

SPECIAL USE PERMIT & SITE DEVELOPMENT PLAN (SUP-22-02 / SP-22-03)
June 20, 2023 BOARD OF SUPERVISORS REGULAR MEETING – **Public Hearing**
UPDATED STAFF REPORT– Department of Planning

The purpose of this staff report is to provide information to the Board of Supervisors to assist them in reviewing this land use request. It may be useful to members of the general public interested in this request.

Case Summary

Applicant:

Pennoni Associates Inc

Property Owner:

Carter Hall Estate, LLC

Location:

The site is located on Tax Map #30-A-15 and consists of 86.4 acres zoned Agricultural-Open Space-Conservation (AOC) District. The property includes several existing buildings addressed off of Carter Hall Lane. Carter Hall Lane is located off of Bishop Meade Rd. (Route 255), approximately 983 feet northeast of the intersection of Bishop Meade Rd. and Millwood Rd. (Route 723). The property is zoned AOC District, and is within the Millwood Election District.

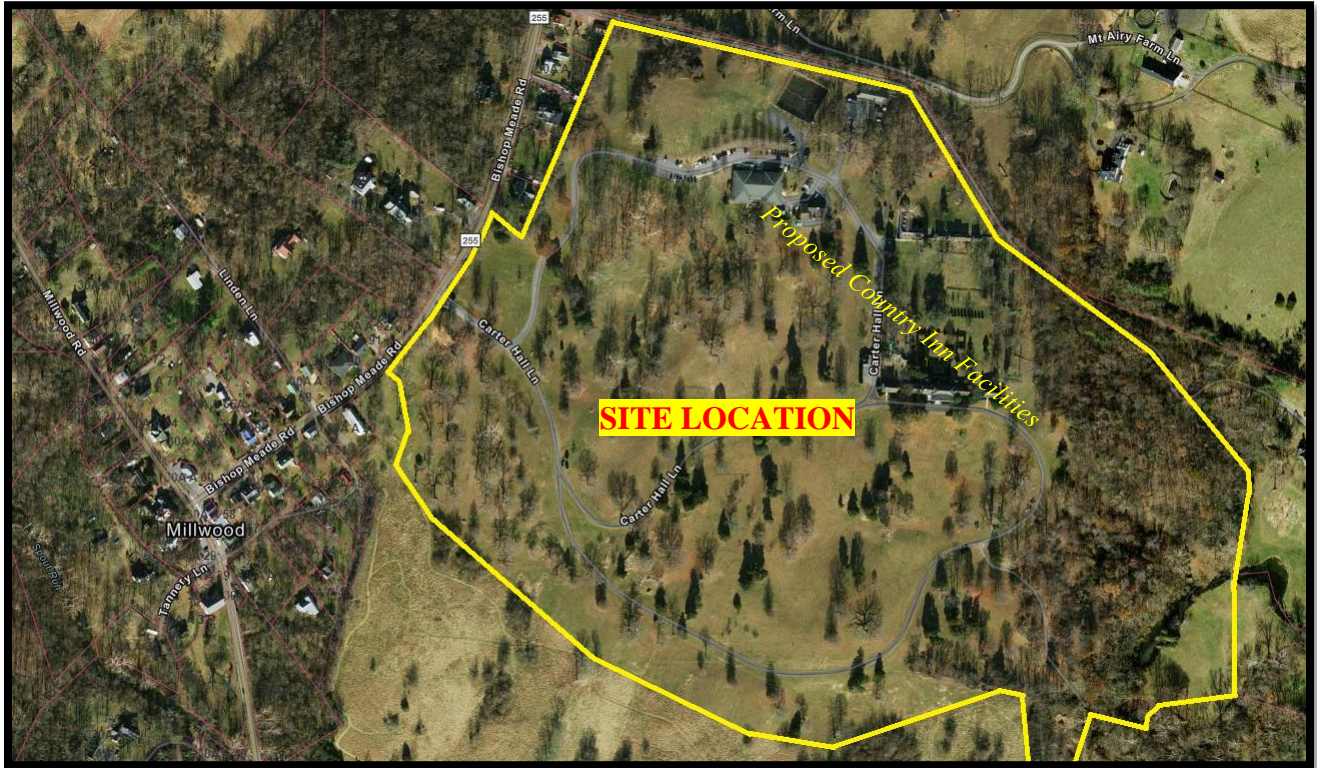


Request:

