown "cottages" are about 1,250 square feet (480 + 768). This figure is, in fact, close to the Inn's finished square footage of 1,320. To be clear, the brown structures are just bedrooms and exclude 40% of the actual footprint and roofline structure of the expansion buildings.



Causing the confusion are the white spaces between the expansion buildings. It is only after you examine the barely legible, dimension schematic (lower right) do you realize that the white space is finished building space. The Submitter will claim that it is normal to exclude verandas and porches, but the Submitter excluded 735 sf of porches on the legacy structures making those structures appear materially larger.

The other issue is the Submitter has a technique of using capitalized letters for rooms and buildings that do not match the traditional understanding of this space. For example, a Meeting House is not the same as a meeting house. A veranda is not the same as a Veranda. A small-"v", veranda is a low profile, outdoor porch. A large-"V", Veranda is–and I will cite the Submitter's own description of its Pippin Hill Veranda:

"(a)weather-protected Veranda, which is fully enclosed during winter months, also makes a great ceremony spot in colder or inclement weather. This 1,800 sq. ft. space is complete with residential outdoor furniture, three bars, candlelit lanterns, bistro lighting, space heaters in the winter, available sound system, sun shades and overhead fans."

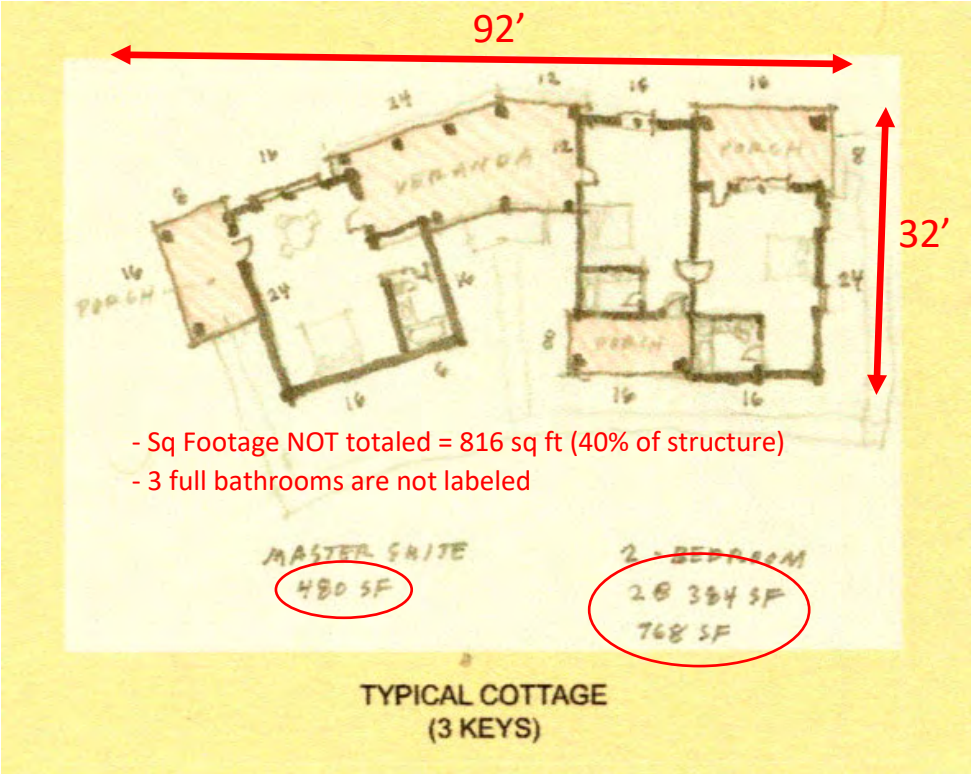


A similar misunderstanding on building nomenclature occurred with Pippin Hill's immediate neighbors during an approval phase for a Pippin Hill expansion project. These neighbors, already upset that a "small family winery" had morphed into a commercial restaurant with 80,000 annual guests, adamantly opposed more dining space. The Submitter, knowing that the neighbors would be interested in more agricultural endeavors, proposed what was thought to be a small-g, greenhouse that would be used for "occasional dinners". The community, not versed in the importance of capitalization, rightfully assumed this greenhouse would be a glass structure with a regulated, humid climate for the year-round production of plants and flowers. Unfortunately for the neighbors, the structure that was built was a large-"G" Greenhouse. I will use Pippen Hill's description of the end product:

"Welcome to our newest addition to the property, the Greenhouse! ... From seasonal classes to private events, Wine Club Exclusive Events, and Vintner's Tables, we welcome you to celebrate in our Greenhouse."

The issue is not that the Submitter builds all-weather rooms with removable walls or dining rooms that look like greenhouses. The issue is the Submitter has a naming convention that can confuse unsuspecting readers. As such, the Submitter needs to explicitly state the end use of all capitalized rooms and buildings. "Verandas", "Porches" and "Communal Meeting House" are the top concerns.

Before I correct the Submitter's map for its inequitable coloring strategies, it is necessary to magnify the tiny schematic and manually add up all the dimensions to ascertain the actual size of each structure. Data as critical as square footage totals should have been provided in SUP-02.



Using the Submitter's own figures and narratives, note how ONLY bedroom square footage is mentioned. Even then, the Submitter doesn't total the 480sf and 768sf figures shown on the schematic (1,248 sf). This is a problem because the narrative cites a range of "possible bedroom" sizes that would allow all bedrooms to be 480 sf. Given that structure size is key to Section 5.1.61 compliance, I believe it important that the Submitter explicitly state the final total square footage of all space under a roofline. Note: the simple post-approval change of making all three bedrooms at the top of the range would increase the total project to 9,408 sf (Option 2).

However, the biggest flaw of SUP-02 is the omission of structure height, one of the most important metrics of proportionality, from the dimension schematic. The Submitter mentions a 21' number on a LIDAR map, but they don't explicitly state that is the structure height of each building. As an aside, a 21' tall roofline seems fatal to a "nestled cottage" narrative. This flaw is easily cured by providing the requested data.

