



AGENDA

Board of Supervisors Special Meeting

January 11, 2022

6:00 PM – Work Session

- A. 2022 Board and Committee Assignments
- B. Discussion – Warren County Convenience Sites – Mike Berry/Jamie Lentz

7:00 PM

- A. Public Hearings
 - 1. Conditional Use Permit 2021-10-01, Carl and Jennifer Ey for a Rural Events Facility Located at 1406 Panhandle Road and Identified on Tax Map 35, as Lots 5-1, 5-2, 5-3, and 5B-1 – Matt Wendling
 - 2. Conditional Use Permit 2021-10-07, Edwin Wright for a Commercial Campground Located at 2905 Gooney Manor Loop and Identified on Tax Map 47, as Lot 12 – Matt Wendling
 - 3. Conditional Use Permit 2021-10-08, Edwin Wright for a Rural Events Facility Located at 2905 Gooney Manor Loop and Identified on Tax Map 47, as Lot 12 – Matt Wendling
 - 4. Conditional Use Permit 2021-10-09, Edwin Wright for a Commercial Campground Located off Wellspring Road and Identified on Tax Map 44, as Lot 25 – Matt Wendling
 - 5. Conditional Use Permit 2021-10-10, Edwin Wright for a Rural Events Facility Located off Wellspring Road and Identified on Tax Map 44, as Lot 25 – Matt Wendling
- B. Adjournment

<u>BOARD/COMMITTEE</u>	<u>REPRESENTATIVE(S)</u>	<u>MEETING DATES</u>
Agricultural District Advisory Committee	Cheryl Cullers	As Needed
Airport Commission	_____	
Broadband Committee	Cheryl Cullers	
Building Committee	Cheryl Cullers and _____	As Needed
Community Policy and Management Team (CPMT)	Cheryl Cullers	Third Tuesday of Every Month
Drug Prevention Committee	Delores Oates	
Finance/Audit Committee	_____	
Fire and Rescue Chiefs Advisory Committee	Cheryl Cullers	
Northern Shenandoah Valley Regional Commission	Walt Mabe and Delores Oates with Taryn Logan as Alternate	Third Thursday of Every Month
Parks and Recreation Commission	_____	Second Monday of Every Other Month
People, Inc.	_____	
Railroad Taskforce	Delores Oates	As Needed
RSW Regional Jail Authority Board	Delores Oates with Walt Mabe as Alternate	Fourth Monday of Every Other Month
Samuels Public Library Board	Delores Oates	Second Monday of Every Other Month
Solid Waste Advisory Committee	Cheryl Cullers	As Needed
Technology Review Committee	_____	
Tourism Advisory Committee	_____	
Town/County Liaison Committee	Chair with Board Members Rotating	Third Thursday of Each Quarter
Warren County Public Schools Liaison Committee	_____	
Well and Septic Appeals Board	_____ with Walt Mabe as Alternate	As Needed
Winchester Regional Airport Authority	_____	Second Thursday of Every Month

Emily Ciarrocchi

From: Vicky Cook
Sent: Thursday, January 6, 2022 9:10 AM
To: Edwin Daley
Cc: Emily Ciarrocchi
Subject: BOS 2022 Committee Selections

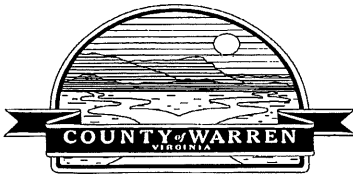
Ed,

Please see the below committee selections for me and Jay Butler. Please let me know if you have any questions.

BOARD/COMMITTEE	REPRESENTATIVE(S)	MEETING DATES
Agricultural District Advisory Committee	Cheryl Cullers	As Needed - How are members notified?
Airport Commission	Vicky Cook (Chair), Jay Butler (Vice Chair)	When does the committee meet and time?
Broadband Committee	Cheryl Cullers, Vicky Cook (Alt or member)	When does the committee meet and time?
Building Committee	Cheryl Cullers, Vicky Cook (Archie Replacement)	As Needed - How are members notified?
Community Policy and Management Team (CPMT)	Cheryl Cullers	Third Tuesday of Every Month
Drug Prevention Committee	Delores Oates, Vicky Cook (Alt or member)	When does the committee meet and time?
Finance/Audit Committee	Vicky Cook	When does the committee meet and time?
Fire and Rescue Chiefs Advisory Committee	Cheryl Cullers, Vicky Cook (Alt or member)	When does the committee meet and time?
Northern Shenandoah Valley Regional Commission	Walt Mabe and Delores Oates with Taryn Logan as Alternate	Third Thursday of Every Month
Parks and Recreation Commission	Jay Butler	Second Monday of Every Other Month
People, Inc.	_____	When does the committee meet and time?
Railroad Taskforce - How are members notified?	Delores Oates	As Needed - How are members notified?
RSW Regional Jail Authority Board	Delores Oates with Walt Mabe as Alternate	Fourth Monday of Every Other Month
Samuels Public Library Board	Delores Oates, Vicky Cook (Alt or member)	Second Monday of Every Other Month
Solid Waste Advisory Committee	Cheryl Cullers	As Needed - How are members notified?
Technology Review Committee	Vicky Cook	When does the committee meet and time?
Tourism Advisory Committee	Vicky Cook	When does the committee meet and time?
Town/County Liaison Committee	Chair with Board Members Rotating	Third Thursday of Each Quarter
Warren County Public Schools Liaison Committee	Vicky Cook	Need Meeting Date and Location
Well and Septic Appeals Board	_____ with Walt Mabe as Alternate	When does the committee meet and time?
Winchester Regional Airport Authority	Jay Butler (Chair), Vicky Cook (Vice Chair)	Second Thursday of Every Month

V/R

Vicky L. Cook
Fork District Supervisor
Warren County, VA
703-626-9242



COUNTY OF WARREN, VIRGINIA

BOARD OF SUPERVISORS AGENDA ITEM

DATE	ITEM	SUBJECT:	PAGE
1/11/2022	# 1	Conditional Use Permit #2021-10-01 Carl & Jennifer Ey <i>Rural Event Facility</i>	1 of 2

EXPLANATION & SUMMARY:

See attached application and staff report.

General standards/conditions. In addition to the specific standards set forth hereinafter with regard to particular conditional uses, all such uses shall satisfy the following general standards:

- (1) The proposed use at the specified location shall be in harmony with the adopted Comprehensive Plan.
- (2) The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
- (3) The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted Comprehensive Plan. The location, size and height of buildings, structures, walls and fences and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
- (4) The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or in conflict with the existing and anticipated traffic in the area.
- (5) Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided.
- (6) In determining whether or not to grant a permit and in determining conditions to be imposed, the governing body shall take into consideration the objectives and intent of this chapter and may impose reasonable conditions that:
 - (a) Abate or restrict noise, smoke, dust or other elements that may affect surrounding properties.
 - (b) Establish setback, side and front yard requirements necessary for orderly expansion and to prevent traffic congestion.
 - (c) Provide for adequate parking and ingress and egress to public streets or roads.
 - (d) Provide adjoining property with a buffer or shield from view of the proposed use if such use is considered to be detrimental to adjoining property.
 - (e) Prevent such use from changing the character and established pattern of development of the community.

After proper advertisement and a public hearing by the Planning Commission, the application has been forwarded to the Board of Supervisors recommending approval with the following conditions:

Planning Commission Move to Approve:

Mr. Longo moved to forward this application to the Board of Supervisors, recommending approval with the following conditions. The motion was seconded by Mr. Kersjes and approved by the Planning Commission by a vote of 4 - 0. Mr. Henry was absent from the meeting.

1. The applicant shall comply with all Warren County Health Department, Virginia Department of Transportation (VDOT), Warren County Building Inspections, and Warren County Fire and Rescue regulations and requirements.
2. The parking area for the events shall be in a location approved by the Planning Department.
3. The property shall comply with the County's noise ordinance in Warren County Code Section §123.
4. All events must be within the hours of 9:00AM and 11:00PM.
5. The access to the properties for the events facility shall be off of Panhandle Road and shall have an approved VDOT entrance.
6. Any buildings constructed on the property for the Rural Events Facility shall be cohesive with the agricultural/rural nature of the surrounding areas in their appearance.
7. The total number of guests shall be limited to 200 per event.

PROPOSED OR SUGGESTED MOTION:

I move that the Board of Supervisors approve the conditional use permit request of Carl and Jennifer Ey for a Rural Event Facility with the conditions as recommended by the Planning Commission and staff.

OR

I move that the Board of Supervisors deny the conditional use permit request of Carl and Jennifer Ey for a Rural Event Facility (List reasons).

SUBMITTED BY:

Matt Wendling, CFM 
Deputy Planning Director
County Floodplain Manager

DISPOSITION OF BOARD:

☐ **APPROVED** ☐ **OTHER (Describe)**

PROCESSED BY:



Conditional Use Permit: 2021-10-01 / Rural Events Facility

Carl & Jennifer Ey, *Current Owners/Applicants*

Staff Report for the Planning Commission

Prepared: September 23, 2021 Revised: December 6, 2021

Contact: Matt Wendling, Deputy Planning Director/ County Floodplain Administrator *MW*

SUMMARY OF REQUEST

The applicants are requesting a conditional use permit for a Rural Events Facility to allow for events up to 200 guests. The owners were recently approved for conditional use permits for Short-Term Tourist Rentals for their properties located at 1406 Panhandle Rd. (CUP#2021-01-03) and 1408 Panhandle Rd. (CUP#2021-01-04). The properties proposed for the Rural events use are currently vacant, approximately 41 acres and located off of both Panhandle Road and Oakview Drive and accessed through Tax Map 35 parcel 5-1 (1406 Panhandle Rd.). The properties are currently used as pastureland and forestry uses and the applicants plan to keep the properties in land-use with the Commissioner of the Revenue since only a portion these lots will be used for the Rural Event Facility. They have discussed the use with the Health Department and had an on-site soil evaluator come to the property and expect to install a conventional septic system which will serve the Rural Events Facility. The applicants state that they have experience with small event venues for family reunions and business events at Short-Term Tourist Rentals they currently own and operate in Page County. They mention they will intend to meet all requirements and regulations regarding noise, traffic, outdoor lighting and any additional supplemental regulations and have retained a local property manager to act as the caretaker of their properties.

PROPERTY INFORMATION

Property Location: Panhandle Road

Zoning: Agricultural (A)

Acres: 63.55

Portions of the properties are located in the Special Flood Hazard Area: Floodzone "A" 1% Annual Chance

Tax Map ID: #35, parcels 5-1/5-2/5-3/5-B1

Magisterial District: South River

Existing Land Use: Single Family Dwelling

SURROUNDING ZONING DISTRICTS & USES

North: Agricultural (A)

South: Agricultural (A)

East: Agricultural (A)

West: Agricultural (A)

Use: Single Family Dwellings/Wooded

Use: Shenandoah River/State Park

Use: Vacant Lots/ Wooded/Pastureland

Use: Single Family Dwelling/Wooded

PROPERTY HISTORY

These vacant parcels have not had any previous Conditional Use Permits issued for uses in the Agricultural (A) zoning district, but CUPs for Short-Term Tourist Rentals were approved by the BOS in March 2021 for parcels 5-1 and 5B-1. There are no code violations for the properties showing in our permit/plan management system, Ener-Gov.