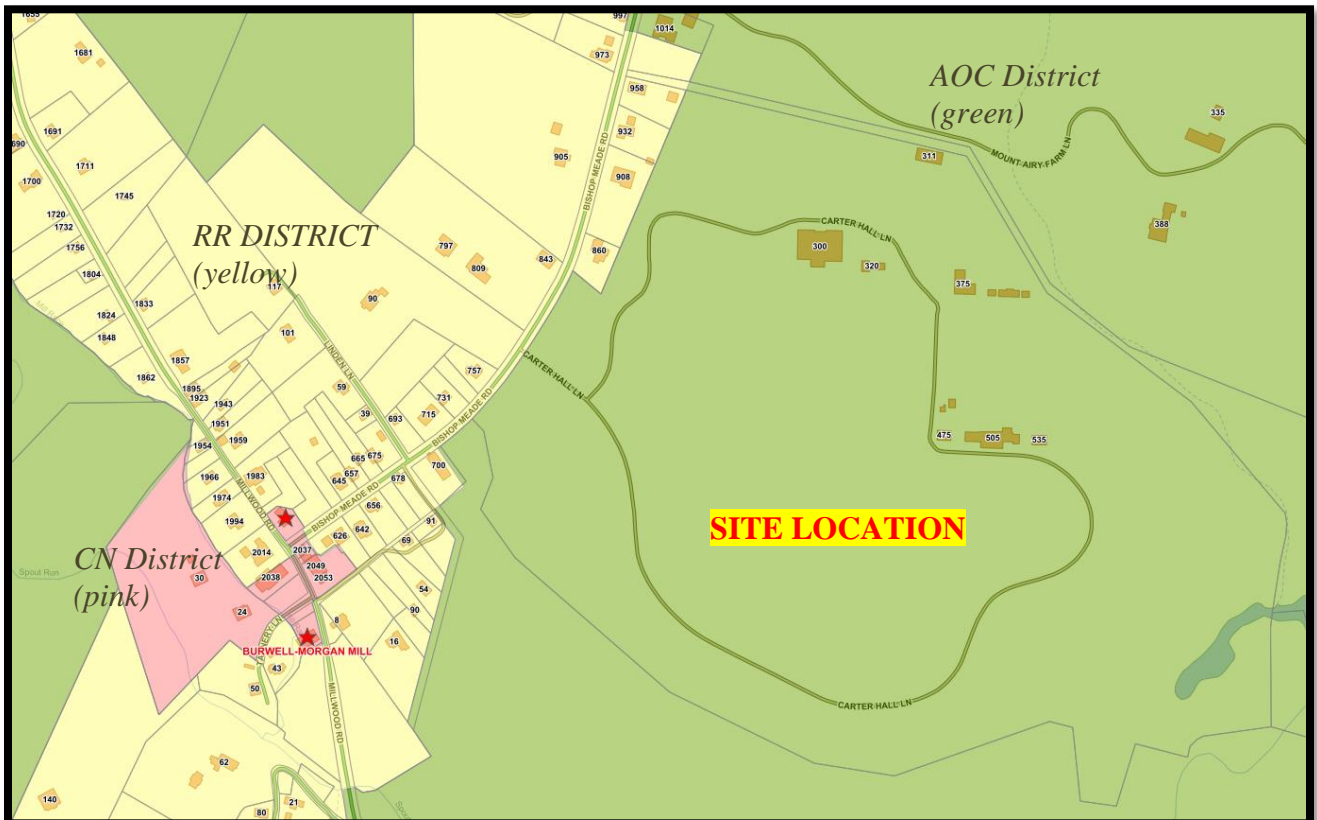
Two land use applications were submitted by the Applicant for Carter Hall Estate, LLC. This includes a Special Use Permit and Site Development Plan for a country inn pursuant to Section 5.2C (Business Uses – Country Inn) of the Clarke County Zoning Ordinance. The original applications included the hosting of events at the proposed Country Inn, including new facilities proposed for accommodating these events. However, the Applicant revised the applications during the review process with the Planning Commission, thereby removing events from the proposed Country Inn use. The new event related facilities were also eliminated by the Applicant. The current application is for a 12-room Country Inn for the lodging of up to 24 guests with no events for the Country Inn.

The proposed 12-room Country Inn would co-exist on the property with the existing nonconforming use (Carter Hall Center for Conservation – a *nonprofit organization*). This nonconforming use was previously approved as a continuation of the nonconforming use that was established by Project Hope.

Illustrations:



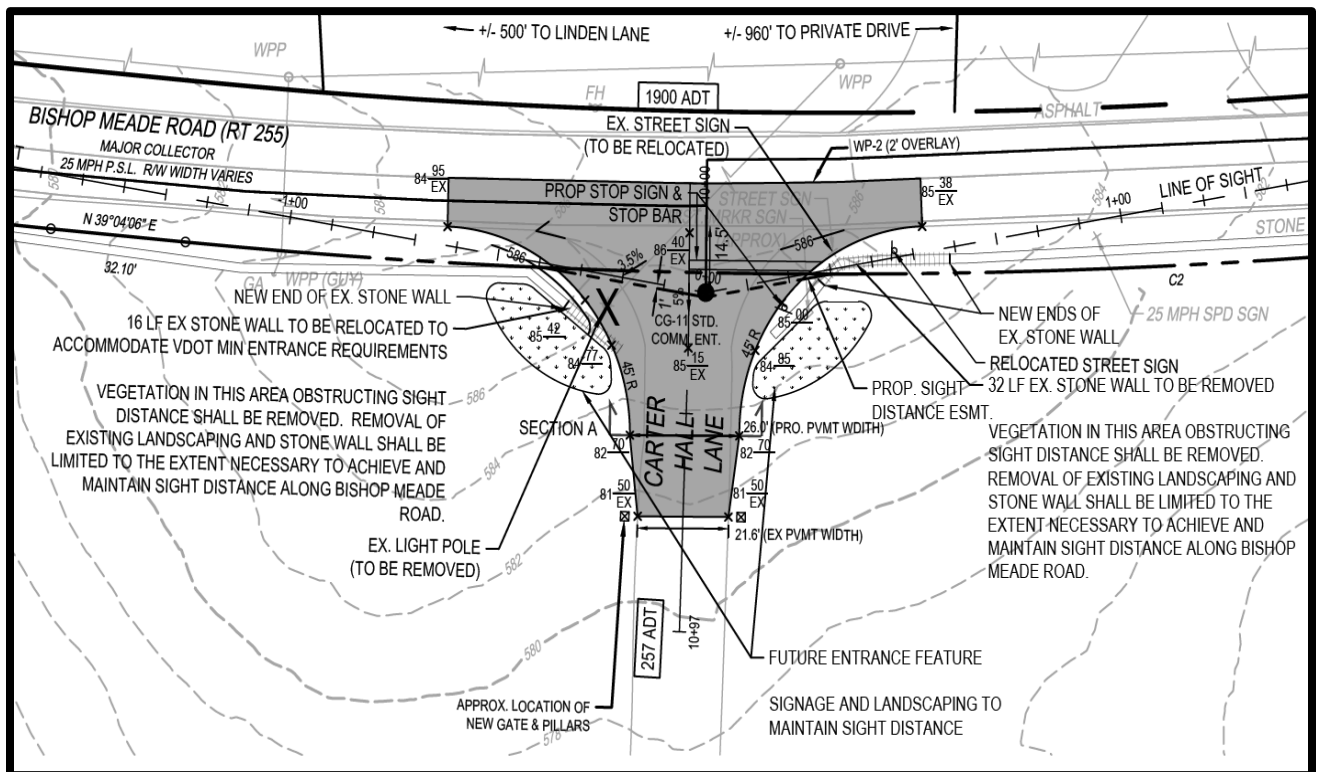
Above is an illustration of the boundaries of the property overlaid on an aerial image. The property consists of approximately 86.4 acres. Below is an illustration that shows the zoning of the property in context to the surrounding properties.



Proposed Improvements:

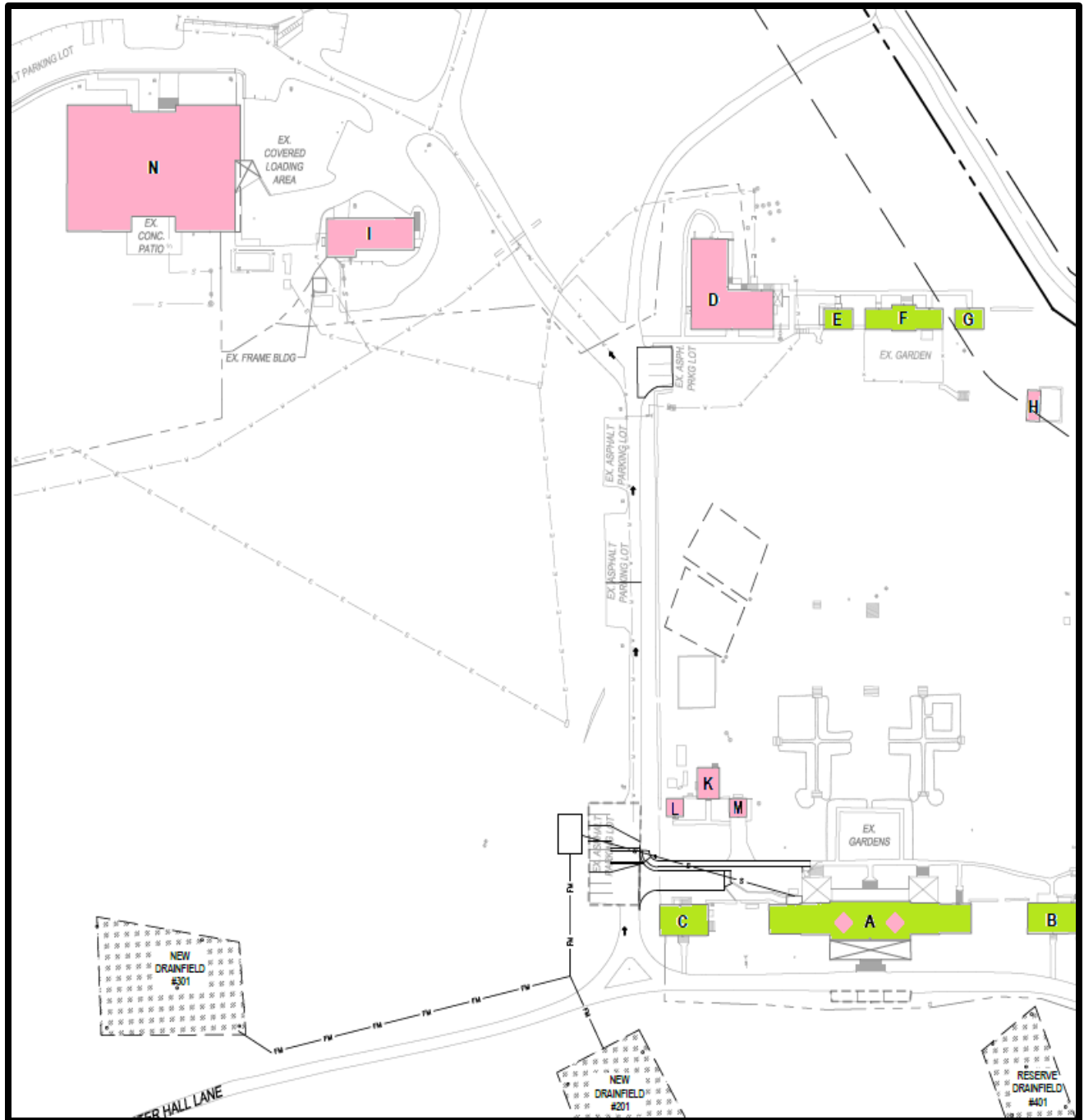
As mentioned above, new facilities to accommodate events for the Country Inn were removed from the Application. The Applicant is still proposing a few improvements to the site to accommodate the Country Inn without events. This includes upgrading the existing entrance to the state highway (Bishop Meade Road), improvements to the existing on-site septic disposal systems (drainfields), and minor enhancements to parking, sidewalks and internal access. These improvements are shown on the attached Site Development Plan.