Finally, again due to a lack of explicit totals, if SUP-02 is approved with the current maps, the Submitter can make a post-approval claim that the APCBS approved building footprints of 92' x 32' (2,944 sf). The Submitter never totals the 92' x 32' figures, but their lawyers will have a valid claim the numbers were provided, and it was the obligation of the APCBS to total the figures they were approving. Thus, if not explicitly stated otherwise, the APCBS needs to assume 12,000+ square feet of Inn "expansion" space is being requested. Given the lack of building height clarity, a second floor could also be added post approval. If true, I point the ACPBS back to the very high bar of "clearly subordinate" of 5.1.61. The historic Inn has only 1,340 of living space. 2,000 sf with a huge, small-"p" porch of 450sf. SUP-02 allows for 4-6 times that baseline.

Option 1) Sq Footage w 3 BRs @ 384 sq ft = 2,064 sq ft x 4 = 8,256 sq ft Total

Option 2) Sq Footage w 3 BRs @ 480 sq ft = 2,352 sq ft x 4 = 9,408 sq ft Total

Option 3) Sq Footage of 92' x 32' building footprint* = 2,944 sq ft x 4 = 11,776 sq ft Total

All three options are shown on subsequent pages. I have also attached the Submitter's original PDF as well as the County square footage schematic of the Inn and Schoolhouse

Map As Submitted
Option 1 = 8,256 sf Total
Each structure = 2,064 sf

Errors

- White spaces are NOT open spaces (red arrows)

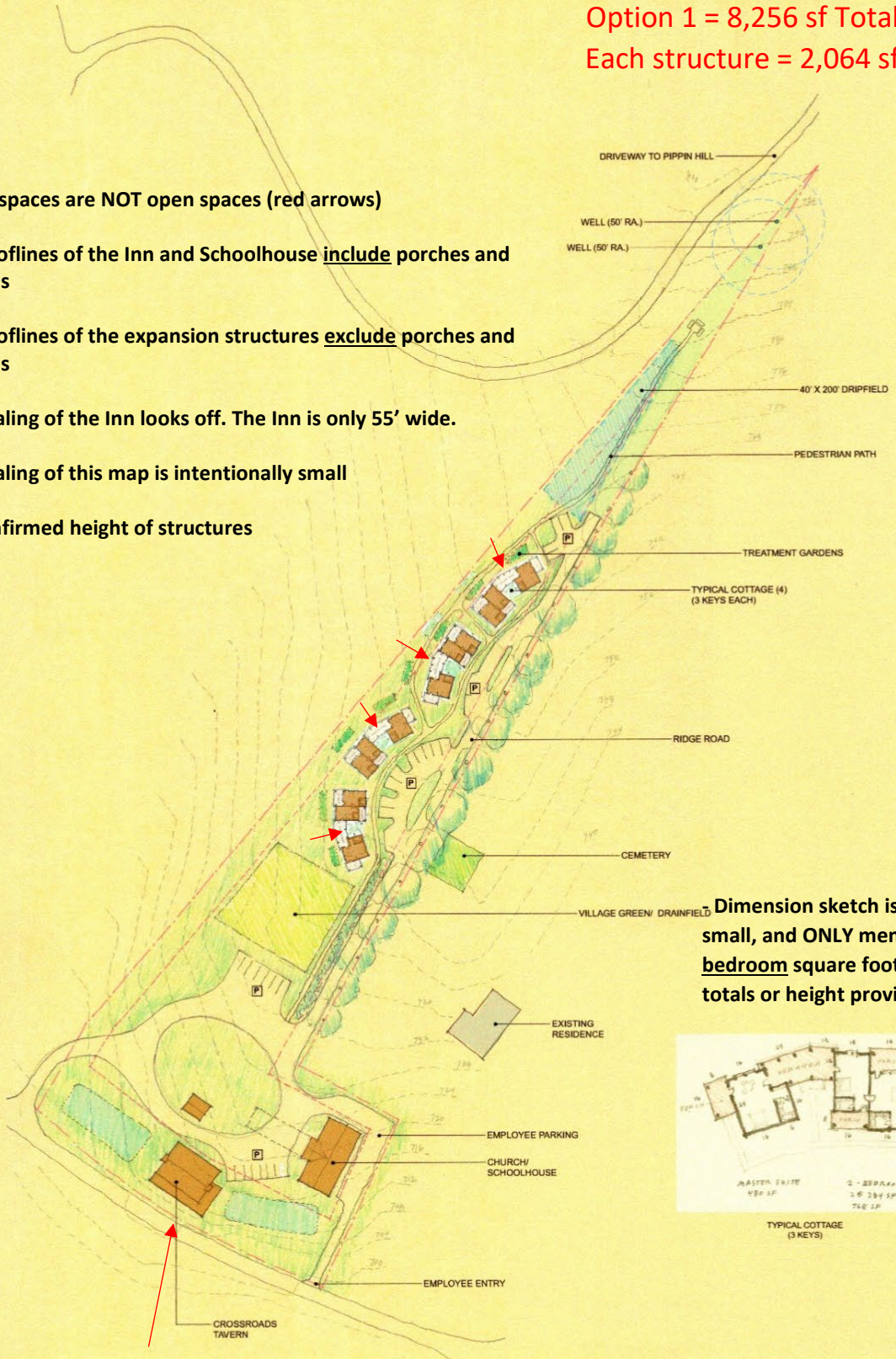
- The rooflines of the Inn and Schoolhouse include porches and verandas

- The rooflines of the expansion structures exclude porches and verandas

- The scaling of the Inn looks off. The Inn is only 55' wide.

- The scaling of this map is intentionally small

- No confirmed height of structures



- Dimension sketch is too small, and ONLY mentions bedroom square footage. No totals or height provided.

TYPICAL COTTAGE
(3 KEYS)

- The Inn has a huge, wrap-around porch, but it is colored brown. The interior sf of the Inn is only 1,320 sf. With is 474 sf wrap around porch, it is 1,794 sf.