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The Future Land Use Map in the Comprehensive Plan identifies this area to be used for agricultural land uses. Currently Rural Events Facilities are now permitted in both the Agricultural and Rural Residential zoning districts. The zoning ordinance was amended November 2020 to allow Rural Events Facilities in the Agricultural

Zoning District by conditional use permit. Also portions of these properties will remain as forest and pasture and qualify for land-use taxation status.

OUTSIDE AGENCIES

The request has been sent to VDOT, the Warren County Health Department, Warren County Building Inspections, and Warren County Emergency Services for review. Their comments will be incorporated into this staff report and into the conditions prior to the public hearing.

PROPOSAL:

To allow for a Rural Event Facility to be established on properties identified on Tax Map 35 as parcels 5-2 and 5-3.

Definition for Rural Events Facility:

Rural Events Facility – A facility, located on a parcel of land twenty (20) acres or larger in size, utilized for events typically conducted on a single day, for which attendance is permitted by invitation or reservation. Facilities may host usual and customary activities, including, but not limited to, private parties, business meetings, educational seminars, wedding receptions, wedding ceremonies, class/family reunions, showers (i.e., baby, bridal), similar events and activities for nonprofit organizations; and similar events and activities as determined by the Zoning Administrator. **Both of these lots are in excess of 20 acres each.**

Supplemental regulations for Rural Events Facilities:

Section 180-55.2 Rural Events Facility:

- A. Rural event facilities shall be located on a lot or parcel adjacent to and have access to a state-maintained road, and the access to and from the property shall have VDOT approval for this type of use. **(The property identified on TM35---5-3 has direct access to Panhandle Road which is a State-maintained Road and can be accessed from Oakview Dr. The vacant Lot 5-2 is accessed through lot 5-1 and this is the proposed primary access to the Rural Event Facility off Panhandle Rd. The County has received comments from VDOT for application.)**
- B. There shall be adequate restroom facilities provided at the events center as approved by the Warren County Health Department. **(This request has been sent to the Health Department for review. The applicant is proposing a private well and conventional septic system dedicated to the facility.)**
- C. On-site parking shall be provided in an amount equal to one parking space per three guests. **(Parking will need to be shown on the site plan with the buildings at that review time.)**
- D. The facilities used for the rural events shall meet the requirements and approval of the Warren County Building Inspections Department.
- E. A plan must be submitted to the Planning Department that includes information regarding adequate parking, traffic control into and around the site, emergency ingress and egress, directional signage, outdoor lighting, bathroom facilities, etc. This plan shall also be approved by the Warren County Sheriff's Office and Warren County Fire and Rescue.
- F. The applicant is requesting a maximum of 200 guests. The amount will be stated as a condition on the conditional use permit once it has been approved by the Planning Commission and Board of Supervisors.

- G. The hours of operation shall be specified in the conditional use permit and in no case shall activities continue past 11:00 p.m.

OUTDOOR LIGHTING

All outdoor lighting will need to conform to the Warren County Zoning Ordinance §180-49.2 requirements and be full cut-off fixtures pointed downward to prevent glare on adjoining properties.

RECOMMENDED CONDITIONS:

Staff recommends if the Planning Commission recommends approval of this request that the following conditions be applied:

1. The applicant shall comply with all Warren County Health Department, Virginia Department of Transportation (VDOT), Warren County Building Inspections, and Warren County Fire and Rescue regulations and requirements.
2. The parking area for the events shall be in a location approved by the Planning Department.
3. The property shall comply with the County's noise ordinance in Warren County Code Section §123.
4. All events must be within the hours of 9:00AM and 11:00PM.
5. The access to the properties for the events facility shall be off of Panhandle Road and shall have an approved VDOT entrance.
6. Any buildings constructed on the property for the Rural Events Facility shall be cohesive with the agricultural/rural nature of the surrounding areas in their appearance.
7. The total number of guests shall be limited to 200 per event.

Cc: Carl and Jennifer Ey, Applicants

Warren County Statement of Justification
1406/1408 Panhandle Road, Bentonville, VA 22610
GPS coordinates: 38.85888, -78.32638 (38.51'32", -78,19'35")

The Ey Family purchased 63.5503 acres in Bentonville, Virginia in 2020. "Riverbend" farm is four parcels on Tax Map 35. Parcel 5-1 is 21.3103 acres with a 3-bedroom home listed as 1406 Panhandle Road residing on this parcel. Parcel 5B-1 is 2.0014 acres with a 2-bedroom cabin listed as 1408 Panhandle Road residing on this parcel. The remaining 2 parcels have no dwellings and are listed as Parcel 5-2 with 20.0226 acres and Parcel 5-3 with 20.2160 acres.

Carl is a retired Soldier with 23 years of service and a 100% Service-Disabled Veteran. Jennifer is a senior government employee with the Department of Homeland Security (U.S. Coast Guard). She has been a federal government employee for 20-plus years. Carl and Jennifer live in Alexandria, Virginia, with their four-year old daughter, Emerson.

The Ey Family is seeking a conditional use permit to build a rural events facility on their property.

The Ey family has experience with short term rentals and event venues. From 2005 to 2020, the Eys had short term rentals in Page County, Virginia, renting their three log cabins to weekend renters and vacationers. Those short-term rental venues were occasionally used to house event guests for small events on the property (family reunions, small business off sights etc.). Additionally, Carl has previously worked as a caterer for weddings at various country clubs and Jennifer has served as a cook at family-owned restaurants. Carl and Jennifer are completely supportive of the county and state regulations governing rural events facilities and have complied with all short-terms rentals requirements, to include honoring noise and traffic ordinances and payment of all sales and use tax/tourism tax in a timely manner.

Warren County has provided that a portion of this property may be part of the Warren County Land Use program. As per a letter dated 16 November 2020 from Ms. Linda M. Fuller, Lot 5-3 is wooded and 8.4 acres of Lot 5-2 is "agricultural use," for the purposes of hay production. The Ey's have returned correspondence requesting that they be allowed to remain in the Land Use program. The character of the remainder of the property will also remain unchanged.

In order to gain the Board of Supervisors support, the Ey Family offers the following:

- 1) There will be new construction completed by a licensed contractor using local businesses/contractors to support this rural events venue to hold no more than 200 guests.
- 2) The closest neighbor is approximately 3800 ft. away to the North/Northwest. Barbara and Warren Standley reside on Oak View Drive. The neighbor to the south is Robert Castro, who is over 18 acres from either of the properties.
- 3) There are no industrial chemicals being stored on the land. Various cleaning solutions will be stored in the event center's storage area as well small engine fuel containers will be properly stored to support the power tools needed to maintain the landscape.
- 4) The construction plan will include parking for the venue and access roads to the facility. Currently, there is an access road on the property that will be improved to handle the traffic associated with the rural events venue. The general parking area will have enough room for a wheelchair accessible van to utilize.
- 5) The rural events venue will have a slight impact on traffic accessing the venue. However, rural event attendees will remain at the venue for duration of the event (wedding, reunion, barbecue) i.e. traffic will enter the area and then exit upon event completion.
- 6) The Ey Family employs a local property manager as a part-time handyman and caretaker. Additionally, the Ey Family will outsource catering etc. to local caterers.
- 7) The Ey Family has worked with John Lam, a local septic inspector, toward a sight survey. During a courtesy visit, he provided that a conventional septic system in the area was a reasonable expectation. He furthered his comments suggesting that he would work with the Ey Family to ensure the septic was appropriately sighted regarding soil etc.

Carl S. Ey & Jennifer Ey
4700 Brookside Drive
Alexandria, VA 22312

14 September 2021

Matt Wendling & Joe Petty
Warren County Planning Department
Deputy Planning Director / County Floodplain Manager
220 N. Commerce Ave., Suite 400
Front Royal, VA 22630

SUBJECT: Ey Family Special Permit Request for a Rural Event Facility and corresponding health department septic request

Dear Mr. Wendling & Mr. Petty,

I spoke to Mr. Greg Smith on 14 September regarding the requirement to submit Health Department documentation for well and septic.

My wife and I fully intend to comply with that requirement if we get a permit to build this venue. To that end, we have met with John Lam, a septic inspector, who gave us a courtesy review of the property and the general area we care to construct a rural event facility.

Mr. Lam offered that it was reasonable to expect that a conventional septic system could be constructed in that area. We will retain Mr. Lam's services if we are afforded the building permit to establish this venue.

Thank you for your consideration.



CARL S. EY
202.803 1515

WARREN COUNTY CONDITIONAL USE PERMIT APPLICATION

Application Number: 2021-10-01
 Date Received: 9/15/2021
 Fee Amount: \$ 500.00
 Date Paid: 9/15/2021 Check # 1098

Applicant Information:

Carl & Jennifer Ey

Applicant Name

4700 Brookside Drive Alexandria Virginia 22312
Address *City* *State* *Zip*

1406 Panhandle Road Bentonville Virginia 22610
Property Location for conditional use permit if Different than Applicant's Address

Carl S. Ey - 202.803.1515/Jen Ey - 202.213.9885; Carl@theeyman.com; Jen@theeyman.com

Primary Contact Number *Email*

Property Owner (if same as applicant, leave blank)

Address *City* *State* *Zip*

Primary Contact Number

Respectfully request that a determination be made by the Warren County Planning Commission and Board of Supervisors on the following request for a Conditional Use Permit for the property described below.

A. Property Information:

- (1) Address/Location: 1406 Panhandle Road, Bentonville, VA 22610
- (2) Election District: South River District
- (3) Tax Map Number: MAP NUMBER 35 Parcel 4-1, 5-2, 5-3, 5B-1 (Plat enclosed)
- (4) Subdivision Name: River Oak Section I
- (5) Total Area of Property (acres): Parcel 5-1 = 21.3103 AC - total 63.5503 acres
- (6) Total Area to be Used (acres): No more than 5 of the 63.5503
- (7) Total Road Frontage (feet): None - turn off of Panhandle Road to access property
- (8) Depth of Property (feet): Please see attached plat
- (9) Present Zoning: Both residential & agricultural

B. Proposed Use of Property

- (1) State the proposed use(s) for the Conditional Use Permit: Rural Events Facility
- (2) Current land use and condition of site: Residential and agricultural use
- (3) Zoning of surrounding land/property: Agricultural and residential
- (4) Will development be staged? ☐ Yes ☒ No
- (5) Construction Time: Construction will be between 6-9 months
- (6) Season, days, and hours of operation: Generally weekends
- (7) Will there be a sign? ☒ Yes ☐ No
(If yes, please submit a sketch of the sign(s) showing size and shape and the sign permit check list with this application.)
- (8) Has there been any prior application for a conditional use permit/variance for this property? (If yes, enter the permit number and/or name, date of action, action taken by the Planning Commission, Board of Zoning Appeals and/or Board of Supervisors and a description of the request.)
Yes, The two dwellings on the land have short term rental special use permits
- (9) Number of full time employees: All part time employees
- (10) What type of sewage disposal system will be used? ☒ Private ☐ Central ☐ Public
- (11) Number of persons to be served by the sewage disposal system: variable
- (12) Number of parking spaces to be provided: Regular _____ Handicap _____
- (13) What is the proposed landscaping and buffering for this property?

