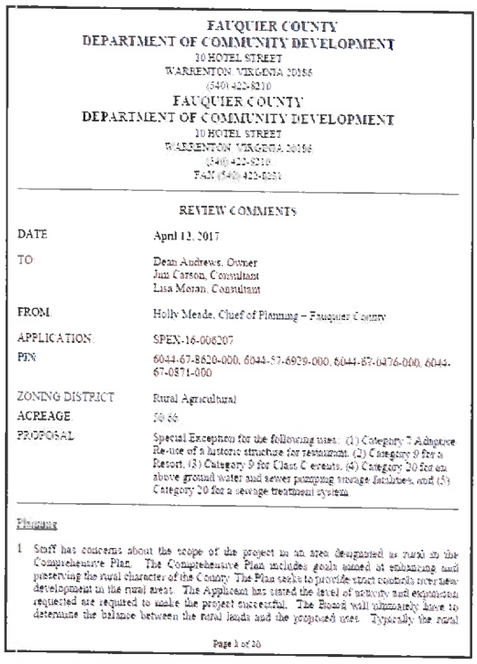
This is all we are asking for: A Fair and Objective Review of the SUP



FAUQUIER COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
10 HOTEL STREET
WARRENTON VIRGINIA 20186
(540) 422-8210
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WARRENTON VIRGINIA 20186
(540) 422-8210
FAX (540) 422-8031

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 area. 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

Page 1 of 10

The Blackthorne Inn Project was an IDENTICAL, "Historical Preservation" end-run effort. Like the Crossroads project, Blackthorne was an industrial-sized, luxury lodging project masquerading as a quaint, "agritourism" project for the sole purpose of circumventing our county's well-established zoning rules.

The Community and The County Planners saw through the ruse and rejected the project.

The issues cited in the Fauquier Staff report are identical to what the community has raised, yet our Staff member ignored:

Lack of detail, underestimation of estimates, and insufficient supporting data.

Pages 1-2. Planning

Staff has concerns about the scope of the project in an area designated as rural in the Comprehensive Plan.

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.

Pages 4-6. Zoning

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 Plan] is not consistent with the footprint shown in the more detailed drawings...the footprint shown on the [CP] appears to far exceed the expansion allowed

In reference to a proposed single-family dwelling (which Dean Andrews just added at the zero hour), the Fauquier Staff writes:

"Clarification is needed regarding this statement...[a]nd construction of a new dwelling would not qualify under this provision, as the dwelling would have to be in an historic structure."

Is this a sufficient number of spaces to accommodate all of the employees that may be on the property at one time?

The total amount of seating in the Restaurant is unclear

Staff is concerned that waste flows and water usage have been underestimated.

Page 6. Preservation Planner

"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.