CROSSROADS TAVERN SITE PLAN
CONCEPTUAL SITE PLAN
06.30.2022
11.23.2022 rev

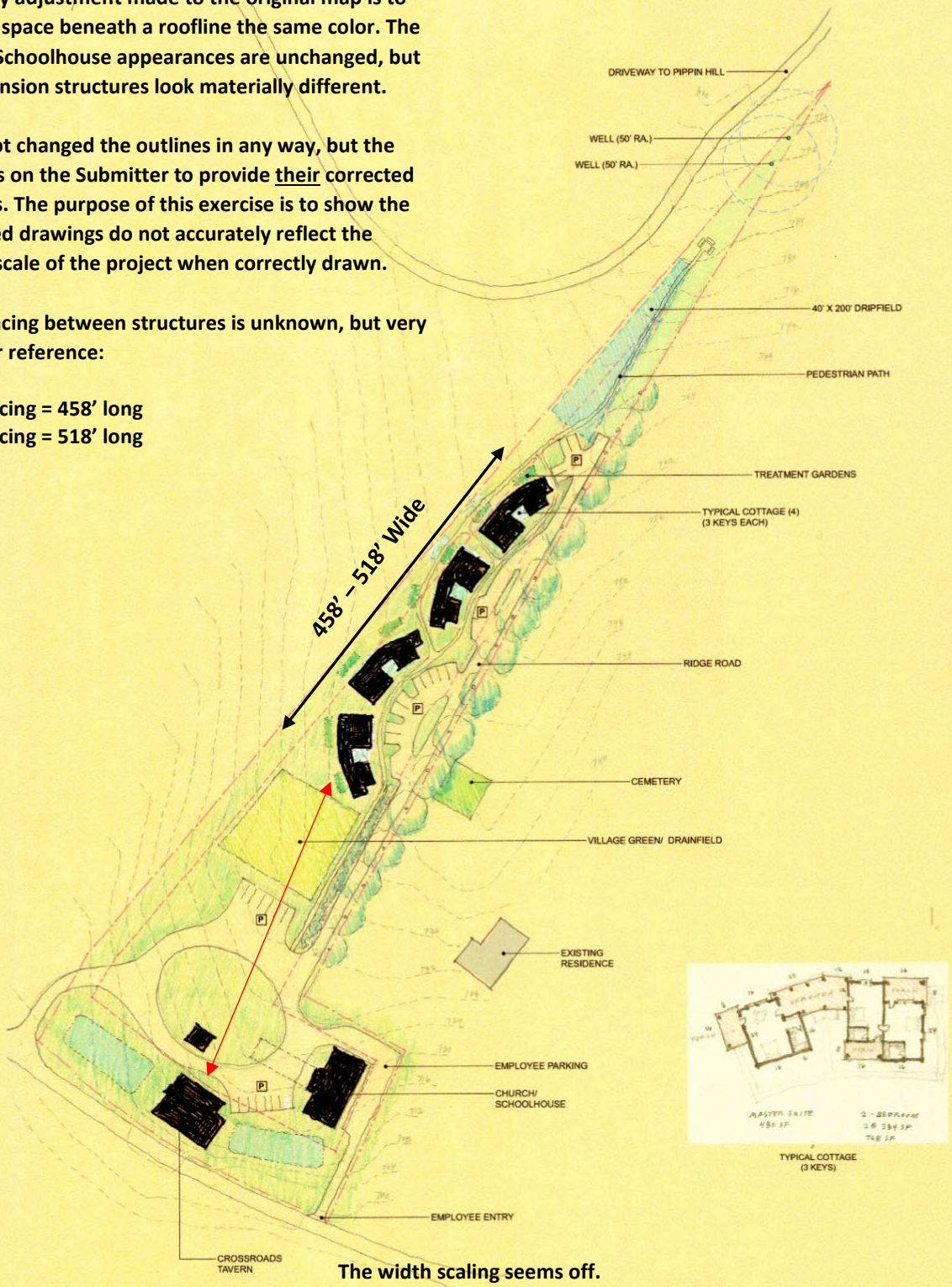
Map Adjusted for Proper Scaling Comparison
Option 2 = 9,408 sf Total
Each structure = 2,352 sf

- The only adjustment made to the original map is to make all space beneath a roofline the same color. The Inn and Schoolhouse appearances are unchanged, but the expansion structures look materially different.

I have not changed the outlines in any way, but the burden is on the Submitter to provide <u>their</u> corrected drawings. The purpose of this exercise is to show the submitted drawings do not accurately reflect the relative scale of the project when correctly drawn.

- The spacing between structures is unknown, but very tight. For reference:

30’ spacing = 458’ long
50’ spacing = 518’ long



The width scaling seems off.