The proposed landscaping is the same genre that is there now. The rural events facility would be constructed in the same agricultural style that is currently there

C. Plans Prepared By

Name: Carl S. Ey

Address: 4700 Brookside Drive, Alexandria, VA 22312

Telephone Number: 202 803 1515

☐ Environmental Information

- (1) Will this proposed use adversely impact the community of the environment? (If yes, what are the adverse impact(s) and what is proposed to solve these adverse impacts?) _____
No. The build would be entirely on the Ey's 63-plus acre property

- (2) Will there be any debris generated from the activity? (If yes, where and in what manner will the debris be stored and how and where will it be disposed of?)

The Ey Family anticipates a significant amount of garbage after any event that will be disposed of in the proper receptacles and removed to the local transfer site. The Ey Family will secure a permit to dispose of the trash as they have done with their rental properties.

- (3) Will any potentially hazardous substances be used and/or stored on the property? (If yes, list the substances, their use and disposal of containers and substance residues.) None

- (4) List any potentially hazardous emissions including, but not limited to: fumes, gases, smoke noise, liquid effluent, waste water, dust, and state what measures will be used to control these emissions.

With any construction project, there will be waste. The Ey family will ensure that there are no hazardous materials left behind and that all construction is permitted appropriately with the appropriate contractors.

- (5) Will there be any electrical or electronic activity which will interfere with local communications or telephone, television or radio reception? (If yes, describe the type of activity and potential interference.) None

- (6) What will be the impact on traffic?

There will be more cars on Panhandle Road, Bentonville, VA entering the Ey' family's property. Panhandle Road is a state road.

- (7) Will exterior lighting be used? (If yes, state the number of lights and the wattage of each. A lighting plan or lighting contour map may be required to show the nearest candle power as measured at ground level.

Yes. The rural events venue will have outdoor lighting for the events and security lighting.

**The following documents and/or information are required
to be submitted with the application:**

☒ **An application fee of \$500.00.**

Make payable to the Treasurer of Warren County. A non-refundable fee of \$500.00 will be required at the time of submittal.

☒ **A Statement of Justification**

This printed or typed statement is to be addressed to the Warren County Planning Commission. It is to summarize your proposed use and highlight any aspects of the request which are not addressed in the application form. Please note, the statement is required to be on 8 ½ x 11 size paper.

☒ **A Site Plan/Survey.**

Your site plan should show the property boundaries, existing or proposed structure(s), adjacent roads, and any other pertinent information which would help outline your proposed use. A recent survey with the proposed uses/structures located on it will serve as a site plan for the purposes of this permit. The Planning Director, Planning Commission and/or the Board of Supervisors reserve the right to ask for an engineered site plan, if they deem it necessary for evaluation of the proposed conditional use permit.

☒ **Sewage Disposal and Well Site.** Shown on attached plat

Location of the existing or proposed septic system & drainfield and the well site are to be indicated on the survey or central/public connection location.

☒ **A copy of the deed to the property verifying the current ownership.**

A copy may be obtained at the Warren County Courthouse, Circuit Clerk's Office.

☒ **A statement verifying that real estate taxes have been paid.**

This may be obtained from the Treasurer's Office in Suite 800 of the Warren County Government Center.

☐ **Environmental and Community Impact Statements**

The Planning Director, the Planning Commission, and/or the Board of Supervisors reserve the right to ask for an environmental and/or community impact statements, prepared by a certified engineer or other person qualified to perform such work, if they deem it necessary for evaluation of the proposed request.

☒ **List of chemicals stored on the site** - NONE

A complete list of chemicals to be stored on the site in the form of an oath/statement for Industrial zoned properties only.

☒ **Location Map**

A map clearly legible, showing the location of the proposed project in relation to surrounding publicly maintained roads and showing the use of surrounding properties. County staff can assist in obtaining this information.

☒ **Directions to your property from the Warren County Government Center.**

The Warren County Government Center is 13.7 miles and 27 minutes by car to 1406/1408 Panhandle Road, Bentoville, Virginia. From 220 N. Commerce Avenue, the driver should take E 2nd Street and Union Street, to US 340 S/N. Royal Avenue; Turn left onto US 340S/ N. Royal Ave.; follow 340 S for 9.9 miles; continue on Rte 613 to 1406/1408 Panhandle Road.

I/we the undersigned, do hereby respectfully agree to comply with any conditions required by the Board of Supervisors of the County of Warren, Virginia, and authorize the County personnel to go upon the property for the purpose of making site inspections. Expenses incurred in securing professional assistance in connection with the review of this application for a Conditional Use Permit, shall be charged to the applicant.


Applicant Signature

15 Sep 2021

Carl S. Ey
Property Owner Signature

Jennifer K. Ey

15 Sep 2021
Date

Accepted by: _____

Date: _____

PLEASE NOTE: If the required documents are not provided and/or the application is incomplete, your application will not be placed on the Planning Commission Agenda.

NOTES

The Ey Family would like to build a rural events facility on part of their 63-plus acres. Our goal is to hire local contractors and ensure that we comply with all county regulations. The rural event venue would be entirely on the Ey's land so we would not disturb anything but our land. We will not allow events to go past 11 p.m. complying with all noise ordinances. We hope to create a venue that will hold no more than 200 guests.

A sign marking the venue would be installed similar in size and style to the sign below.



This is fabricated metal on a wood background.

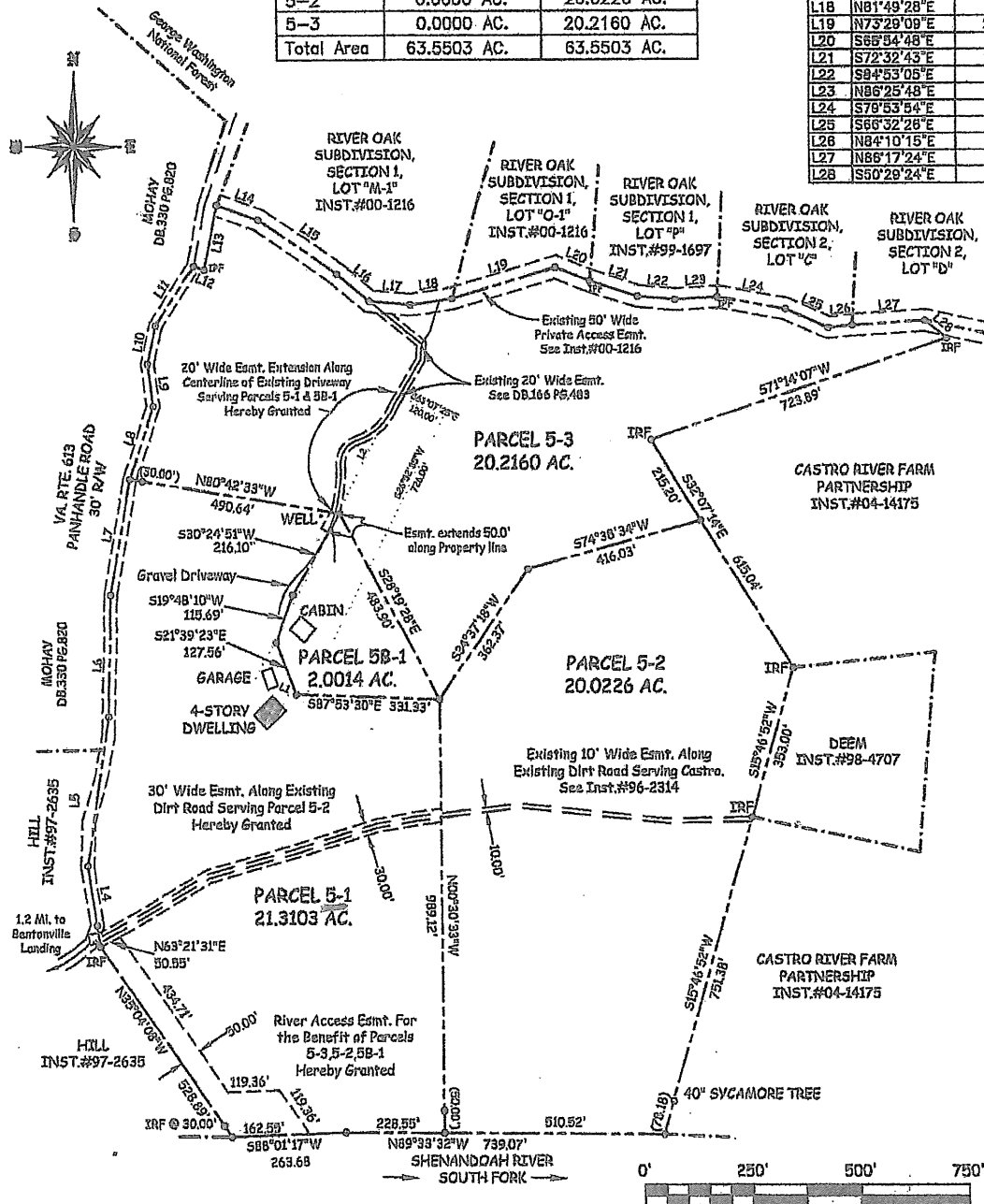
SOUTH RIVER DISTRICT
WARREN COUNTY, VIRGINIA

PLANNING DIRECTOR DATE

LINE	BEARING	DISTANCE
L1	N63°07'25"W	120.00'
L2	N26°52'35"E	726.00'
L3	N08°55'27"W	50.00'
L4	N08°57'09"W	137.07'
L5	N08°23'11"W	344.1'
L6	N01°07'13"E	278.33'
L7	N10°00'38"E	269.32'
L8	N18°16'08"E	174.07'
L9	N07°30'09"W	97.88'
L10	N12°18'34"E	90.61'
L11	N33°08'35"E	162.79'
L12	S67°39'51"E	25.44'
L13	N11°40'04"E	150.29'
L14	S70°16'14"E	101.82'
L15	S55°51'43"E	219.41'
L16	S50°32'15"E	97.19'
L17	S84°55'33"E	94.85'
L18	N81°49'28"E	99.12'
L19	N73°29'09"E	247.39'
L20	S65°54'48"E	86.62'
L21	S72°32'43"E	116.35'
L22	S94°53'05"E	87.13'
L23	N86°25'48"E	98.45'
L24	S79°53'54"E	159.79'
L25	S66°32'26"E	107.17'
L26	N8°10'15"E	56.22'
L27	N86°17'24"E	167.74'
L28	S50°28'34"E	64.67'

Parcel	Original Area	New Area
5B-1	2.0000 AC.	2.0014 AC.
5	61.5503 AC.	0.0000 AC.
5-1	0.0000 AC.	21.3103 AC.
5-2	0.0000 AC.	20.0226 AC.
5-3	0.0000 AC.	20.2160 AC.
Total Area	63.5503 AC.	63.5503 AC.

Denotes Lot Lines
Hereby Vacated



1. Owners: River Oak Section I, L.L.C. as shown by deed recorded in instrument #99-377B.
2. Meridian derived from instrument #04-14175
3. Original Tax Map #': 35-5 and 35-5B
4. Boundary lines shown hereon are based on a current field survey.
5. No title report was furnished for the preparation of this survey. Therefore, all existing easements are not necessarily shown on this plat.
6. Zoned: Agricultural

PREPARED BY:
LAND SURVEYS, PLLC
FRONT ROYAL, VA
540-636-9364

SCALE: 1" = 250'	DATE: 09/29/2010	DRAWN BY: PMH
JOB: W10-13	FB:	SHEET: 1 OF 1
REVISIONS:		
FILE: riveroak1.dwg		



Valley Soil & Environmental Consulting, LLC

May 13, 2021

Warren County Health Department
C/O Greg Smith, EHS
465 West 15th Street, Suite 200
Front Royal, VA 22630

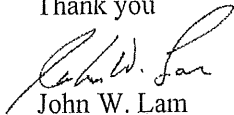
RE: 1408 Panhandle Road
Bentonville, VA 22610
Tax Map # 35-5B-1

Mr. Smith,

The existing sewage disposal system at the above referenced property was uncovered for inspection on April 07, 2021, and matches the attached septic record issued to Dr. Richard Fischer dated June 27, 1967, for a 1-bedroom dwelling. The contents of the septic tank were pumped out by First Choice Septic and the distribution box was uncovered for inspection. The area of the sewage absorption trenches showed no signs of a malfunction and were operating as designed. Due to the age of the system, the conveyance line, distribution box, and header lines are scheduled to be replaced with new components pending the removal of a large pine tree in the area of the distribution box.