The site plan details improvements to the existing entrance to the property from Bishop Meade Road. These improvements are required by the Virginia Department of Transportation (VDOT). Below is an illustration of the proposed entrance improvements that are conditionally approved at this time by VDOT.



Page CS0003 of the Site Development Plan includes an overall site view that indexes all of the existing buildings and includes a corresponding table that provides details on what each building will be used for. It also shows the proposed new drainfields and reserve areas that have been reviewed by the Clarke County Health Department and have received resistivity testing approval by Clarke County.

Below is an illustration of the main area of Carter Hall taken from page CS0003. The corresponding table from the Site Development Plan is shown on the following page (**updated**). The buildings shown in pink will be used by the existing nonconforming use. The buildings shown in green are proposed for use by the Country Inn. The Main House would be used by both the existing nonconforming use and the proposed Country Inn. It will include a kitchen, bar, and dining area for country inn guests. It also includes space for assembly activities that would be used by the existing nonconforming use. This is further clarified in the draft conditions recommended by the Planning Commission.



Nonconforming Use

- Building D – Carriage House
- Building H - Greenhouse
- Building I - Stables
- Building J – Maintenance Shop (off map)
- Building K – Wash House
- Building L - Dairy
- Building M – Smoke House
- Building N – Administrative Building
- Building A – Main House*

Country Inn

- Building A – Main House (4)*
- Building B – East House (2)
- Building C – West House (2)
- Building E – Cabin A (2)
- Building F – Cabin B/C (1)
- Building G – Cabin D (1)

* Main House for both uses

Building Name & Number on Carter Hall Lane	Proposed Use	# Proposed Bedroom	Other Rooms	Sq Ft	Proposed Alterations	Septic Field
A (Existing) Main House (505)	Accommodation, Kitchen, Bar and dining for Inn, Nonconforming use Meeting Space	4 Bedrooms (Max 8 persons sleeping)	Main hall, morning room, den, dining room, butler's pantry, bathrooms, green room, kitchen, pantry, dishwashing room, utility rooms, attic.	14,695 sq. ft.	Asbestos remediation, renovation of existing bathrooms, expansion of bathroom on 1 st floor, updating of electrical, HVAC, roof repair and painting.	#201 & #301
B (Existing) East House (535)	Accommodation	2 (Max 4 adults sleeping)	Living, dining, kitchen and bathroom	1,517 Sq. Ft.	Asbestos remediation, renovation of existing bathrooms, updating of electrical, HVAC, roof repair and painting.	#401
C (Existing) West House (475)	Accommodation	2 (Max 4 adults sleeping)	Living, dining, kitchen and bathroom	1,221 Sq Ft.	Asbestos remediation, renovation of existing bathrooms, updating of electrical, HVAC, roof repair and painting.	#201 & #301
D (Existing) Carriage House (375)	XNC-NPU	N/A	N/A	5,390 Sq Ft.	N/A	Existing drain fields + #101 + #501 as needed
E (Existing) Cabin A	Accommodation	2 (Max 4 adults sleeping)	Bathroom	239 Sq. Ft.	Renovation of existing bathroom, updating of electrical, HVAC, new roof and painting.	Existing drain fields + #101 + #501 as needed
F (Existing) Cabin B/C	Accommodation	1 (Max 2 adults sleeping)	Living, dining, kitchen and bathroom	781 Sq. Ft.	Renovation of existing bathroom, updating of electrical, HVAC, new roof and painting.	Existing drain fields + #101 + #501 as needed
G (Existing) Cabin D	Accommodation	1 (Max 2 adults sleeping)	Bathroom	239 Sq. Ft.	Renovation of existing bathroom, updating of electrical, HVAC, new roof and painting.	Existing drain fields + #101 + #501 as needed
H (Existing) Greenhouse	XNC-NPU	N/A	None	238 Sq. Ft.	Historical restoration of Bunny Mellon's 1 st greenhouse	N/A
I (Existing) Stables	XNC-NPU	N/A	N/A	2,083 Sq. Ft.	N/A	Existing drain fields + #101 + #501 as needed
J (Existing) Maintenance Shop	XNC-NPU	N/A	N/A	2,367 Sq. Ft.	Minor improvements to bathroom and break rooms.	Existing drain fields + #101 + #501 as needed
K (Existing) Wash House	XNC-NPU	N/A	None	403 Sq. Ft.	Renovation of existing space and bathroom into 2 bathrooms to allow for ADA compliance	#201 and #301
L (Existing) Dairy	XNC-NPU	N/A	None	165 Sq. Ft.	N/A	N/A
M (Existing) Smoke House	XNC-NPU	N/A	None	174 Sq. Ft.	N/A	N/A
N (Existing) Administrative Building (255)	XNC-NPU	N/A	None	22,236 Sq. Ft.	Solar installation on roof, renovation of bathrooms, new ceiling tiles, modernization of HVAC system, new carpeting and painting.	Existing drain fields + #101 + #501 as needed