-The Inn is 55’ wide
- <u>Each</u> expansion building is 92’ wide

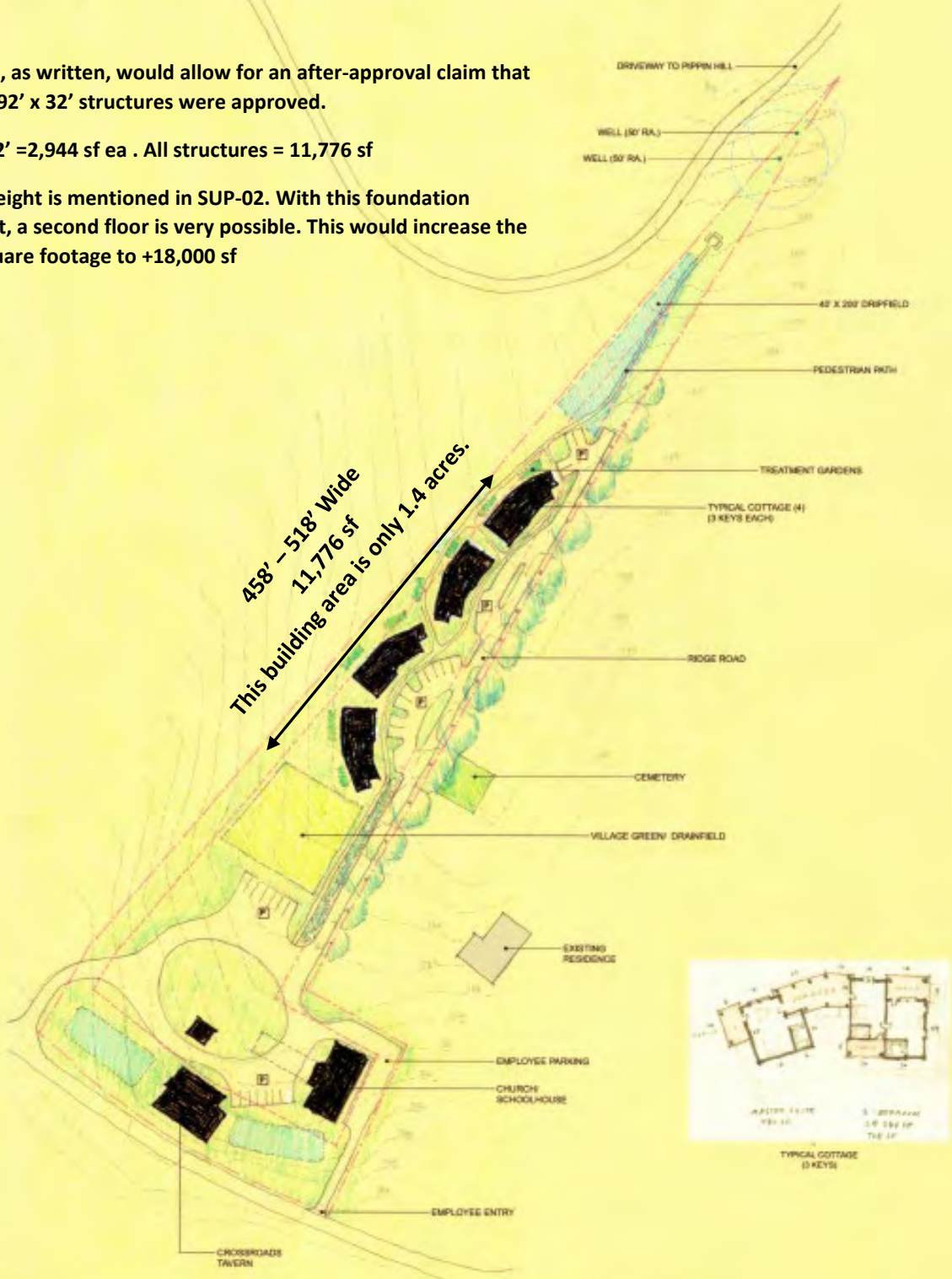
CROSSROADS TAVERN SITE PLAN
CONCEPTUAL SITE PLAN
06.30.2022
11.23.2022 rev

Map Adjusted for Proper Scaling Comparison
Option 3 = 11,776 sf Total
Each structure = 2,944 sf

- SUP-02, as written, would allow for an after-approval claim that four (4) 92' x 32' structures were approved.

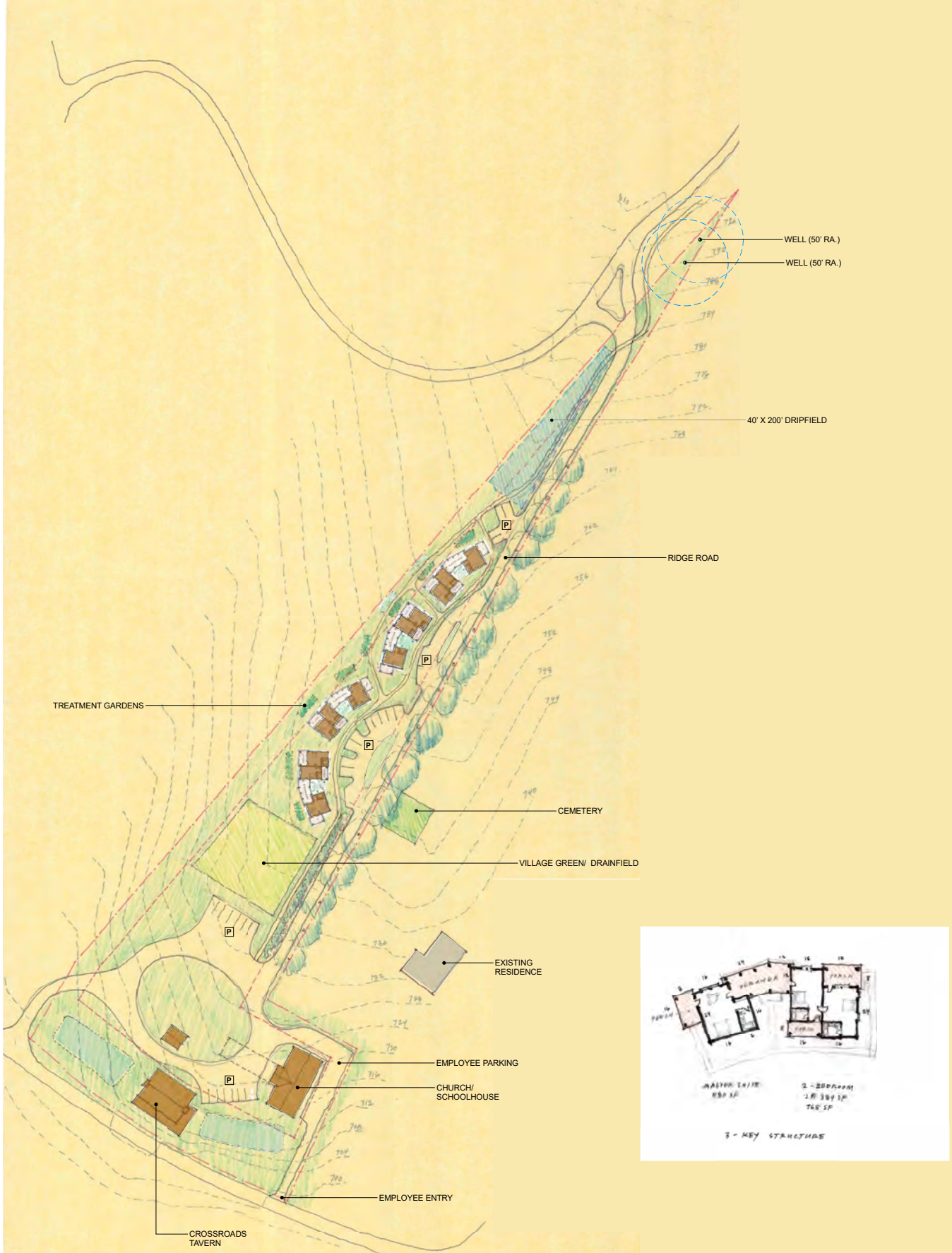
- 92' x 32' =2,944 sf ea . All structures = 11,776 sf