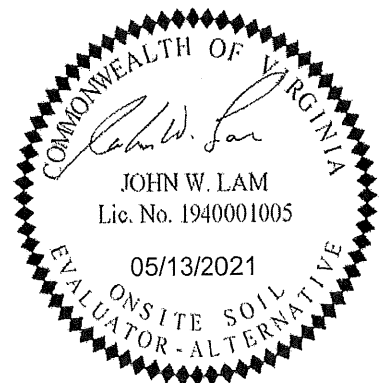
Should you have any questions, I can be reached at 540-335-1075.

Thank you


John W. Lam

Attachment—Copy of original septic permit

Pc: Carl Ey-property owner
file



Lord Fairfax Health District



Warren County Health Department
465 West 15th Street, Suite 200
Front Royal, Virginia 22630
Tel. (540) 635-3159 ~ Fax (540) 635-9698
www.vdh.virginia.gov



October 26, 2021

Mr. Matt Wendling, Deputy Planning Director / County Floodplain Manager
Warren County Planning and Zoning
220 N Commerce Avenue, Suite 400
Front Royal, Virginia 22630

RE: Request for comments; 2021-10-01
Owner: Carl & Jennifer Ey

Dear Mr. Wendling,

I have reviewed the request for comments regarding the property at 1406 Panhandle Rd, Bentonville, Virginia, in Warren County, (property identified on tax map # 35-5-2, 35-5-3), and I offer the following comments:

1. Currently there is no Sewage Disposal System serving the property. A proper Sewage Disposal System will need to be permitted and installed. Sewage System design proposal will be dependent on the type of food prep intended in the facility.
2. Currently there is no water supply serving the property. A new well will need to be permitted and installed.
3. All trash and garbage shall be placed in containers with tight-fitting lids.
4. There shall be no food service provided unless the Virginia Department of Health Food Regulations are met.
5. All Virginia Department of Health Hotel Regulations shall be met as necessary. The owners can contact our office for further information.
6. Do not connect any hot tub discharge to the sewage disposal system.

This office shall have no objections to a Rural Events Facility on this property provided all applicable rules and regulations are complied with. Please call me at (540) 635-3159 if you have any questions.

Sincerely,

Greg Smith
Environmental Health Specialist

Matt Wendling

From: Arthur Boyce <bobby.boyce@vdot.virginia.gov>
Sent: Friday, October 22, 2021 3:01 PM
To: Joe Petty
Cc: Funkhouser, Rhonda (VDOT); Travis Duncan; Matt Wendling
Subject: Warren County - Route 613 -- Ey Rural Events Center - CUP 2021-10-01

<<...>>

DEPARTMENT OF TRANSPORTATION

Staunton/Edinburg Land Development

14031 Old Valley Pike

Edinburg, VA 22824

Dear Mr. Petty:

We have reviewed the above subject Conditional Use Permit Application dated September 15, 2021 for impacts to the local roadway system. This application is for the construction of a Rural Events Center for up to 200 guests and two existing short-term tourist rentals. Our comments are as follows:

- Route 613 is a rural rustic road with poor vertical and horizontal alignment and narrow roadway geometry that carries an average 350 trips/per day. Based on the 200 guest maximum and a 2.5 person per vehicle occupancy, a single event may generate 160+ additional trips on Route 613. Additional trips on the gravel section of road will have a major impact on the surface condition causing gravel erosion, potholes, wash boarding, and dust.
- A paved entrance will need to be installed on Route 613 by the owner that will meet VDOT's minimum low-volume commercial or agritourism standard. The design for the entrance should be included with the site plan and will need to be submitted to this office for review and approval prior to any construction and/or events.
- A Land Use Permit shall be obtained before any work is performed on the State's right-of-way. The permit is issued by this office and will require application fees and surety coverage. Once satisfactory application has been made, a permit will normally take 7-10 days to process and issue.

We appreciate the County's efforts to include VDOT in the early planning stages for development and the opportunity to provide comments. We ask that you include a copy of this transmittal for official public record. If you have any questions or need further information, please do not hesitate to give me a call.

Sincerely,

Bobby Boyce

VDOT- Land Development Engineer
Shenandoah, Frederick, Clarke, & Warren Counties
14031 Old Valley Pike
Edinburg, VA 22824
(540) 534-3211

Matt Wendling

From: David Beahm
Sent: Friday, September 24, 2021 5:05 PM
To: Chloe Phillips
Cc: Matt Wendling; Paula Fristoe
Subject: Request for Comments 2021-10-01 – Carl & Jennifer Ey – Conditional Use Permit for Rural Events Facility – WCCUP-000132-2021

Comments 2021-10-01 – Carl & Jennifer Ey – Conditional Use Permit for Rural Events Facility – WCCUP-000132-2021:

- Erosion and Sediment Control (ESC) Items:
 - Minimal land disturbance is indicated within the application, but given the complexity of this request there may be much more than minimal. As such, for this type of work scope, an application and permit are required for ESC permit, which would be a normal submission including a full plan review application
 - Additionally, the activity appears that it would exceed one (1) acre and would require submission to the Department of Environmental Quality (DEQ) for Stormwater. Approval by DEQ (Construction General Permit) would be required prior to any ESC Permit and any type of Building Permit being issued by Warren County.
- Building Inspections Items:
 - If or when any building construction related activity (structure, electrical, plumbing, mechanical, etc.) were to start, it would be subject to the normal requirements of application, review and approval prior to work beginning.
 - All building requires are based on the Virginia Uniform Statewide Building Code (USBC).

If anything should change in the scope additional requirements may be required.

Respectfully,



Warren County Building Inspections

David C. Beahm, CBO
Building Official

220 North Commerce /
Sui
Front Royal, VA

dbeahm@warrencountyva.net

www.warrencountyva.net

540/636
FAX 540/636

THIS MESSAGE IS INTENDED SOLELY FOR THE INDIVIDUAL(S) NAMED IN THE HEADER. THIS MESSAGE MAY CONTAIN MATERIAL THAT IS PRIVILEGED OR CONFIDENTIAL. IF YOU ARE NOT ONE OF THE INTENDED RECIPIENTS, PLEASE DO NOT READ, COPY, USE, OR DISCLOSE THIS MESSAGE TO OTHERS; PLEASE NOTIFY THE SENDER BY REPLYING TO THIS MESSAGE; AND THEN PLEASE DELETE THIS MESSAGE FROM YOUR SYSTEM. THANK YOU.

Matt Wendling

From: Carl Ey <eyman15@hotmail.com>
Sent: Friday, December 24, 2021 6:39 AM
To: Matt Wendling
Cc: Carl Ey
Subject: Answered Questions Regarding the CUP Application
Attachments: BENTOVILLE PLAT.pdf

Matt - Happy Holidays. I hope you and your family have a great Christmas and super New Year.

I am certainly willing to work with Mr. Castro regarding some of his concerns. Attached is a copy of the plat, which I believe lays out the property lines/boundaries etc. We accepted this survey from Ms. Calloway when we bought the property 13 months ago, so it is up to date. I hope that is helpful.

Regarding the gate issue, there are currently two gates down there; one gate allows vehicles to access his property through the easement and then another gate opens to my lower field, which is where the venue will be. Additionally, VDOT has advised me on the entrance to make sure that entry point by the gates is redone appropriately (funded by me). I am certain, it will be much more convenient for both of our uses; access will be much easier.

Trash and debris removal will be part of the contract for any party who wishes to host an event. We currently have a permit to take trash to the transfer station and a property manager who ensures we do not have trash backed up anywhere on the property. The parties wishing to use the venue will have to coordinate trash removal either through my site management team, the caterer or a private company. I am very certain that trash will not be prevalent on the property and will be secured directly after any event and removed in short order (if not removed the day/night of the event, within 48 hours and again, secured so that wildlife won't be tempted to distribute trash on my property or his).

Regarding ATVs using the area during the events, I have a personal ATV that I ride when I visit my property but do not rent those out to anyone to use on the property. Additionally, I am not sure that my venue will attract guest using ATVs. We may secure a Utility vehicle or robust golf cart to transport persons with disabilities (i.e. can't walk well enough) or senior citizens but ATV joyriding has not been permitted since I bought the property, and we have no plans to allow that in the future.

As far as widening the easement, I had no plans to do that for a variety of reasons. The current easement supports the hay removal crews. Additionally, there are other parties

that use that easement that have not had any issues. Finally, I believe all of the property owners along the river have access to their property from alternate entry points. As part of this venue, we will establish a path that is congruent with the landscape i.e. ascetically appropriate to access the venue on my property. If that is of interest for the Castro family to use, occasionally, I am certain we can come to some agreement; happy to be neighborly.

Lastly, I might share that the area that the venue will be constructed is closer to where my property begins as opposed to Mr. Castro's property line. I just don't believe that he will realize the venue is there other than to see it in the distance.

I hope that answers any of his questions. I am happy to take a call at 202 803 1515.



Carl S. Ey

202.803.1515 cell

Visit our properties at: www.theeyman.com

From: Matt Wendling <Mwendling@warrencountyva.net>

Sent: Wednesday, December 22, 2021 8:10 PM

To: Carl Ey <eyman15@hotmail.com>

Subject: Questions Regarding the CUP Application

Greetings Carl,

I received these questions from Mr. Castro your neighbor and thought you may be able to help me answer some of them.

Would you be willing to accommodate to some of his concerns such as widening the 10' easement through your property, properly identifying the boundaries to your property, managing trash and debris from events, possibly installing a gate beyond where your guests will be entering the property for the Rural Event Facility, and prohibiting ATV use on the easement by guests of the STTR and Rural Event Facility. Please review these question and get back to me on January 3rd since I will be out of the office next week.

Best Wishes for a Merry Christmas and happy and safe New Year,
Matt

Matt Wendling

Warren County Planning Department

Deputy Planning Director / County Floodplain Manager

220 N. Commerce Ave., Suite 400

Front Royal, VA 22630

(540)-636-3354

www.warrencountyva.net

<http://ecode360.com/9745479>

Matt Wendling

From: Carl Ey <eyman15@hotmail.com>
Sent: Friday, December 24, 2021 6:56 AM
To: Matt Wendling
Cc: Carl Ey
Subject: Meeting at Venue with Supervisor

Matt - Happy to meet at the property in the future and can accommodate a meeting on your schedule or her schedule before the 11 January county meeting. However to mitigate any concerns, I will tell you a few things regarding my endeavors.