Page 7. Soils

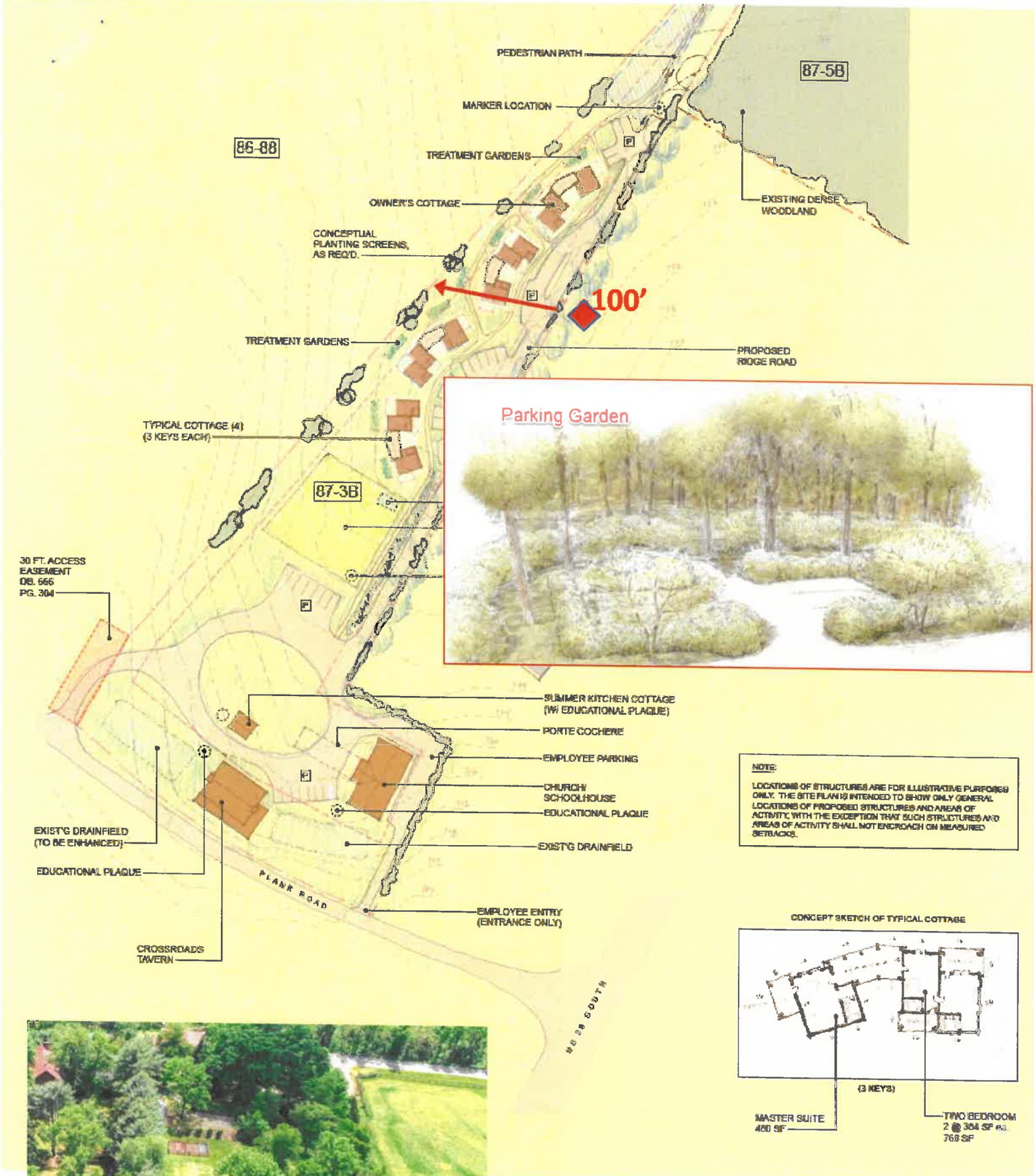
Staff is concerned that waste flows and water usage is underestimated.

Page 8. Economic Input Analysis

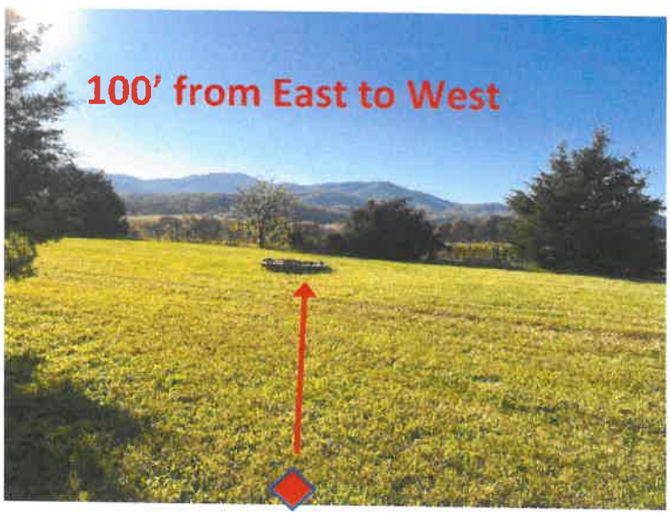
"The analysis does not provide sufficient justification of the origin of its estimates. Staff recommends this analysis be revised and substantiated in order to provide an estimate of the fiscal impact of the proposed project."