- a 21' height is mentioned in SUP-02. With this foundation footprint, a second floor is very possible. This would increase the total square footage to +18,000 sf



Inn: Width = 55' Total: 1,794 sf (incl 474 sf of porch)
Schoolhouse = 2,005 sf (incl 333 sf porch)

CROSSROADS TAVERN SITE PLAN
CONCEPTUAL SITE PLAN
06.30.2022
11.23.2022 rev

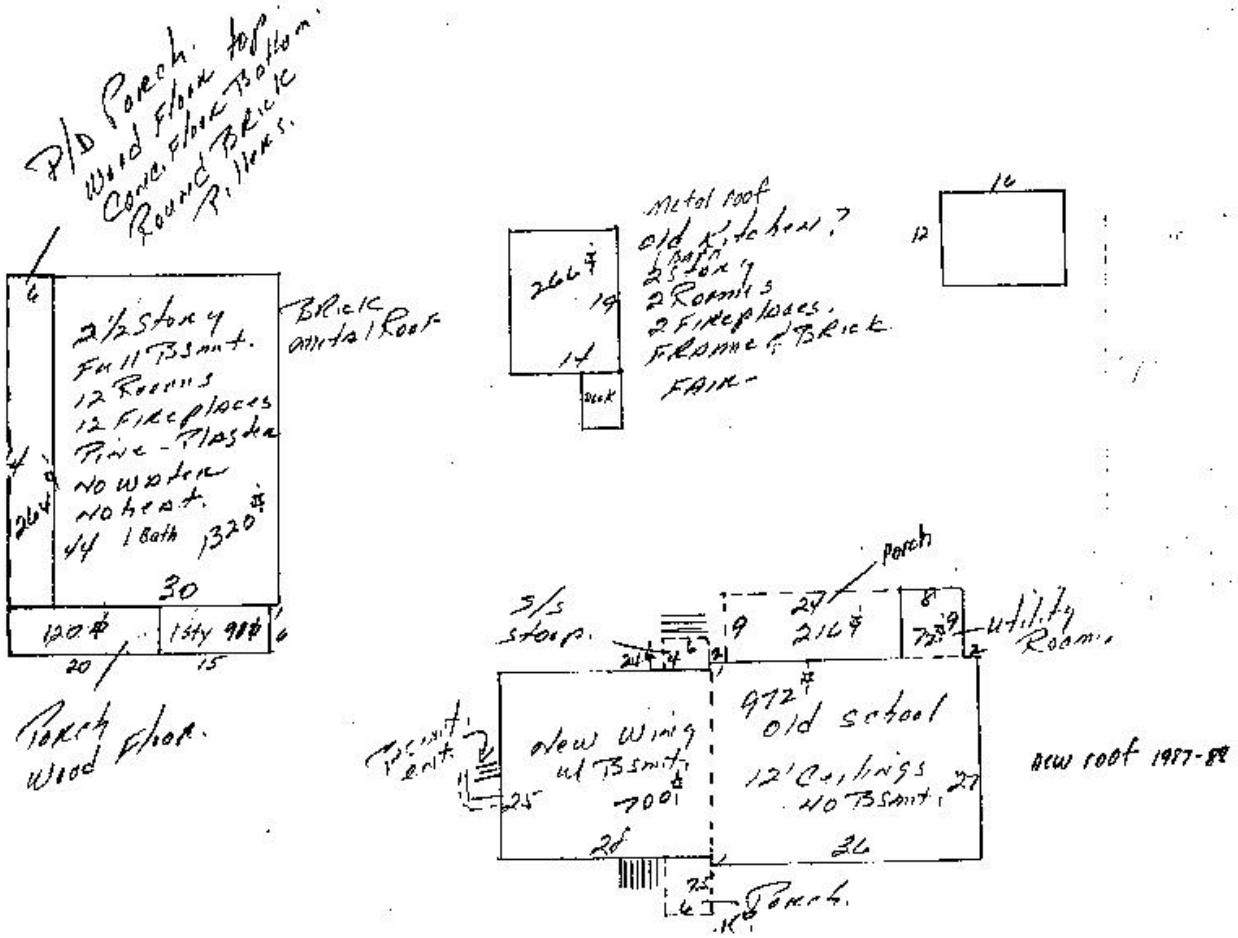


CROSSROADS TAVERN SITE PLAN

SCHEMATIC / DRAFT FOR DISCUSSION

06.30.2022

87.3B


S/D Porch. for
Wood floor
Conc. floor Bottom
Round Brick
Pillars.
2½ Story
Full Bsmt.
12 Rooms
12 Fireplaces
Fine - Plaster
No Water
No Heat.
44 1 Bath 1320#
Brick
Metal Roof
30
264#
120#
15
20
Porch
Wood floor.
Metal roof
old School
2 Story
2 Rooms
2 Fireplaces.
Frame & Brick
FAIR -
264#
19
14
Deck
16
12
S/S
Store.
Porch
24
19
216#
8
7½
Utility
Room.
New Wing
1st Bsmt.
700#
Paint
Paint
25
26
972#
old school
12' Ceilings
No Bsmt.
27
26
Porch.
New roof 1987-88

Andy Reitelbach

From: Vivian Groeschel
Sent: Monday, February 6, 2023 8:10 AM
To: Andy Reitelbach
Subject: FW: No Hotel Resort Spa in North Garden - How to participate in the Planning Commission Hearing

Vivian Groeschel
Community Development Assistant I - Planning
Albemarle County – Community Development
vgroeschel@albemarle.org
434 296 5832 x 3259
401 McIntire Road, Charlottesville, VA 22901

From: Ronnie Woodson <rswkyw@gmail.com>
Sent: Saturday, February 4, 2023 5:25 PM
To: Board of Supervisors members <bos@albemarle.org>; Planning Commission <PlanningCommission@albemarle.org>
Subject: Fwd: No Hotel Resort Spa in North Garden - How to participate in the Planning Commission Hearing

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Firmly oppose this permit application!