1. Scott Stickley from Greenway Engineering has been out to the property to help me set the venue area. He will put together a rough draft for me but I am not sure I can count on that before the meeting on 11 Jan. I will certainly ask.
2. John Lamb, has been to the area as well to assess the septic plan. He has told me that it will be a conventional septic as the soil etc. is appropriate. He made that assessment when we were discussing permitting the septic system for my cabin. We actually walked the area that we were considering for the event venue when he offered his opinion. I will hire him to create my septic plan pending my permit being issued.
3. Matt Crawford from Superior Building has been to the property as well to survey how he would build a venue for me. We spent quite a bit of time walking the area and ensuring we remained out of any areas that might flood along with how we would install access, ADA parking and a general parking area so that no vehicles back up onto Panhandle Road.

As suggested in my application packet, these professionals are all local to the area as I continue to try and bring local business into the community/surrounding communities.

The blue box on the plat is the approximate locale of the venue.

Please advise if there are any other issues or when we might meet out there.

Carl

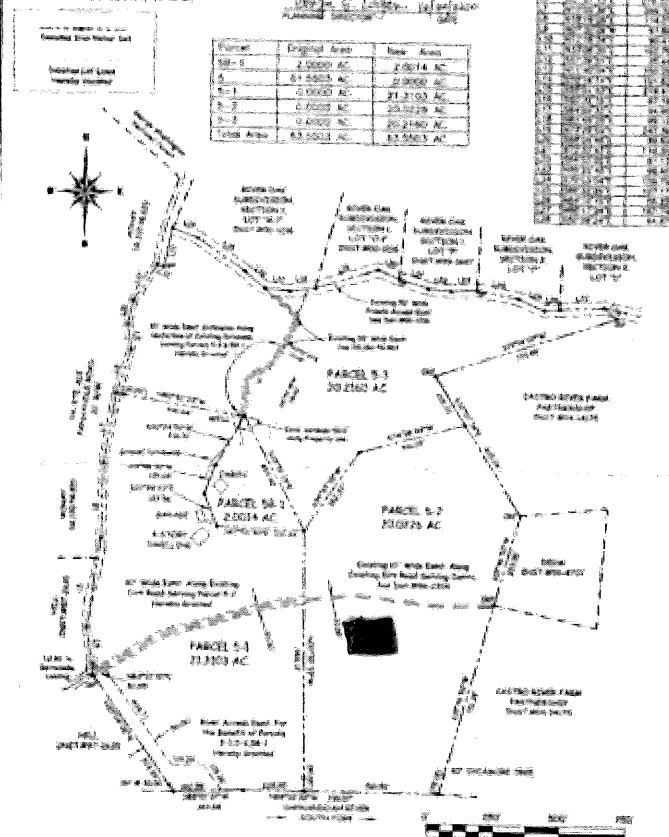


Carl S. Ey

202.803.1515 cell

REVIEWED AND CERTIFIED AS EXEMPT FROM
THE HARRISON COUNTY SUBSIDIARY GRADUATION
UNDER SECTIONS 120-501(2)(A), ALLOWING
SOLICITING ACTIVITIES AND 120-501(2)(B)
ALLOWING LOAN OFFERS FROM AN AGENCY AND
NOT BE COMMITTED TO RECORD.

Formet	Original Area	New Area
S1-1	2,000.00 AC.	2,001.4 AC.
4	61,800.3 AC.	61,800.0 AC.
S-1	5,000.00 AC.	51,275.0 AC.
S-2	6,000.00 AC.	23,522.9 AC.
S-3	6,000.00 AC.	26,250.0 AC.
Total Acres	83,800.3 AC.	83,800.3 AC.



NOTES:

- 1. Domestic Water-Qualification (D.W.Q.) is shown by check recorded at approximately 4950-5170.
- 2. Reddish-brown stain approximately 4950-5070.
- 3. Original Test Map 40 is 50-5 and 50-56.
- 4. Impervious limit shown forward are based on a current field survey.
- 5. No title report was forwarded for this preparation of this survey. Therefore, all existing easements are not necessarily shown on this plat.
- 6. Easement Agreement.



LARRY MONTGOMERY, JR.
 10000 10TH AVE. N.E.
 WASHINGTON, D.C. 20004

DATE 1 - 2001	TIME 20:00	LOCATION 100
NAME NICK-13	FILE 100	DATE 100
REMARKS		
FILE		

1000683 Qide 247-E

Hello and Happy New Year, Mr. Wendling!!

I thought over the Carl and Jennifer Ey Application for Conditional Use Permit Tax Map 35, Parcels 5-1, 5-2, and 5-3 and I have the following additional comments and observations:

Dear Mr. Wendling,

I have taken additional time to reflect on my experiences going into and out of my farm property at 1090 Panhandle Road, Bentonville, Virginia since the building of the Sawner five Bedroom residence on the subject properties (parcels 5-1, 5-2, & 5-3) Warren County Tax Map 35 and I have the following thoughts I would like to add to my previous comments and have them entered into the record:

1. A few years back when entering my property over my right of way to my property the roadbed was very muddy and had we not had all wheel drive, a real estate appraiser and I would have gotten stuck in the mud below the Sawner residence. The drive had never been saturated to the point of making it difficult to traverse before. I attribute the difficulty to the fact that for the first time the Sawner's had stayed in their home for a couple of weeks. As I recall this was not too long before Mr. Tom Sawner's death. As I say, the road was quite muddy, it was summer and the smell of sewage coming from the hill below the Sawner's home was quite noticeable.

I understand that the Sawner house there was permitted for three bedrooms, but that the builder/ architect, whoever, built the home as a five bedroom. I guess later inspections caught the error and reduced the number of bedroom occupancy to three. When the property was later sold, I hear that a legal concern arose because the property was listed as a five-bedroom home, but it was discovered the permitted number was only three. Whatever the case, if there were a problem with septic overflow when only two residents occupied the premises, I can only imagine the health hazard that will arise if as many as five couples plus children occupy that home. More, as part of the commercial gathering place for the wedding venue (whatever) planned by Mr. & Mrs. Ey, I doubt that their clients would be pleased if the smell from the overflow reached the barn and parking area where their commercial functions are to take place; not to mention the potential health hazard from insects flying from the afflicted area to food service at the venue.

2. The PROPOSAL calls for a septic facility for the barn area. I understand that the Ey's have chosen instead to use state-of-the art Port-A-Potties (whatever) that will cause no pollution to the adjacent stream that flows directly into the South Fork of the Shenandoah River upstream of the Front Royal reservoir intake. Our community had a similar concerns and it was decided to move a proposed landfill that was intended to be placed across the river from our farm to another location far away from the area. I imagine the Ey's will eventually attempt to install some type of septic. It is my belief, however that the area is in the flood plain and is

entirely too low to the South Fork of the Shenandoah River that overflows its bank practically every spring, for such an installation to be at all safe, again especially in light of the Front Royal reservoir intake.

3. Because the Ey's own the land all around our farm, I believe the best place for their Rural Event Facility might be further down along the point of the peninsula formed by the South fork of the Shenandoah River and across from the parking area of the Raymond R. "Andy" Guest, Jr. State Park. This area might even provide additional advertising for the venue. The point has an elevated area many hundreds of yards above the river that would be much more satisfactory as a site for their venue. This site should provide ample area and slope with improved soil above the river for a septic drain field sufficient to accommodate daily commercial traffic with 100 or more guests.
4. The drive into our farm property at 1090 Panhandle Road does not provide any opportunity for a turn-around until one gets to our farmhouse, there. Our section is private property. Trespass is not allowed. The Ey's will need to use or replace the current gate or construct a new gate that will be passable by the farmer who rents our lowland pasture and his mowing and hay making equipment. The gate should be locked with access only by my family, our tenant farmer, the Deem family who own land just as one enters our property, and the Ey's only to the extent of their property. Also, it should be noted that the Ey's neither have a right-of-way nor easement over our section of our driveway upstream and downstream on our property.

Next, it will be the responsibility of the Ey's to contractually bind their guests to keep them from trespassing or venturing onto our property on foot, in vehicles (RVs, ATV's, motor homes, boats, etc.), or by using hovercraft or drones, whatever) for any purpose whatsoever, including but not limited to hiking, bird watching, hunting, trapping, and/or fishing.

I would appreciate it if you would add these comments to those I made earlier for submission to the Board of Supervisors. Thank you for your consideration.

Sincerely,
Robert J. Castro
Castro River Farm Partnership
1090 Panhandle Road
Bentonville, VA

Matt Wendling

From: Robert Castro <robert.castr0243@gmail.com>
Sent: Monday, January 3, 2022 3:30 PM
To: Matt Wendling
Subject: Fwd: Ey Conditional Use Permit for a Rural Facility, Map 35, p. 5-1(?), 5-2, & 5-3

Hello and Happy New Year, Mr. Wendling!!

I thought over the Carl and Jennifer Ey Application for Conditional Use Permit Tax Map 35, Parcels 5-1, 5-2, and 5-3 and I have the following additional comments and observations:

Dear Mr. Wendling,

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1. A few years back when entering my property over my right of way to my property the roadbed was very muddy and had we not had all wheel drive, a real estate appraiser and I would have gotten stuck in the mud below the Sawner residence. The drive had never been saturated to the point of making it difficult to traverse before. I attribute the difficulty to the fact that for the first time the Sawner's had stayed in their home for a couple of weeks. As I recall this was not too long before Mr. Tom Sawner's death. As I say, the road was quite muddy, it was summer and the smell of sewage coming from the hill below the Sawner's home was quite noticeable.

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Next, it will be the responsibility of the Ey's to contractually bind their guests to keep them from trespassing or venturing onto our property on foot, in vehicles (RVs, ATV's, motor homes, boats, etc.), or by using hovercraft or drones, whatever) for any purpose whatsoever, including but not limited to hiking, bird watching, hunting, trapping, and/or fishing.

I would appreciate it if you would add these comments to those I made earlier for submission to the Board of Supervisors. Thank you for your consideration.

Sincerely,

Robert J. Castro
Csstro River Farm Partnership
1090 Panhandle Road
Bentonville. VA

----- Forwarded message -----

From: **Robert Castro** <robert.castr0243@gmail.com>
Date: Wed, Dec 22, 2021 at 3:23 PM
Subject: Re: Ey Conditional Use Permit for a Rural Facility, Map 35, p. 5-1(?), 5,-2, & 5-3
To: Matt Wendling <Mwendling@warrencountyva.net>

Thanks so much, once more, Mr Wendling. I wish you and your family and staff the Merriest of Christmases and Happiest of New Years, ever!

Best of everything,
Robert Castro

On Wed, Dec 22, 2021 at 3:13 PM Matt Wendling <Mwendling@warrencountyva.net> wrote:

Greetings Mr. Castro,

I received your e-mail and will get you some answer's when I'm back in the office on the first week in January. This e-mail will be placed in the Board of Supervisor's packets.