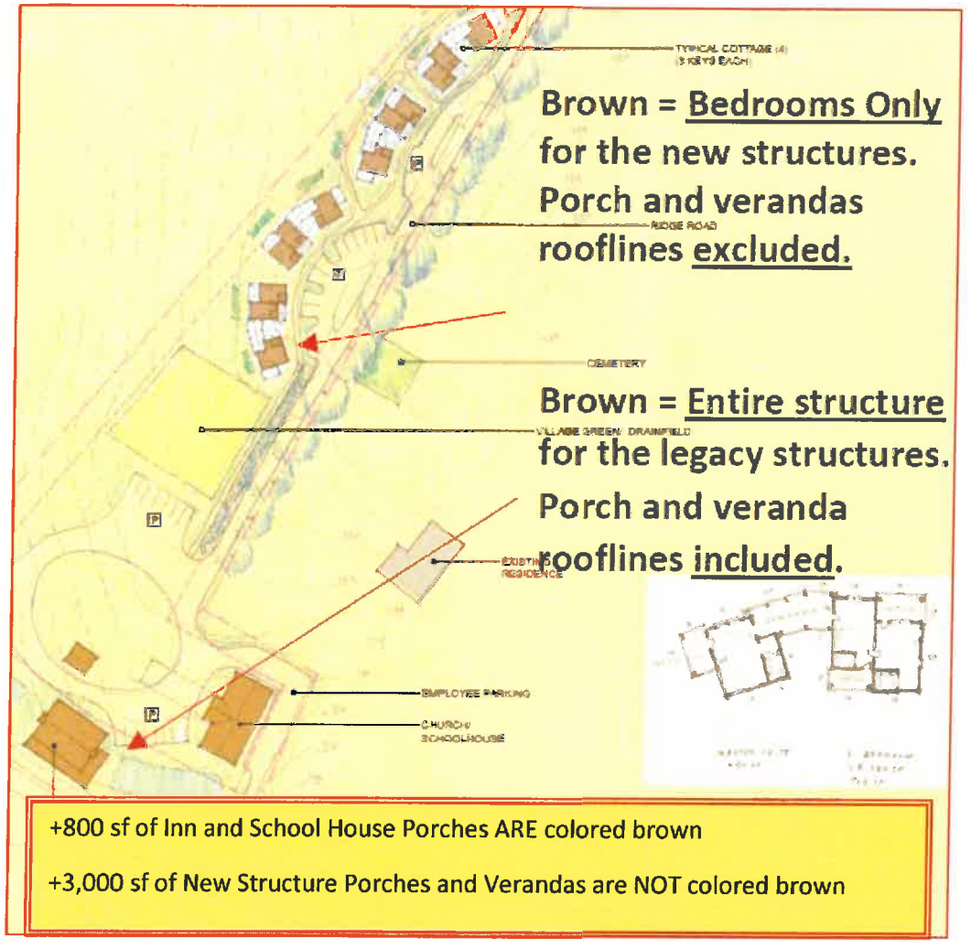
Page 9. Virginia Department of Transportation

The Statement of Justification provides a brief traffic assessment that lacks the detail needed to have a clear understanding of how traffic generated by the proposed uses will impact traffic...