Note: XNC-NPU = Existing Non-Conforming Non-Profit Use

Statement of Justification:

The Applicant submitted a revised statement of justification for the proposed country inn special use permit application on April 4, 2023 (see attached). In this 8 page document the applicant discusses how it is their opinion that the revised application meets the review factors found under Section 6.3.1C-2 of the Clarke County Zoning Ordinance. These criteria were elaborated on in great detail in the original staff report for the original proposal from the Applicant that included events. For the purpose of the revised application without events a summary is provided below.

- a. Consistency with the Clarke County Comprehensive Plan and any applicable implementing component plans.

Staff Comment: The Applicant's statements regarding criteria A include references to objectives 1-13 of the Comprehensive Plan, related to Agriculture, Mountain Resources, Natural Resources, Historic Resources, Conservation Easements, Outdoor Recreational Resources, Energy Conservation and Sustainability, Village Plans, Designated Growth Areas for Development, and Economic Development. The proposed country inn either enhances these objectives or are not applicable in the opinion of the applicant. Staff does not object to the statements made by the Applicant for the proposed use with the recent changes made. The majority of previous key issues identified by Staff were related to negative impacts attributable to the proposed event activities and associated new facilities. For example, concerns about impacts such as noise, transportation, and the historic character of the district appear to be mostly eliminated by the removal of the event activities and new facilities that were previously proposed. The draft conditions for the special use permit should address remaining issues of concern that have been identified with the country inn special use permit application.

- b. Will not have an undue adverse impact on the short-term and long-term fiscal resources of the County for education, water, sewage, fire, police, rescue, solid waste disposal or other services, and will be compatible with the capital improvement goals and objectives of the Comprehensive Plan, to the end that growth of the community will be consonant with the efficient and economic use of public funds.

Staff Comment: The applicant identifies how the proposed use is a business activity that will not be a financial burden to Clarke County and will create growth in the community by supporting local businesses and creating jobs. The use is also anticipated to create tax revenue for Clarke County, although estimates are not provided. In Staff's opinion the statements by the Applicant appear to be correct.

- c. Will not cause an undue adverse impact that would reduce the conservation value of adjacent or nearby agricultural or forestal land or would impede the operations of an active agricultural or forestal operation.

Staff Comment: The applicant identified no concerns related to the reduction of conservation values of adjacent properties or impacts on agricultural and forestal operations. The reductions proposed with the removal of events and event related facilities supports this assertion in Staff's opinion.

- d. Compliance with Virginia Department of Transportation (VDOT) regulations and recommendations of VDOT deemed necessary for safe and efficient movement of traffic.

Staff Comment: The applicant states that the requirements of VDOT will be complied with and points out the improvements proposed to the entrance to Bishop Meade Road. Staff concurs with the statements.

- e. No destruction of or encroachment upon historic or archeological sites, particularly properties under historic easement.

Staff Comment: The applicant's statements regarding criteria E indicate that no destruction or encroachment to historic resources is proposed, and that the proposed use will assist the applicant in having funds to invest in the continued maintenance of the historic property. Staff has no reason to doubt these statements.

- f. Will not cause an undue adverse impact on the following important resources located on the subject property or surrounding properties:

- Surface or groundwater resources including but not limited to mitigation of pollution of such resources.
- Natural areas such as unique geological features, rare plant habitats, or wildlife nesting areas.
- Areas designated for conservation, recreation, or natural preservation including but not limited to properties under permanent conservation easement, State-designated scenic byways, scenic rivers, Blandy Experimental Farm, and the Appalachian National Scenic Trail corridor.