Have a Merry Christmas and Happy and safe new year,

Matt

Matt Wendling

Warren County Planning Department

Deputy Planning Director / County Floodplain Manager

220 N. Commerce Ave., Suite 400

Front Royal, VA 22630

(540)-636-3354

www.warrencountyva.net

<http://ecode360.com/9745479>



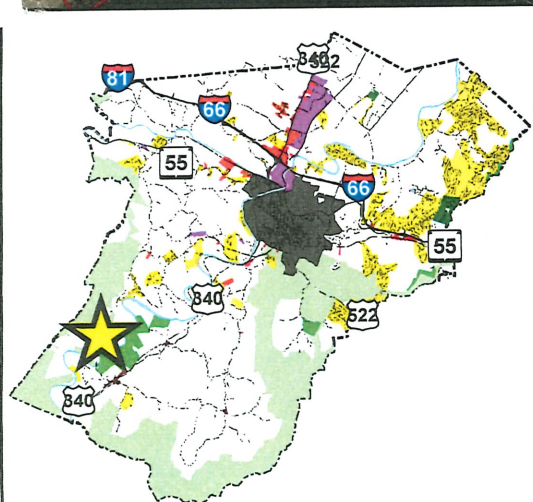
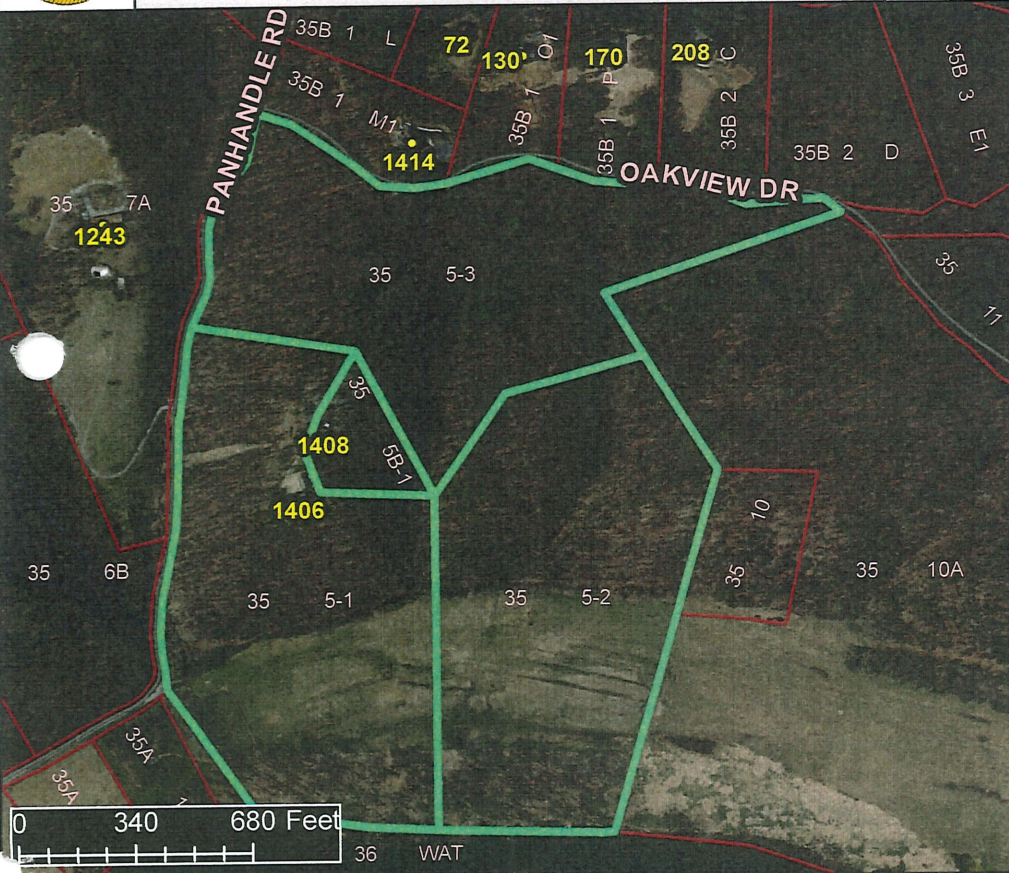
Warren County VA

CUP Location Map



Rural Event Facility
Applicants: Carl & Jennifer Ey

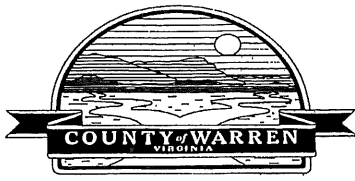
TM 35-----5-1, 5-2, 5-3, & 5B-1
1406 Panhandle Road



Zoning

Agricultural	Rural Residential
Commercial	Right of Way
Industrial	Front Royal
Residential One	Federal Land
Residential Two	State Land
Suburban Residential	Water
Village Residential	VOF Conservation Easements
	WC Conservation Easements

Map produced by
Warren County GIS 2021
Department of Planning



COUNTY OF WARREN, VIRGINIA

BOARD OF SUPERVISORS AGENDA ITEM

DATE	ITEM	SUBJECT:	PAGE
1/11/2022	# 2	Conditional Use Permit #2021-10-07 Edwin Wright <i>Commercial Campground</i>	1 of 2

EXPLANATION & SUMMARY:

See attached application and staff report.

General standards/conditions. In addition to the specific standards set forth hereinafter with regard to particular conditional uses, all such uses shall satisfy the following general standards:

- (1) The proposed use at the specified location shall be in harmony with the adopted Comprehensive Plan.
- (2) The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
- (3) The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted Comprehensive Plan. The location, size and height of buildings, structures, walls and fences and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
- (4) The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or in conflict with the existing and anticipated traffic in the area.
- (5) Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided.
- (6) In determining whether or not to grant a permit and in determining conditions to be imposed, the governing body shall take into consideration the objectives and intent of this chapter and may impose reasonable conditions that:
 - (a) Abate or restrict noise, smoke, dust or other elements that may affect surrounding properties.
 - (b) Establish setback, side and front yard requirements necessary for orderly expansion and to prevent traffic congestion.
 - (c) Provide for adequate parking and ingress and egress to public streets or roads.
 - (d) Provide adjoining property with a buffer or shield from view of the proposed use if such use is considered to be detrimental to adjoining property.
 - (e) Prevent such use from changing the character and established pattern of development of the community.

After proper advertisement and a public hearing by the Planning Commission, the application has been forwarded to the Board of Supervisors recommending approval with the following conditions:

Planning Commission Move to Approve:

Mrs. Richardson moved to forward this application to the Board of Supervisors, recommending denial due to an inadequate infrastructure for roads and water. The motion was seconded by Mr. Kersjes and approved by the Planning Commission by a vote of 3-1 with Mr. Longo voting against the motion to deny. Mr. Henry was absent.

1. The applicant shall comply with all Warren County Health Department, Virginia Department of Transportation, Warren County Building Inspections, and Warren County Fire and Rescue regulations and requirements.
2. A commercial campground site plan shall be approved by the Planning Department.
3. An open burning management plan shall be submitted to the Warren County Fire Marshall and Planning Department.
4. A woodland management and preservation plan shall be submitted to the Virginia Tech Cooperative Extension office for review and submitted with the site plan.
5. The property shall comply with the County's noise ordinance in Warren County Code Section 123.
6. All events associated with the campground must be within the hours of 9:00AM and 10:00PM.
7. The only access to the property for the commercial campground shall be off of Gooney Manor Loop with an approved VDOT entrances.
8. Any buildings constructed on the property for the Commercial Campground shall be cohesive with the agricultural and rural nature of the surrounding area in their appearance.
9. The total number of campsites shall not exceed 100.

PROPOSED OR SUGGESTED MOTION:

I move that the Board of Supervisors approve the conditional use permit request of Edwin Wright for a Commercial Campground with the conditions as recommended by the Planning Commission and staff.

OR

I move that the Board of Supervisors deny the conditional use permit request of Edwin Wright for a Commercial Campground (List reasons).

SUBMITTED BY:	DISPOSITION OF BOARD:	PROCESSED BY:
Matt Wendling, CFM Deputy Planning Director County Floodplain Manager	☐ APPROVED ☐ OTHER (Describe)	



Conditional Use Permit: 2021-10-07 / Commercial Campground
Edwin Wright/The Dryer Farm LP, Applicant /Current Owner
Staff Report for the Planning Commission
Prepared: September 29, 2021
Staff Contact: Matt Wendling, Deputy Planning Director *MW*

SUMMARY OF REQUEST

The applicant is requesting a conditional use permit for a Commercial Campground on his family's property in Browntown. The property has been owned by his family since the 1950's and Mr. Wright will be the acting farm manager of the property and campground. The property is 153+ acres and is currently accessed by Gooney Manor Loop which is a rural state road (Rt. 631). The applicant is requesting to have 100 primitive campsites to allow for tents and small campers. The campers would be owned by the campground and be permanently parked, serviced and maintained by the property owners. The applicant plans to construct pad sites for camping and have centrally located portable restrooms and bathing facilities service the campsites. The applicant is also applying for a Conditional Use Permit for a Rural Event Facility on this property. The applicant will need to comply with all supplemental regulations for this use, including the County's other ordinances such as noise and lighting and any outside agency regulations in the establishment of the use which includes a site plan approved by the County Planning Department.

PROPERTY INFORMATION

Property Location: Gooney Manor Loop	Tax Map ID: #47, Parcel 12
Zoning: Agricultural (A)	Magisterial District: South River
Acres: 153.73	Existing Land Use: Woodlands/Pasture
This area of the County has not been mapped by FEMA; the property is designated as a Non-Floodzone "X"	

SURROUNDING ZONING DISTRICTS & USES

North: Agricultural (A)	Use: SFW with Pasture/Woodlands
South: Agricultural (A)	Use: SFW with Woodlands
East: Agricultural (A)	Use: SFW with Woodlands
West: Agricultural (A)	Use: SFW with Woodlands

PROPERTY HISTORY

This property has not had any previous Conditional Use Permits issued for uses in the Agricultural (A) zoning district. There are no code violations showing in our permit/plan management system.

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The Future Land Use Map in the Comprehensive Plan identifies this area to be used for agricultural land uses. Commercial Campgrounds are permitted in both the Agricultural and Commercial zoning districts by conditional use permit. Chapter 4 Growth - Management/Land Use, Section 4 identifies goals and objectives in maintaining the Rural Character and Agricultural Preservation the areas of the County currently zoned Agricultural. The applicant intends to incorporate approved woodland management practices in the design of the campground such that it doesn't significantly impact the viewshed and natural resources of the property and for the purpose of preserving much of the forest and wooded areas. A proposed general development sketch plan is included in your packets.

OUTSIDE AGENCIES

The request has been sent to VDOT, the Warren County Health Department, Warren County Building Inspections, Warren County Fire and Rescue, and the Warren County Sheriff's Office for review. Their comments will be incorporated into this staff report and into the conditions prior to the public hearing.

PROPOSAL:

To allow for a Commercial Campground for 100 primitive camping sites to be established on the property identified on Tax Map 47 as parcel 12.

Definition for Commercial Campground and Commercial Camping:

COMMERCIAL CAMPGROUND

A plot of ground upon which 10 or more-unit spaces are located, established or maintained, whether or not a fee is charged, for occupancy by a major recreational vehicle or components under the control of a major recreational vehicle.

[Added 1-16-1996]

COMMERCIAL CAMPING

Ten or more major recreational vehicles used for living, sleeping or other occupancy on any lot or combination of lots under one ownership

Supplemental regulations for Commercial Campground:

§ 180-41 Commercial campgrounds.

A. Intent. These provisions are intended to ensure that recreational vehicles and tents within parks are operated in a safe and healthful manner.

B. Status/requirements.

(1) Commercial campgrounds are subject to conditional uses permitted only in specifically named zoning districts. Except as otherwise provided in this chapter, a recreational vehicle used for dwelling purposes outside of a legally established and operated recreational vehicle park shall constitute a violation of this chapter.