---------- Forwarded message ---------
From: **Protect Rural Albemarle** <protectruralalbemarle@gmail.com>
Date: Sat, Feb 4, 2023 at 3:51 PM
Subject: Re: No Hotel Resort Spa in North Garden - How to participate in the Planning Commission Hearing
To: Ronnie Woodson <rswkyw@gmail.com>

Thank you for your support and for voicing your opinion to the Planning Commission and Board of Supervisors

On Sat, Feb 4, 2023 at 3:25 PM Ronnie Woodson <rswkyw@gmail.com> wrote:

> Sorry, I won't be able to attend. BUT as I have said before I am 100 % against Pippin Hill getting any consideration for this project , dont want another Crozet mees or Rt 151 mess here. I have been here for 72 years, farm 11 different places here in NG , family here since 1868 , Pippin Hill has worn out their welcome to me !
>
> On Sat, Feb 4, 2023 at 12:19 PM Protect Rural Albemarle <protectruralalbemarle@gmail.com> wrote:
>
> > Neighbors,
> >
> > Over the past several days I have had more than 30 people talk with me and tell me that they plan to attend the Planning Commission Hearing and that they intend to speak in opposition. But they want to know a few things:

- How do I sign up to be on the Speaker List?
- What do I talk about?
- How long can I talk?

To answer these questions and more we have put together the attached document to answer these questions and others. Below is a summary of the information contained in the attached document.

Based on the number of people that have already reached out, we believe that it is possible to have more than 50 people present and signed up to talk. **EVERYONE** should speak … women, men, sons, daughters, aunts, uncles, nieces, nephews, distant relatives who you really don't care for. This is not limited to one person per house.

Please take the following actions:

1. Put this date, time and address on your calendar:
   a. February 14, 6.00pm, Lane Auditorium, County Office Building, 401 McIntire Rd, Charlottesville, VA
2. Sign up to speak
3. Send this email and talk to 5 of your friends about showing up and speaking. Tell them that you are!

Thank you.

Please let me know if you want to be removed from this list

How to Participate in the Meeting

To participate in person:

Lane Auditorium, County Office Building, 401 McIntire Rd, Charlottesville, VA

To participate online via Zoom:

View: https://albemarle-org.zoom.us/j/81459650960
Webinar ID: 814 5965 0960

To participate by telephone:

Dial: 312 626 6799 or 877 853 5247 (Toll Free)
Webinar ID: 814 5965 0960

How to sign up to speak at the Hearing

If you would like to sign up for public comment, please email the Clerk of Planning Commission and Boards, Carolyn Shaffer, at cshaffer2@albemarle.org with your name and item that you would like to comment on.

If you want to sign up at the hearing itself, please show up no later than 5.30pm to do so.

Yes, if you participate by Zoom or telephone you can sign up to speak

Each speaker is limited to three minutes, but there is no limit on the number of speakers.

What do I talk about…

Pick 1, 2 or 3 topics then write it out and practice your talk. Focus on topics that you care about, authenticity matters. Topics you can use include:

- Water and Sewage
- Traffic
- Size, Scale and Proportionality
- Bad History repeating itself
- County Code Sec. 33.8 – SUP Factors to Consider
- Hotel Definitions, Hotels NOT Permitted in RA
- Increased danger to bicyclists from more cars, trucks and buses on rural roads
- What is the benefit to the North Garden – Batesville Community? There is none!
- Hotel Construction in rural areas is against the County's Comprehensive Plan
- Sets a Bad Precedent for Future Development in a rural community
- Zero actual agriculture activity ... how can it … it's only 4.0 acres
- Will result in late hours parties at the Hotel following Weddings at Pippin Hill
- On and on and on … look to past emails for help

It does not matter if more than one person talks about the same topic. What matters is that a lot of people express their opinion.

You do not have to talk for the full three minutes. It can be as simple as standing there and saying …

> "Good evening, my name is Sally Jones, I live in the Samuel Miller District and I am opposed to this Special Use Permit application."

Andy Reitelbach

From: Carlton Draper <carltondraper@gmail.com>
Sent: Tuesday, February 7, 2023 8:26 AM
To: Board of Supervisors members; Karen Firehock; Andy Reitelbach
Subject: Easton Porter Expansion Proposal on Plank Road

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Good morning,

I am writing to express my strong opposition to SP2022-00002 concerning the proposed hotel project on Plank Road at the Crossroads Inn. The Albemarle Comprehensive Plan adopted June 10, 2015 states, “Generally new hotels, motels, inns and rural retreats are not considered appropriate in the Rural Area due to their water requirements, waste water needs and traffic impacts.

The Easton Porter development group has portrayed the proposed project as a tasteful updating of an historic site. However, the project as now described would nearly triple the size of the existing buildings from 4,328 square feet to 11,776 square feet. Of course this greatly increased size of the hotel would also require additional parking, access roads, potable water and sanitation systems. If successful, the project would generate a significant increase in car and bus traffic adjacent to the already congested and dangerous intersection at Plank Road and Monacan Trail.

Those of us who reside in this area of southern Albemarle love the peaceful nature of this rural community which still supports many working farms. We implore you to help us maintain this treasure by not granting an exception to allow the Easton Porter Group to proceed with this inappropriate project. We believe that developers will use this exception to increase development in future.

There is no way to recapture a pristine rural area once it has vanished.