Staff Comment: The Applicant's states that the proposed Country Inn use will not generate any new pollutants and will preserve natural areas with minimal impacts from development. Staff concurs with this based on the reduction in the proposed scale of use with the removal of events and facilities for events. The Virginia Department of Environmental Quality (DEQ) has issued a preliminary approval of the site development plan. Furthermore, the VDH has reviewed the proposed changes to the drainfields and have no objections.

- g. Will not cause undue noise, light or glare, dust, odor, fumes, or vibration.

Staff Comment: The Applicant notes that there will be no noise, light or glare, dust, odor, fumes, or vibrations. Staff agrees that these impacts have been reduced significantly by the removal of events and event related facilities. Conditions are recommended by Staff to address remaining concerns.

- h. Availability of sufficient water for foreseeable needs.

Staff Comment: Statements from the applicant are that there is sufficient public water and supply from the Clarke County Sanitary Authority to provided water for the site. Staff concerns with this statement are based on the review comments received from the Sanitary Authority who did not have any concerns with the proposed use.

- i. No unreasonable depletion of or other undue adverse effect on the water source(s) serving existing development(s) in adjacent areas.

Staff Comment: Staff notes compliance with VDH requirements for the drainfields and continuation of historic use of public water as reasons for why there would be no reasons for concerns under criteria I. Staff has no objection to this statement.

- j. Effective screening and buffering is provided, or the proposed development will be situated away from adjacent properties, in a manner to avoid causing detrimental visual impacts.

Staff Comment: The Applicant states that the use will be sufficiently screened from adjacent properties. This may not be entirely true, as the property is visible from adjacent properties, as evident from previous site inspections. However, the proposed use without events does not appear to create any new negative impacts that would necessitate screening.

Agency Reviews.

During the review process with the Planning Commission the Special Use Permit and Site Plan Applications were reviewed by several departments and agencies. These agencies included the following: Planning Department, Hurt & Proffitt (County's Engineering Consultant), Maral Kalbian (County's Historic Resources Consultant), Sherriff's Office, Virginia Department of Health (VDH), Virginia Department of Transportation (VDOT), Building Department, Emergency Services, Virginia Outdoor Foundation (VOF) and the Department of Environmental Quality (DEQ). After revisions by the Applicant, all review comments were adequately addressed by the Applicant.

Planning Commission Recommendation – May 5, 2023.

Following several meetings and public hearings, the Planning Commission issued a recommendation of approval of the proposed Special Use Permit for a Country Inn, and the Site Development Plan. This recommendation was based on the Applicant's revision to the application that removed events. The recommendation from the Planning Commission included 17 conditions. These conditions are shown on the following pages. The Applicant requested modifications to conditions #7b and #8. Changes were made to condition #7b, however condition #8 was not modified by the Planning Commission.

Summary of Recommended Conditions.

The Special Use Permit conditions recommended by the Planning Commission are organized into the following headers: General, Separation of Uses, Assembly Activities, Lodging, Food Service, and Other.

The first three conditions under General are typical conditions recommended for special use permit applications. They include clarification of what is being approved and that the permit is not transferrable to another entity without approval by the Board of Supervisors (condition #1). Condition #2 includes a condition that the Applicant must sign the conditions within 30 days following receipt of the final version after approval by the Board of Supervisors. Condition #3 stipulates that County

Staff may inspect the property to verify compliance of the conditions, provided that a reasonable notice is provided (24 hours).

The conditions under the Separation of Uses section clarifies where lodging will be located (condition #4) and what buildings will be used by the existing nonconforming use (condition #5).

The section of the conditions pertaining to Assembly Activities includes conditions #6 through #8. Assembly Activities are defined under condition #6. The definition is very broad, covering all types of gatherings, but excludes informal gatherings of country inn guests within the buildings identified under condition #4. Condition #7 prohibits events on the property other than those conducted by the existing nonconforming use. It also includes limitations on those events held by the existing nonconforming use. This includes restrictions on outdoor events and specifies that events may only be held by the existing nonconforming use in the buildings specified under condition #5. Limitations on the size of events for the Main House are included, as well as clarifying that the events held must only be associated with the purpose of the nonconforming use. In other words, no events can be held by the Country Inn and those held by the existing nonconforming use have to be related to the nonconforming use, rather than just an event venue for other organizations or people. Condition #8 restricts Special Events from the property that are covered under Chapter 57 of the County Code.

Lodging conditions specify that occupancy permits are required for all lodging buildings and that the maximum number of rooms shall be 12 (condition #9 and #10).

Meal service activities includes one condition that limits the food service to the country inn guests only. It also clarifies that this does not include catering from off-site caterers (condition #11).

A number of miscellaneous conditions are listed under the section referred to as Other (conditions #12 through #17) to address concerns that have been raised during the review process or to clarify certain requirements. This includes restrictions on fireworks and amplified sound, clarification of the number of DURs after the Country Inn use may be abandoned in the future, compliance with the Noise Ordinance (Chapter 120), requirement of compliance with all applicable government agencies, and documentation of the final conditions on the Site Development Plan.