(2) In addition to conditional use requirements, recreational vehicle parks are subject to the site plan requirements of this chapter. Notwithstanding other site plan requirements of this chapter, site plans for commercial campgrounds shall be drawn to a scale of not less than one inch equals 20 feet, shall be sufficient for the Zoning Administrator to determine that regulations of this chapter can and will be satisfied and shall include information describing surrounding land use, zoning, topography and vegetation. Site plans shall indicate all proposed streets, utilities and structures with specifications to indicate compliance with the provisions of these regulations.

C. Standards.

(1) Density standards.

(a) No commercial campground shall contain more than 100 nor fewer than 10-unit spaces. The minimum unit space area shall be 1,800 square feet. The density of spaces provided for units shall not exceed 15 spaces per gross park acre and no one acre shall exceed 20 RV unit sites. The applicant is requesting 100 camping spaces.

(b) The minimum area required for application and institution of a commercial campground shall be 10 contiguous acres. This lot is in excess of the 10 acres minimum requirement.

(2) Proximity standards. Units shall be separated from each other and from other structures by a minimum of at least 20 feet. For purposes of this separation requirement, any accessory structure such as attached awnings, carports or individual storage facilities shall be considered a part of the unit. The pad sites may include a picnic table and designated camping area for tents or small campers.

D. General requirements.

(1) Hazardous conditions.

(a) Condition of soil, groundwater level, drainage or topography shall not create hazards to the property nor to the health or safety of the occupants.

(b) RV unit sites shall be well drained and shall not be exposed to objectionable smoke, noise, odors, subsidence, erosion or other adverse conditions.

(2) Other vehicles. The recreational use of motor bikes, trail bikes, motorcycles, all-terrain vehicles and similar vehicles within a commercial campground is hereby prohibited, unless permission has been specifically granted in conjunction with the conditional use permit approval.

(3) Internal roads. Roads shall be constructed of a dust-free surface which is adequate for the types of vehicles to be accommodated and shall be approved by the Board of Supervisors.

E. Design standards.

(1) Trees. At least 75% of the developed unit spaces shall be within areas sufficiently wooded to provide adequate shade for the unit space and camouflage from public view.

(2) Buffer. In designing the campground, the applicant shall provide a minimum of 50 feet of undeveloped land along the total perimeter of the proposed site.

(3) Dust control. Exposed ground surfaces in all parts of commercial campgrounds shall be paved or covered with crushed stone or gravel or protected with a vegetative growth that is capable of preventing soil erosion and eliminating objectionable dust.

(4) Commercial sites. Sites for structures which will serve as commercial convenience centers shall be no larger than 10% of the total commercial campground or one acre whichever is the lesser.

(5) Refuse disposal. Refuse collection receptacles shall be provided at locations within 150 feet of all recreational vehicle sites. Such receptacles shall be emptied at least twice weekly, and all refuse shall be transported from the campground and disposed of in accordance with all applicable state and County laws and regulations. The applicant plans to have a central collection site with bear-proof trash collection containers which will then be collected and transported to the Warren County Transfer Station as needed or at least twice weekly.

F. Sanitary stations.

(1) Stations required. Each commercial campground shall provide sanitary station(s) for the adequate and safe disposal of sewage from RV holding tanks. Such stations shall be constructed in accordance with the adopted Building Code^[1] for Warren County and applicable state regulations. A minimum of one station shall be provided for each 100-unit spaces. **The applicant plans to use portable bathroom and shower facilities for the first two years and then install 2 to 4 permanent structures after two years. These locations will be shown on the site plan submitted to the Planning Department.**

(2) Screening. Sanitary stations shall be screened from other activities by visual barriers such as solid fences or walls and shall be separated from any unit space by a distance of at least 50 feet.

(3) Portable toilets. In no case shall portable toilets be permitted within a commercial campground.

G. Service buildings. Each commercial campground shall be provided with one or more service buildings which contain an adequate number of toilet and sanitary facilities. Such service buildings shall be constructed in accordance with the adopted Building Code for Warren County and applicable state regulations governing campgrounds.

OUTDOOR LIGHTING

All outdoor lighting will need to conform to the Warren County Zoning Ordinance requirements and be full cut-off fixtures pointed downward to prevent glare on adjoining properties.

RECOMMENDED CONDITIONS:

Staff recommends if the Planning Commission recommends approval of this request that the following conditions be applied:

1. The applicant shall comply with all Warren County Health Department, Virginia Department of Transportation, Warren County Building Inspections, and Warren County Fire and Rescue regulations and requirements.
2. A commercial campground site plan shall be approved by the Planning Department.
3. An open burning management plan shall be submitted to the Warren County Fire Marshall and Planning Department.
4. A woodland management and preservation plan shall be submitted to the Virginia Tech Cooperative Extension office for review and submitted with the site plan.
5. The property shall comply with the County's noise ordinance in Warren County Code Section 123.
6. All events associated with the campground must be within the hours of 9:00AM and 10:00PM.
7. The only access to the property for the commercial campground shall be off of Gooney Manor Loop with an approved VDOT entrances.
8. Any buildings constructed on the property for the Commercial Campground shall be cohesive with the agricultural and rural nature of the surrounding area in their appearance.
9. The total number of campsites shall not exceed 100.

Cc: Edwin Wright/The Dryer Farm LP, Applicant



15 September 2021

Warren County Planning Commission
220 N. Commerce Avenue
Front Royal, VA 22630

Dear Commissioners,

I am applying for a Conditional Use Permit for a Commercial Campground on my family's property in Browntown. I moved back to our farm in 2010 with the purpose of finding ways to keep it from being split up and sold off in little pieces. One of the ways I am hoping to do this is through agritourism by bringing visitors out to our land to enjoy the natural beauty and peaceful remoteness of our community, which is consistent with the goal stated in the Warren County Comprehensive Plan to 'preserve the County's rural character.' My hope is that our agritourism plans will help us afford to keep more of our land as beautiful agricultural space, will encourage our neighbors to find ways to protect their own land from unwanted residential development, and will bring visitors to our area who will contribute to our local economy without adding as much burden to traffic, public services, and amenities as full time residential occupancy.

The parcel in this application is more than 150 acres, with approximately 1.01 miles of road frontage, located around the barn at 2905 Gooney Manor Loop in Browntown (Tax Map 47 12). We would like to develop as many as 100 camp sites with a network of gravel roads and hiking paths that will give visitors access to hilltop views and several miles of hiking on our property. This parcel and our proposed camping sites meet the Warren County code requirements for tree coverage, size, spacing, and density. We plan to use existing entrances to our farm and to install additional wayfinding and agritourism signage at these entrances.

There is already one well on the property and a septic site has been approved by the health department, but has not yet been installed. We are working with a local engineering company to determine the optimal size of bathroom and shower facilities in relation to number of campsites and our

current best information is that we will build a bathroom and shower facility with its own septic field for each group of approximately 25 campsites.

Since we would like the opportunity to see how this experience goes and incorporate some guest feedback and visitation data into the location and size of permanent sites and facilities, we are asking for a 24 month period during which we can use portable trailers for bathroom facilities, which we will maintain in good repair and sanitary conditions just like any permanent facility. Our proposed permanent facilities will include 2-4 bath buildings modeled generally after those found in the National Parks and State Parks; a central pavilion and amphitheater; spaces for classes and food preparation; information stations; and a small store with general camping, grocery, and hygiene supplies for guests. These sanitary stations and service buildings will comply with regulations in Warren County Code 180-41 F and G.

It is our hope that through agritourism we and our neighbors can find alternatives to residential development and keep our agricultural districts open and appealing resources for our community and visitors alike.

Thank you,

WARREN COUNTY CONDITIONAL USE PERMIT APPLICATION

Application Number: 2021-10-07
 Date Received: 9-22-2021
 Fee Amount: \$ 500.00
 Date Paid: 9-22-2021 CK# 8995126

Applicant Information:

EDWIN S. WRIGHT
 Applicant Name

4151 GOONEY MANOR LAY BROWNTOWN VA 22610
 Address City State Zip

2905 GOONEY MANOR LOOP BROWNTOWN VA 22610
 Property Location for conditional use permit if Different than Applicant's Address

703-346-6844 edwinwright@manorlineranch.com
 Primary Contact Number Email

THE DRYER FARM LP
 Property Owner (if same as applicant, leave blank)

6801 WEMBERLY WAY MCLEAN VA 22101
 Address City State Zip

703-556-8949
 Primary Contact Number

Respectfully request that a determination be made by the Warren County Planning Commission and Board of Supervisors on the following request for a Conditional Use Permit for the property described below.

A. Property Information:

- (1) Address/Location: 2905 GOONEY MANOR LOOP BROWNTOWN VA 22610
- (2) Election District: SOUTH RIVER
- (3) Tax Map Number: 47 12
- (4) Subdivision Name: NA
- (5) Total Area of Property (acres): 153.73
- (6) Total Area to be Used (acres): 153.73
- (7) Total Road Frontage (feet): 1.01 MILES
- (8) Depth of Property (feet): 500' +
- (9) Present Zoning: AGRICULTURE

B. Proposed Use of Property

- (1) State the proposed use(s) for the Conditional Use Permit: COMMERCIAL CAMPGROUND
- (2) Current land use and condition of site: AGRICULTURE
- (3) Zoning of surrounding land/property: AGRICULTURE
- (4) Will development be staged? ☒ Yes ☐ No
- (5) Construction Time: 1 MONTH TO 24 MONTHS
- (6) Season, days, and hours of operation: YEAR ROUND, 24-7
- (7) Will there be a sign? ☒ Yes ☐ No
(If yes, please submit a sketch of the sign(s) showing size and shape and the sign permit check list with this application.)
- (8) Has there been any prior application for a conditional use permit/variance for this property? (If yes, enter the permit number and/or name, date of action, action taken by the Planning Commission, Board of Zoning Appeals and/or Board of Supervisors and a description of the request.) NO
- (9) Number of full time employees: 1-4
- (10) What type of sewage disposal system will be used? ☒ Private ☐ Central ☐ Public
- (11) Number of persons to be served by the sewage disposal system: UP TO 250
- (12) Number of parking spaces to be provided: Regular 100 Handicap AS NEEDED
- (13) What is the proposed landscaping and buffering for this property? EXISTING TREES AND BUSHES

C. Plans Prepared By

Name: EDWIN S. WRIGHT

Address: 4151 GOONEY MANOR LOOP BRAINTOWN VA 22610

Telephone Number: 703-346-6844

D. Environmental Information

- (1) Will this proposed use adversely impact the community of the environment? (If yes, what are the adverse impact(s) and what is proposed to solve these adverse impacts?) NO

- (2) Will there be any debris generated from the activity? (If yes, where and in what manner will the debris be stored and how and where will it be disposed of?) _____

YES. TRASH AND REFUSE WILL BE COLLECTED ON SITE AND
TRANSPORTED TO BENTONVILLE WASTE TRANSFER STATION
BY OWNER/OPERATOR

- (3) Will any potentially hazardous substances be used and/or stored on the property? (If yes, list the substances, their use and disposal of containers and substance residues.) _____

NO.