PEDESTRIAN PATH
87-5B
MARKER LOCATION
86-88
TREATMENT GARDENS
OWNER'S COTTAGE
EXISTING DENSE WOODLAND
CONCEPTUAL PLANTING SCREENS, AS REQ'D.
100'
TREATMENT GARDENS
PROPOSED RIDGE ROAD
Parking Garden
TYPICAL COTTAGE (4) (3 KEYS EACH)
87-3B
30 FT. ACCESS EASEMENT OB. 666 PG. 304
SUMMER KITCHEN COTTAGE (W/ EDUCATIONAL PLAQUE)
PORTE COCHERE
EMPLOYEE PARKING
CHURCH/ SCHOOLHOUSE
EDUCATIONAL PLAQUE
EXIST'G DRAINFIELD
EXIST'G DRAINFIELD (TO BE ENHANCED)
EDUCATIONAL PLAQUE
PLANK ROAD
EMPLOYEE ENTRY (ENTRANCE ONLY)
CROSSROADS TAVERN
NOTE:
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.
CONCEPT SKETCH OF TYPICAL COTTAGE
(3 KEYS)
MASTER SUITE 450 SF
TWO BEDROOM 2 @ 384 SF ea. 768 SF

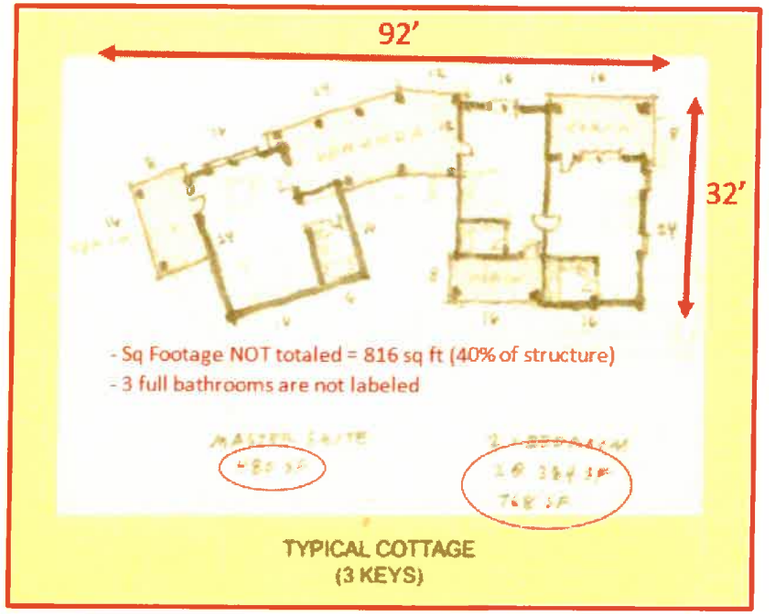

100'


100' from East to West



+800 sf of Inn and School House Porches ARE colored brown

+3,000 sf of New Structure Porches and Verandas are NOT colored brown



You are unknowingly approving:

92' x 32' = 2,944 sq ft x 4 = 11,776 sq ft Total

Inn = 55' x 24' x 3 Floors = 3,960 sf

1 New Structure = 67% of an Inn

4 New Structures = 300% of an Inn









This submission is grossly misleading because it downplays the ultimate scale and density of this project by flooding the reader with irrelevant marketing photos, hard-to-scale sketches, and misleading narratives. This is not a preservation effort. This is an industrial-sized, luxury hotel project masquerading as a "agritourism" project. This is nothing more than back-door play to circumvent our County's zoning laws by buying rural land on the cheap, requesting a SUP on downplayed intentions, then building a large, commercial enterprise in gradual increments.

Fauquier County Planners

"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."