CARTER HALL SPECIAL USE PERMIT CONDITIONS

General

1. This Special Use Permit is issued for the operation of a “country inn” solely for the Applicant/Owner, Carter Hall Estate LLC, on the subject property identified as Tax Map #30-A-15 and development of this use shall be as depicted on the approved site development plan (SP-22-03). The Special Use Permit shall not be transferable to any other person or entity without prior approval of the Board of Supervisors as an amendment to the approved Special Use Permit conditions, such approval not to be unreasonably withheld.
2. An authorized representative of the Applicant/Owner shall sign the list of adopted conditions to indicate receipt of the conditions and the intention to comply fully with the conditions for the life of the special use permit. A signed copy of the conditions shall be provided to Planning Department Staff (“Staff”) within thirty (30) days of the Applicant’s and Owner’s receipt of the adopted conditions. Copies of the final site development plan (SP-22-03) shall be provided to Staff for final signature within thirty (30) days of the date of the Board of Supervisors’ approval of this Special Use Permit.
3. Staff and other County officials shall have access to the property with 24 hour notice to the Applicant in order to conduct periodic compliance inspections of the facility and the subject property throughout the life of the permit.

Separation of Uses

4. The area of the country inn special use shall encompass the entire subject property; except that lodging shall be limited to the following buildings:
 - Building A (Main House)
 - Building B (East House)
 - Building C (West House)
 - Building E (Cabin A)
 - Building F (Cabin B/C)
 - Building G (Cabin D)
5. The subject property contains a nonconforming use, the Carter Hall Center for Conservation (the “nonconforming use”). All activities of the nonconforming use, including but not limited to administrative/operational functions and assembly, shall be limited to the following buildings:
 - Building D (Carriage House)
 - Building H (Greenhouse)
 - Building I (Stables)
 - Building J (Maintenance Shop)
 - Building K (Wash House)
 - Building L (Dairy)
 - Building M (Smoke House)
 - Building N (Administrative Building)
 - Building A (Main House)

Assembly Activities

6. For the purpose of these conditions, assembly activities shall include, but shall not be limited to, meetings, conferences, weddings, parties, and similar events. The informal gathering of only country inn guests within the buildings identified under Condition #4 shall not be considered assembly activities.
7. No assembly activities, whether offered for a fee or gratuitously shall be allowed on the subject property with the exception of those assembly activities conducted by the nonconforming use. Assembly activities conducted by the nonconforming use shall be subject to the following limitations:
 - a. Meetings, or similar gatherings, shall not be conducted outside or in any buildings other than those identified in Condition #5.
 - b. Meetings, or similar gatherings, conducted in Building A (Main House) shall be limited to a maximum of 60 people, provided that the maximum number of people does not exceed any occupancy limitations established by the Clarke County Building Official. The number of people shall include all participants and country inn guests that would be in Building A (Main House) during such meeting, or similar gathering.
 - c. The purpose of meetings shall be directly related to the functions of the nonconforming use. The nonconforming use shall not be enlarged, increased or extended beyond what is authorized by Clarke County, pursuant to Section 9.3 of the Clarke County Zoning Ordinance.
8. Special events conducted per Code of Clarke County Chapter 57 (Special Events) are prohibited.

Lodging

9. Overnight lodging in conjunction with the country inn shall be limited to a maximum of 12 double-occupancy rooms and 24 guests. Final occupancy approval by the Clarke County Building Department is required for each building used by the country inn.
10. Overnight lodging in conjunction with the nonconforming use may be conducted in Building D subject to final occupancy approval by the Clarke County Building Department. Overnight lodging may also be conducted in the country inn subject to the limitations in Condition #9.

Food Service

11. Meal service may only be provided to overnight guests of the country inn. No meal service may be provided in conjunction with the nonconforming use's meetings or lodging. This restriction does not prohibit the catering of food and beverages from off-site caterers.

Other

12. Use of fireworks on the property is prohibited.

13. Amplified sound of any type shall be prohibited outside of any buildings on the property. Indoor amplified sound shall not be audible beyond any property line.
14. If the country inn use is abandoned by the owner in the future there shall be no more than 3 dwelling units on the property.
15. Notwithstanding any other special use permit conditions herein, nor exemptions for events granted a permit in the Clarke County Code, the regulations of Chapter 120 (Noise) of the Clarke County Code shall be complied with for both the nonconforming use and country inn.
16. All applicable permits and requirements of the Virginia Department of Transportation (VDOT), Virginia Department of Health (VDH), or other federal, state or local government agencies, shall be complied with for the nonconforming use and country inn.
17. Prior to final approval of the site development plan, all approved special use permit conditions shall be listed on the site development plan.

Staff Comments:

There was a substantial amount of public input received during the public hearings held by the Planning Commission. The majority of the comments received expressed concerns or opposition regarding the events and event facilities that were originally proposed. This included, but was not limited to, issues surrounding the noise generation of the use and the use's overall compatibility with the adjacent agricultural uses. Some members of the public also came out to speak in favor of the applications, for reasons such as job growth and tax revenue. Members of the public also spoke about the need for a Millwood Area Plan in the Comprehensive Plan and the traffic issues that exist in the village. Ultimately, the issues identified by the public, Staff analysis of the use's conformance with the Comprehensive Plan, and members of the Planning Commission resulted in the Applicant modifying their application to remove events and event facilities.