Thank you,

Carlton Draper
465 Quartz Hill Lane
North Garden, VA 22959

Phone: 434-284-1966

Sent from my iPad

Andy Reitelbach

From: Kenneth Heimgartner <kfheimgartner@gmail.com>
Sent: Tuesday, February 7, 2023 12:34 PM
To: Planning Commission
Cc: Board of Supervisors members; Rebecca Ragsdale; Lea Brumfield; Andy Reitelbach; Carter Leake; Jon Scheumann
Subject: Planning Commission Public Hearing for SP2022-00002 Crossroads Tavern and Inn
Attachments: Crossroads Inn Map SUP Jan 2023.pdf

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

County Planners,
I've been trying to find with no avail the link/web page that has the meeting/briefing materials for the Public Hearing on the 14th.
I would assume that the Easton Porter Group representative has a copy of the presentation and it seems only fair that those briefing materials be made public prior to the meeting.
As you have stated in previous correspondence, the meeting on the 14th will end in a recommendation by the planners (yes, no, more work needed, etc) going forward.

I've attached the latest site plan that I was able to acquire (dated Feb 02, 2023) that has the following note in the lower right corner:

"Locations of structures are for illustrative purposes only. The Site Plan is intended to show only general locations of proposed structures and areas of activity with the exception that such structures and areas of activity shall not encroach on measured setbacks"

There's a lot on the site plan that begs questions but from my perspective, how can we have a meaningful discussion of the Crossroads Proposal if we don't know what is actually being proposed? And even more importantly, how can the planners provide recommendations to the BOS if they don't have full visibility into what the proposal actually entails?

Thank you,
Ken Heimgartner
820 Carpenter Drive
North Garden, VA 22959
434-996-0332

Andy Reitelbach

From: Elise Leake <leesie@icloud.com>
Sent: Tuesday, February 7, 2023 3:49 PM
To: Albemarle County 2044; Board of Supervisors members; planningcommision@albemarle.org; CDD Inquiry; Andy Reitelbach; Jim Andrews; Karen Firehock
Subject: Concerns about proposal INN AT THE CROSSROADS North Garden, VA
Attachments: WebPage.pdf

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

To Whom it May Concern,

I do hope that the below attachment concerns everybody involved with AC44, as, I believe, the intensions for preserving historic businesses/buildings and agriculture in general are being exploited by the proposal of this project.

None of this project complies with my understanding of the AC44 or serves to protect the Rural Area designation in southern Albemarle County.

First of all, this area in North Garden is not, by my understanding, a "development area" as described in this advertisement. North Garden is in the designated Rural Area of the county in a community that is deeply interested in and in the process of restoring biodiversity and sustainable farming practices. The area of "development" is within the BAP Conservation focus area.

Second, the agritourism being advertised for the inn could not fit on the property with the proposed expansion. The agricultural activities being sold in this advertisement are occurring on a neighboring farm.

I STRONGLY oppose this development and the SUP, and I hope Albemarle County will too, for the following reasons:

1. It is in opposition to the rural, agricultural and biodiversity goals of the community.
2. It will tax the natural resources, in particular water (12 new bathrooms, laundry, etc.)
3. It begs the question of legitimate septic/drain fields for the same twelve additional bathrooms and other uses.
4. It overtaxes the use of property by overbuilding large structures that will overwhelm the property and may affect the watershed. The whole proposed project is **way** out of balance.
5. It uses of pretty language and pretty pictures to disguise a HUGE project.
6. It does not serve any benefits to the North Garden community or the goals of neighboring farms. This project serves out of town tourists and lines the pocket of the developer, period.
7. The developer is NOT concerned about the history of the inn. The historical inn will serve as a lobby for the larger, out of scale, hotel it plans to build out back. As I understand it, the original use of this inn was primarily by farmers who came to lend a hand to fellow farmers during the harvest season, (AKA, a **real** community serving effort).
8. It raises concerns that the developer is dubiously adding a "home" which will inevitably allow the owner to drill a new well. Personally, I think that, "dreamy cottage next to vineyard", will appear on VRBO soon after construction.
9. It proposes agritourism events that will actually take place at the adjoining business at Pippin Hill and NOT at the inn.
10. It advertises agricultural activities (growing food) that will occur at the neighboring business, Pippin Hill, and NOT at the inn property.
11. It advertises the inn as an agritourism business when, logically, it cannot both support any agribusiness AND ALSO be two football fields worth of buildings. All agritourism will, by default, occur at Pippin Hill, a different property.
12. It advertises serving the community neighbors when it cannot and will not do so. All food, as I understand it, is offered at the adjoining restaurant at Pippin Hill. Offers of giving seatings to the community are ALREADY in place. This

is not new or something the inn can support. They will not be serving meals at the inn (unless there is an undisclosed restaurant being proposed at this inn as well).
13. And don't get me started on the added traffic. Whether this is a VDOT concern or not, this project WILL increase traffic at an already dangerous intersection at Plank Road and route 29 (Monican Trail). Increased traffic by out of town visitors who do not know the rural roads DOES increase danger and infringe on rural tranquility. North Garden is one of the rare areas remaining where cyclists, like myself, can enjoy riding through the quiet countryside.

The attached document is false advertising at its grossest. Allowing pretty, but inaccurate, renderings, and flowery, but false writing, to sway the approval of a development will ruin the county's ability to control any future growth or to protect the rural areas that make Albemarle County unique.

I am personally furious that this kind of development is even being contemplated in ANY of Albemarle County because it proves that developers can just paint a pretty picture and say what county officials want to hear and worry about the consequences later. It is difficult for me to even understand how the county believes the tax revenue from this false presentation is worth the amount of pain it will cause a community, no matter how small, that is actually trying to follow the rules, to increase biodiversity and to restore and promote sustainable agricultural practices- FOR FREE and often at their own expense! This inn project will: overwhelm the high ridge where it will sit, denude that ridge of trees and exploit the hard work of the community that it overlooks.

I ask you, who is the farmer in this situation benefiting from agritourism?

PLEASE, do not be duped by the pretty pictures and false advertising. This is a bad growth proposal that uses other peoples viewsheds to profit the developer. The very size of the developer's business portfolio sheds light on how impersonal this business will be. There are no close community ties being nurtured when a Marriot moves into the neighborhood.