PLEASE SEND A MESSAGE THAT DECEPTIVE OR INCOMPLETE SUBMISSIONS ARE NOT ACCEPTABLE

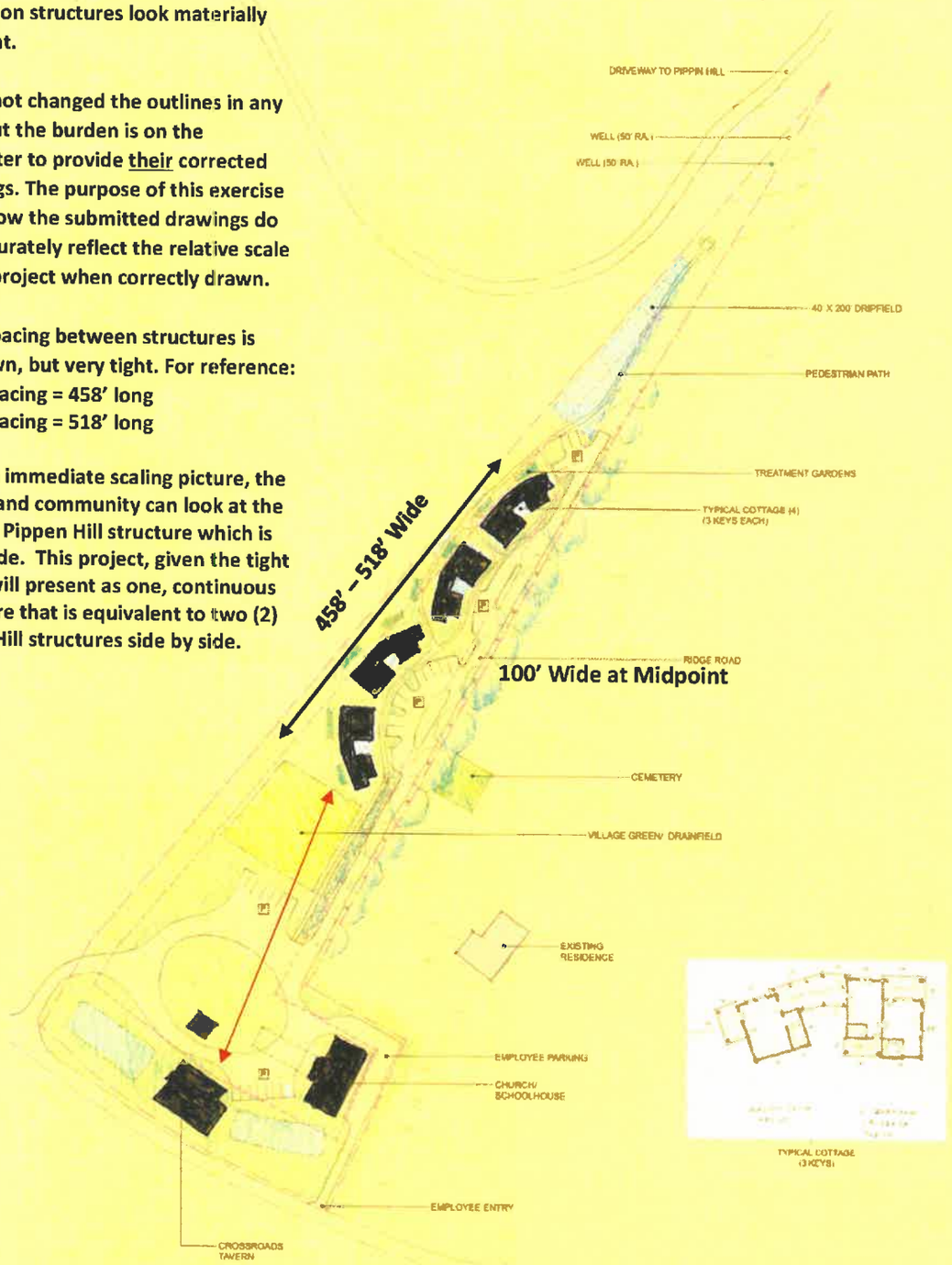
- The only change made to the original map is to color all rooflines and space the same color. The Inn and Schoolhouse are unchanged, but the expansion structures look materially different.

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

- For an immediate scaling picture, the APCBS and community can look at the current Pippen Hill structure which is 230' wide. This project, given the tight space will present as one, continuous structure that is equivalent to two (2) Pippin Hill structures side by side.

Map Adjusted for Proper Scaling Comparison
Option 1 = 9,408 sf Total
Each structure = 2,352 sf



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

Map Adjusted for Proper Scaling Comparison
Option 2 = 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.