During the public hearing held by the Planning Commission on May 5, 2023, fewer people spoke at the public hearing than in previous public hearings. This is likely the result of the changes made by the applicant which raise fewer issues of concern. Public input during the May 5th public hearing included requests for another deferral to allow them more time to review the new plan, criticism of not approving the request previously with events, support and thanks for the efforts to review the issues of concerns that resulted in the application change that removed events, statements about how the current application is more appropriate for the location, concerns about the applicant's request to eliminate the recommendation to prohibit special events (condition #8), and stated preferences to have the property used as a residence only.

All of the written comments received by the public during the Planning Commission review process are available upon request.

Update:

On June 8, 2023 the Applicant responded to a question raised at the March 16th Board Meeting concerning the number of participants at events held by the former use, Project Hope. Their response email is attached. It explains that from their research the peak number of people at events held by the former nonconforming use was approximately 80-90 participants.

A question was also raised on March 16th about how many lodging rooms will be located in the Carriage House. The Carriage House is NOT proposed as part of the Country Inn use and would continue to be used by the nonconforming use on the property. The draft SUP conditions require that this building obtain an occupancy permit (Condition #10). Based on the report from the Clarke County Building Official, dated January 26, 2023, the maximum allowed sleeping rooms in this building would be 5 (10 total occupants).

Several letters of support were received from citizens of Clarke County following the initial meeting with the Board of Supervisors. These letters of support were previously provided to Board members.

Staff Recommendation for June 20, 2023 Public Hearing:

A public hearing is scheduled at the June 20, 2023 Board of Supervisor Meeting.

Staff has no objection to approval of the Special Use Permit and Site Development Plan applications submitted by Carter Hall, LLC, subject to the conditions recommended by the Planning Commission.

History:

June 2, 2022 Pre-application meeting.
July 1, 2022 Original application submission – incomplete.
July 19, 2022 Review comments from the County’s historic consultant.
August 3, 2022 Application fees paid – complete application.
August 8, 2022 Review Comment Letter #1. – including Zoning Determination Letter, dated 10/29/2021
Hurt & Proffitt review comments (1).
VDH review comment letter.
August 15, 2022 Plans Review Committee.
August 26, 2022 Resistivity test approval.
September 15, 2022 Applicant’s response letter to Review Comment Letter #1.
September 16, 2022 2nd Submittal.
October 25, 2022 Review Comment Letter #2.
October 31, 2022 Hurt & Proffitt review comments (2).
November 4, 2022 Applicant’s response letter to Review Comment Letter #2.
Applicant’s response letter to Hurt & Proffitt’s October 31, 2022 comments.
Applicant’s response letter to VDOT.
November 8, 2022 3rd Submittal.
November 16, 2022 Hurt & Proffitt review comments (3).
November 21, 2022 Plans Review Committee.
December 8, 2022 VDOT approval letter.
December 14, 2022 DEQ review comment letter (September 15 – December 14, 2022).
December 27, 2022 4th Submittal.
Applicant’s response letter to Hurt & Proffitt’s November 16, 2022 comments.
January 3, 2023 Scheduled Planning Commission Work Session.
January 6, 2023 Scheduled Planning Commission Business Meeting (set public hearing).
January 11, 2023 Planning Commission site visit #1
January 13, 2023 Planning Commission site visits #2-#4
January 19, 2023 Planning Commission site visit #5
January 24, 2023 Correspondence received by the Applicant to the Planning Commission – Responses to Planning Commission
Comments from January business meeting.
January 25, 2023 Correspondence received by the Applicant to the Planning Commission – Carter Hall Noise Survey.
January 26, 2023 Building Official response received to Planning Commission questions.
January 31, 2023 Planning Commission Work Session
February 3, 2023 Planning Commission Business Meeting (public hearing)
February 6, 2023 Applicant met with Staff to discuss comments received at public hearing.
February 16, 2023 Applicant submitted new information described above and attached.
February 22, 2023 New comments from the public received after the public hearing compiled.
February 28, 2023 Planning Commission Work Session.
March 3, 2023 Planning Commission Business Meeting (continued public hearing).
March 6, 2023 Meeting with Applicant regarding the proposed changes and review related questions that need to be addressed in the
future resubmittal.
March 16, 2023 Scoping meeting with Hurt & Proffitt regarding proposed changes to the site development plan.
March 23, 2023 VDOT approval of the draft changes to the site development plan.
March 27, 2023 Deferral request received from Applicant.
April 6, 2023 Revised Site Plan and Statement of Justification submission by Applicant
April 7, 2023 Planning Commission Business Meeting (deferred, continued public hearing)
April 20, 2023 Meeting with Applicant by Staff
May 2, 2023 Planning Commission Work Session
May 5, 2023 Planning Commission Business Meeting – Public hearing (recommendation of approval with conditions)
May 16, 2023 Board of Supervisors Regular Meeting (set public hearing)
June 20, 2023 Board of Supervisors Regular Meeting – PUBLIC HEARING