Does Albemarle County really want to be a part of this developer controlled narrative? Please, look into this proposed development and consider the downside poorly thought out development in a very special community. This inn expansion proposal is not an agritourism business. It is an avenue for a developer to expand a business; the same attempt he made in Northern Virginia and was DENIED. Please look at this proposal for what it is: too much property on too little land, and too many pretty drawings and words with too little honesty.

Thank you for your consideration.

Elise Leake
North Garden Resident

Andy Reitelbach

From: Vivian Groeschel
Sent: Tuesday, February 7, 2023 10:14 AM
To: Andy Reitelbach
Subject: FW: No Hotel in North Garden - Request to defer Planning Commission Meeting
Attachments: SP2022-00002 Crossroads Inn Expansion_ Issue 1.pdf

Vivian Groeschel
Community Development Assistant I - Planning
Albemarle County – Community Development
vgroeschel@albemarle.org
434 296 5832 x 3259
401 McIntire Road, Charlottesville, VA 22901

From: Ronnie Woodson <rswkyw@gmail.com>
Sent: Tuesday, February 7, 2023 9:45 AM
To: Board of Supervisors members <bos@albemarle.org>; Planning Commission <PlanningCommission@albemarle.org>; Protect Rural Albemarle <protectruralalbemarle@gmail.com>
Subject: Fwd: No Hotel in North Garden - Request to defer Planning Commission Meeting

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Vote this down!Dont need any additions to Pippin Hill , they have largely exceeded themselves now !

---------- Forwarded message ---------
From: **Protect Rural Albemarle** <protectruralalbemarle@gmail.com>
Date: Tue, Feb 7, 2023 at 8:27 AM
Subject: No Hotel in North Garden - Request to defer Planning Commission Meeting
To: Protect Rural Albemarle <ProtectRuralAlbemarle@gmail.com>

Stop Easton Porter Group from building a Hotel in North Garden

The email below and the attached document containing an analysis of the proposal to build a Hotel at Crossroads Inn was written by one of our North Garden neighbors and sent to County Officials. With that neighbor's permission, it is being shared with you.

Please let me know if you want to be removed from this list

Date: Mon, Feb 6, 2023 at 6:10 PM
Subject: SP2022-00002 Inn at Crossroads: Significant Flaws in Filing
To: <mreitelbach@albemarle.org>, <bos@albemarle.org>, <PlanningCommission@albemarle.org>

Submission SP2022-00002 ("SUP-02") is flawed as it significantly downplays the ultimate scale and density of this project by using hard-to-scale maps, incorrectly drawn structures, and piecemeal data.

The Albemarle County Planning Commission and Board of Supervisors ("APCBS") have a very difficult job. They must weigh the pros and cons of any project. Key to this process is a straightforward submission that allows both the APCBS and community to understand EXACTLY what they are being asked to approve. There will always be opposition to change, but the APCBS and community are best served by setting a precedent that rewards those submissions that are clear and easy-to-understand, but rejecting those submissions that are not. Worse, if the APCBS approves SUP-02, as submitted, they will be unknowingly violating County Code Section 5.1.61 which states:

> **"*The location and scale of proposed structures and additions shall be complementary and proportionate to the existing structures and/or site, and additions and new structures shall be clearly subordinate to the historic structures on the site.*"**

Whereas 1) the submitter of SUP-02 ("Submitter") has provided inaccurate drawings and piecemeal data; and 2) once these items are corrected it will be impossible for the Submitter to claim that four (4) tightly-spaced structures, totaling 8,200-12,000 square feet and extending 500' in length are "clearly subordinate" to the square footage of the Inn that has only 1,340 sf of interior space;

I request the APCBS defer the upcoming meeting on February 14th so that the Submitter can correct the errors mentioned herein and give all parties sufficient time to review a corrected SUP. By cancelling the meeting, the APCBS sends the appropriate message that no project will be considered unless the drawings, narratives and summary data accurately reflects the project's scale.

The Submitter's errors are summarized below, and supported on subsequent pages:

1) In its only site plan map, the Submitter excludes veranda and porch footprints when coloring the expansion structures, but includes similar space when coloring the legacy Inn and Schoolhouse. This makes the legacy structures look larger and the expansion structures look smaller. In addition, the actual scaling of the Inn looks incorrect. The Inn is only 55'wide. Each expansion building is 92' wide. Due to the tiny scaling, both structures look almost the same width. Proving relative size of the expansion structures versus the legacy structures is critical to 5.1.61 compliance and must be proven with numbers, not hard-to-read sketches.

2) SUP-02 never totals any of its measurements. Worse, the critical figure of structure height is buried on a page that most will overlook. The impact of these omissions is material: if SUP-02 not corrected, the Submitter will have a legal claim to build a post-approval project that is 50-100 % larger than what I believe the APCBS believes it is reviewing.

3) The Submitter's description of common building terms are markedly different than the traditional understanding of these terms. Thus, the APCBS cannot assume that a "veranda" or a "porch" is low-profile, partial year, outdoor space. The Submitter uses a technique of capitalizing names (i.e., "Veranda" vs "veranda"). Once capitalized, the Submitter converts the word to a marketing term and the room or building's final use (finished space) becomes markedly different than its approved use (outdoor space).

Given the above, I respectfully request the APCPS to cancel the scheduled Feb 14th meeting and ask the Submitter to provide the three items below. Forty-fix days (45) for review after receipt seems fair to all parties.

1) A resubmission of all maps and drawings clearly detailing the length, height, and square footage of each structure as well as the totals and distances between all structures. All space below a roofline needs to be counted. All figures must be on one page.

2) A detailed architectural rendering, with proper scaling, of all four structures as they will present when looking at the entire row of structures on the ridgeline without landscaping. The Submitter can also submit landscape concepts only if they explicitly state that the landscaping shown will be fully installed at building completion.

3) A detailed analysis proving with actual figures that the totality of the expansion structures mathematically meet the high bar of "clearly subordinate" to the existing structures as required by County Code Section 5.1.61.