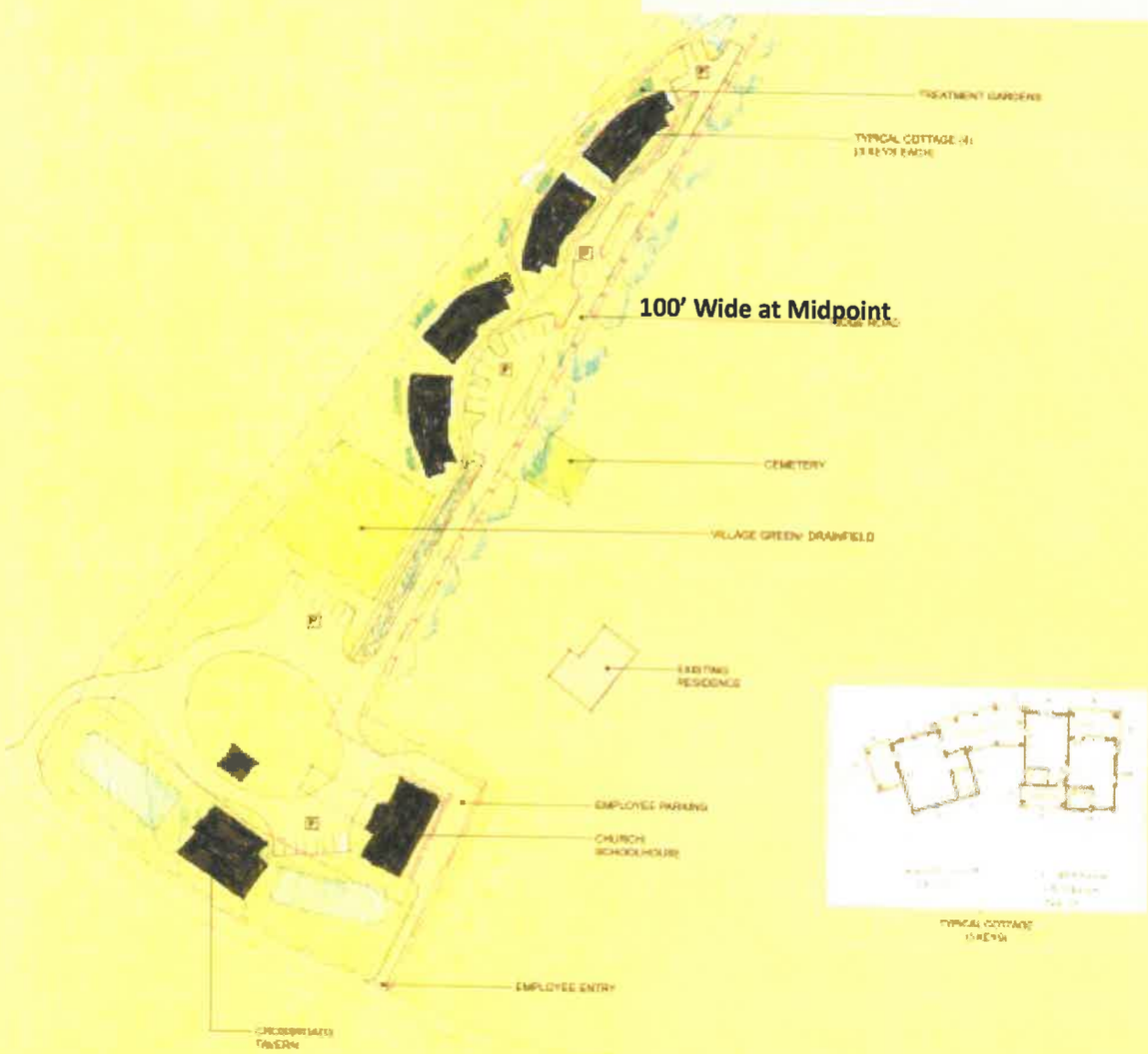
All structures = 11,776 sf

These structures will sit on an elevated ridgeline that is 50'80' <u>above</u> Plank Road





There is NO discussion of Parking. EPG has a bad habit of parking in non-designated areas because crowd control is lax.



Inn + Schoolhouse = 4,400 sf of historical structures
Source: EPG original submission

CROSSROADS TAVERN SITE PLAN

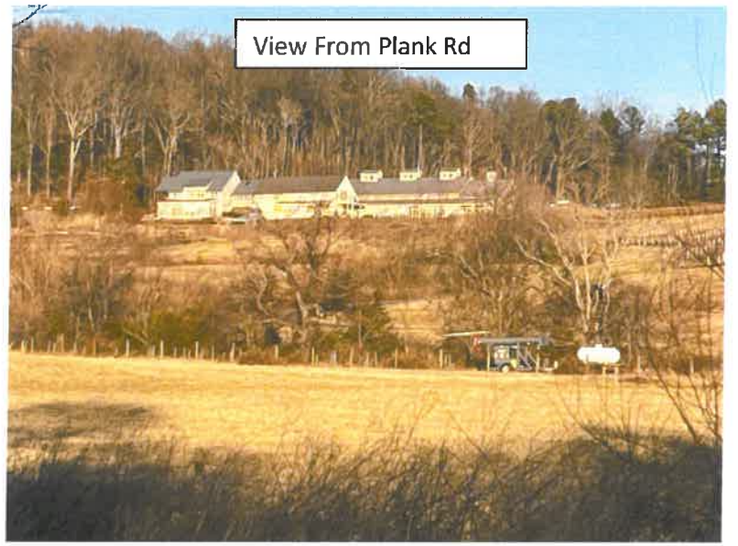
This is why EPG doesn't want to do show you elevation drawings for the Expansion Structures. It's fatal to their "nestled cottages" narrative. No matter how charming the architecture, outside of 200 yards, with only 15-20 gaps these four structures present as a monolith. Notice how all the "verandas", "porches" and "breezeways" become one industrial blur once you are at Plank Road. Thus, EPG's guest looks out at pristine land and enjoy the architecture, but the owners and provider of that pristine view get to look at this in return.

You will never be able to force Hotel guest, who are paying $1,500-$2,000 per night, and are celebrating a wedding, to implement "Lights Out"

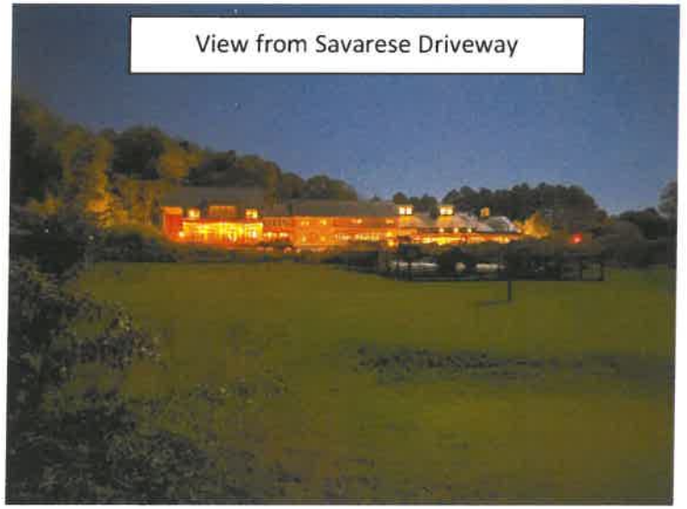


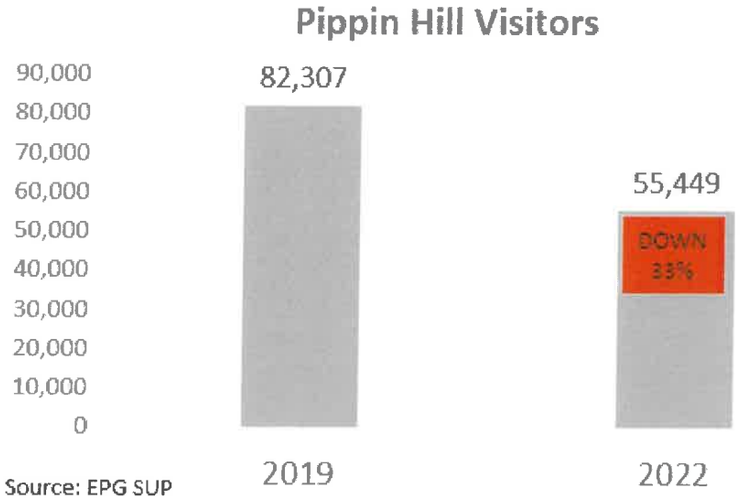
Pippin Hill is 230 feet Wide by 30' Tall

The Expansion Structures will stretch TWICE the distance shown here on an elevated, naked ridgeline.

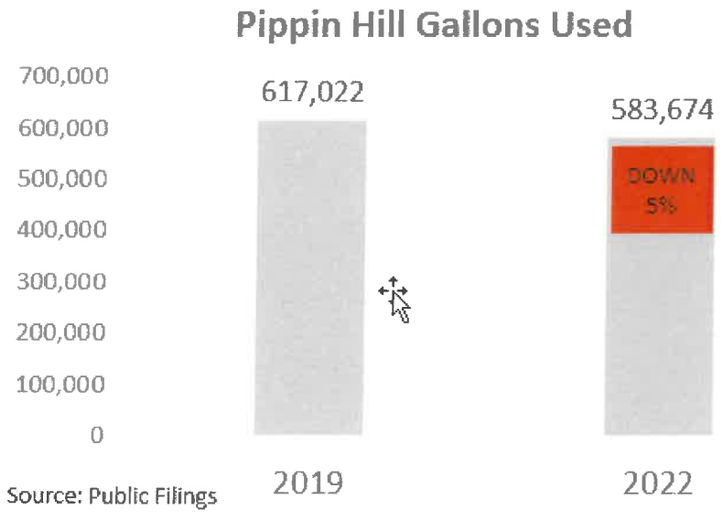








Source: EPG SUP



Source: Public Filings

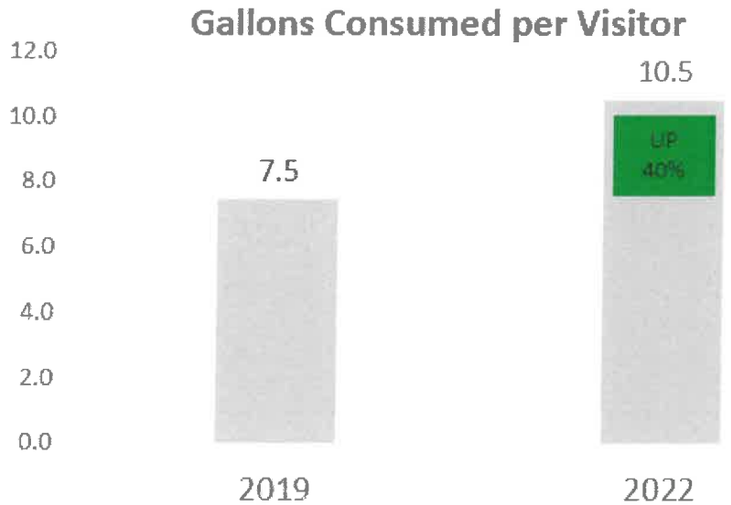
Albemarle County, The Water Works Operation Permit (#2003653) states

"No information on the well pump capacity or well yield is known."

Faurquier County Planning Document states

"Staff is concerned that waste flows and water usage have been underestimated"

"The greater concern is the amount of water used by the project"



Action: No SUP Approval Until Well Pump Capacity and Yield is Provided