- (4) List any potentially hazardous emissions including, but not limited to: fumes, gases, smoke noise, liquid effluent, waste water, dust, and state what measures will be used to control these emissions. _____

SMOKE FROM CAMPFIRES + GRILLS DISSIPATES NATURALLY
DUST FROM GRAVEL ROADS, WHEN SEVERE, CONTROLLED BY H₂O SPRAY
SANITARY/SEWAGE WILL BE PUMPED OUT + REMOVED AND/OR
CONVENTIONAL SEPTIC SYSTEMS WILL BE BUILT OVER TIME

- (5) Will there be any electrical or electronic activity which will interfere with local communications or telephone, television or radio reception? (If yes, describe the type of activity and potential interference.) _____

NO

- (6) What will be the impact on traffic? _____

INCREASE IN VEHICLE TRIPS PER DAY YEAR ROUND, MOSTLY
EXPECTED ON WEEKENDS, BUT LESS THAN RESIDENTIAL SUBDIVISION

- (7) Will exterior lighting be used? (If yes, state the number of lights and the wattage of each. A lighting plan or lighting contour map may be required to show the nearest candle power as measured at ground level. _____

YES. ONLY DOWN FACING UTILITY LIGHTING, VARIABLE #

**The following documents and/or information are required
to be submitted with the application:**

☐ **An application fee of \$500.00.**

Make payable to the Treasurer of Warren County. A non-refundable fee of \$500.00 will be required at the time of submittal.

☐ **A Statement of Justification**

This printed or typed statement is to be addressed to the Warren County Planning Commission. It is to summarize your proposed use and highlight any aspects of the request which are not addressed in the application form. Please note, the statement is required to be on 8 ½ x 11 size paper.

☐ **A Site Plan/Survey.**

Your site plan should show the property boundaries, existing or proposed structure(s), adjacent roads, and any other pertinent information which would help outline your proposed use. A recent survey with the proposed uses/structures located on it will serve as a site plan for the purposes of this permit. The Planning Director, Planning Commission and/or the Board of Supervisors reserve the right to ask for an engineered site plan, if they deem it necessary for evaluation of the proposed conditional use permit.

☐ **Sewage Disposal and Well Site.**

Location of the existing or proposed septic system & drainfield and the well site are to be indicated on the survey or central/public connection location.

☐ **A copy of the deed to the property verifying the current ownership.**

A copy may be obtained at the Warren County Courthouse, Circuit Clerk's Office.

☐ **A statement verifying that real estate taxes have been paid.**

This may be obtained from the Treasurer's Office in Suite 800 of the Warren County Government Center.

☐ **Environmental and Community Impact Statements**

The Planning Director, the Planning Commission, and/or the Board of Supervisors reserve the right to ask for an environmental and/or community impact statements, prepared by a certified engineer or other person qualified to perform such work, if they deem it necessary for evaluation of the proposed request.

☐ **List of chemicals stored on the site**

A complete list of chemicals to be stored on the site in the form of an oath/statement for Industrial zoned properties only.

☐ **Location Map**

A map clearly legible, showing the location of the proposed project in relation to surrounding publicly maintained roads and showing the use of surrounding properties. County staff can assist in obtaining this information.

☐ **Directions to your property from the Warren County Government Center.**

EXIT PARKING LOT TO NORTH // TURN R ON E. 3RD // TURN R ON N.
COMMERCE (BYPASS) // TURN R ON SOUTH STREET // TURN L ON S. ROYAL //
TURN L ON BROWNTOWN RD // CONTINUE PAST VILLAGE OF
BROWNTOWN // VEER R ONTO GOONEY MANOR LOOP //
CONTINUE TO 2905 GOONEY MANOR LOOP - CINDERBLOCK BARN ON R.

I/we the undersigned, do hereby respectfully agree to comply with any conditions required by the Board of Supervisors of the County of Warren, Virginia, and authorize the County personnel to go upon the property for the purpose of making site inspections. Expenses incurred in securing professional assistance in connection with the review of this application for a Conditional Use Permit, shall be charged to the applicant.

Edna A. Wright
Applicant Signature

18 AUG 20 21

Date

Diana Dyer Wright, General Partner
Property Owner Signature

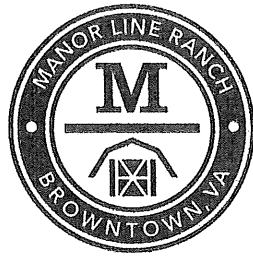
Date Aug 30, 20 21

Accepted by: _____

Date: _____

PLEASE NOTE: If the required documents are not provided and/or the application is incomplete, your application will not be placed on the Planning Commission Agenda.

NOTES



WARNING: Under Virginia law, there is no liability for an injury to or death of a participant in an agritourism activity conducted at this agritourism location if such injury or death results from the inherent risks of the agritourism activity. Inherent risks of agritourism activities include, among others, risks of injury inherent to land, equipment, and animals, as well as the potential for you to act in a negligent manner that may contribute to your injury or death. You are assuming the risk of participating in this agritourism activity.

ATTENTION: Manor Line Ranch is a working farm. There are many natural and man made hazards, including, but not limited to, fencing, equipment, cows, and bears. If you want to fence with a bear, please don't, and see the above Warning before proceeding.

Welcome to Manor Line Ranch! We aim to provide a peaceful and enjoyable atmosphere for all our guests. If you have any questions before, during, or after your stay, please call Edwin Wright at 703-346-6844. If you have an emergency while staying at Manor Line Ranch, call 911. If you do not have a cell phone that works on site, please notify Manor Line Ranch staff before your stay and we will make a land line available at the event barn.

Upon arrival, please check in. Upon departure, please check out. Check in is at noon and check out is by 11am. Single day reservations are available year round, but we encourage our guests to stay long enough to relax into the experience. We have miles of hiking trails, ponds, creeks, and views that are exclusively available to guests at Manor Line Ranch, and if there's anything we can do to make your stay more enjoyable, it would be our pleasure to serve. We also have friends and neighbors who run some of the best wineries, breweries, restaurants, self care, and river experiences in the area, and we're happy to help you put together a package of activities to suit your interests.

Campground Rules and Regulations

These rules have been updated for 2021 and are subject to change. Visitors and guests should check for updated rules and regulations, especially notices regarding burn bans and water station availability when checking in. Thank you.

Health and Supplies

Please abide by social distancing and mask wearing guidelines from the CDC if you have not been vaccinated for Covid-19. Please bring your own first aid supplies and items like sunscreen. Suggested packing lists are available on request. If you forget any supplies, we have a limited variety of supplies for sale, including toiletries, ice, and coolers.

What's nearby?

We are less than an hour and a half from DC and ten miles south of Front Royal, and our valley is surrounded on three sides by the Shenandoah National Park. The Shenandoah River and the Shenandoah River State Park are just a few miles away. Within an hour drive there are around a hundred wineries, breweries, meaderies, cideries, and distilleries, as well as dozens of excellent restaurants, music venues, and markets. Our region was recently named the Dark Sky Capital of the Mid-Atlantic, and Front Royal is the Canoe Capital of Virginia. From caverns to mountain tops, we have a remarkable variety of natural beauty and experiences for you to enjoy.

Trails

We have several miles of trails available on our property, plus several in the community that enter the Shenandoah National Park. Maps available upon request, but if you set out in any direction you can follow the old farm roads around the property. We are also centrally located in a region that has millions of acres of protected lands. We have our favorites which we're happy to suggest, but beauty abounds in every direction. We encourage you to explore our trails, creeks, ponds, woods, and hilltops to your heart's content.

Alcoholic Beverages

Please drink responsibly. Guests are expected to comply with all local rules and regulations regarding the consumption of alcohol. Please do not operate vehicles, bicycles, pogo-sticks, ouija boards, etc. while intoxicated. Safety first.

Food Storage

All food must be stored in air-tight containers when not being prepared or consumed. Food waste may not be burned for disposal, and must be disposed of in airtight trash bags and removed from premises by guest or placed in designated trash receptacles on site.

Noise

Warren County has a noise ordinance restricting outdoor amplified noise and pet noise from 10pm to 7am. Guests are asked to be respectful of other guests and keep noise to a minimum. Manor Line Ranch does not have a separate noise ordinance, but if neighbors or other guests make a request for reduced noise, we require guests to comply with such requests.

Lost and Found

Please return any found items to Manor Line Ranch Lost and Found and we will make every effort to return the found items to their rightful owner. Thank you.

Children

Visitors and guests are responsible for their own children and other dependents at all times.

Pets

Pets are allowed at Manor Line Ranch. Visitors and guests are responsible for their own pets at all times. Pets must be kept on leash when visible to other guests and not allowed to roam without supervision. Pets may not be tied up outside or left unattended in vehicles at any time. Guests must clean up after their pet and are responsible for any damage done by pet to Ranch property.

Parking and Campsite Occupancy

Most of our campsites are located a short walk from the parking areas. Our goal is to give you the convenience of accessing your vehicle whenever you need, but to have all campsites be free from vehicle traffic, noise, etc. A limited number of campsites with adjacent parking are available. We also have smaller, more remote sites, and larger, group sites available by request. – please request these sites while making your reservation. First come, first served. Most of our campsites are designed to accommodate up to 1 cars, 1 tents, and 2 people per site.

Trash

Guests are expected to maintain a clean and well organized campsite at all times. At night, all debris and garbage must be bagged and stored either in guest's vehicle or in provided trash cans as to not attract animals. All debris and garbage shall be picked up and your area left clean prior to your departure. Fire ring must be free of debris and all fires must be completely extinguished before leaving the area. The Ranch will clean any campsite left in a state of disorder and the guest shall be assessed a cleaning fee of \$100.00.

Fire

Fires are allowed in designated Fire Rings and BBQ grills ONLY. Guests are not permitted to burn trash or other refuse. All fires must be completely extinguished before leaving area. Please see on site bulletin board for updated information on burn bans and available water stations. Guests may not cut firewood or natural vegetation or otherwise disturb the natural beauty of the Ranch. However, guests may collect dead tree branches from the ground for the purpose of use as firewood so long as the pieces are cut or broken into pieces that fit within the designated fire ring for safety.

Firearms

No weapons may be used or transported on the property without a Hunting License issued by Manor Line Ranch.

Water, Power, and Sewer

Water stations are available around the property. These spigots are fed by well water and are safe to drink. Waste water should not be dumped or left at these water stations. Each water station is accompanied by power outlets which may be used for emergency charging of batteries, but should not be used to run lights, speakers, or other equipment. Limited bathroom and shower facilities are available and access is listed on campsite descriptions.

Non-compliance

Management reserves the right to remove any person from the Ranch property for non-compliance of any of these Rules and Regulations. Non-compliance may result in eviction, loss of camping privileges, and/or prosecution for any criminal offenses.

Facts about Campgrounds and Events Centers

Concern – Increased Traffic

Based on VDOT's 2020 data, maximum annual impact from these applications
at Browntown Rd meeting 340: 3.2% increase
on Browntown Rd in Browntown: 8.8% increase
Impact from these applications is less than 50% of impact from Residential Subdivision

Concern – Over-use of our Browntown Roads

Current Road Capacity on narrow portion of Gooney Manor Loop (from VDOT's guidelines for Rural Rustic Roads) is 1500 vehicles per day

Current use of our Rural Rustic Road is 80 vehicles per day

Future peak occasional use (current + this proposal) will be 420 vehicle trips per day

Concern – Road Improvements

Road improvements are not necessary for these applications.

Local road improvements by VDOT do not increase local taxes.

Private citizens are not allowed to modify VDOT's roads without VDOT's involvement

We have been given verbal approval to include adding gravel to the ten existing pull offs and passing areas in this narrow half mile in our VDOT entrance application.

Concern – Campgrounds and Fire Safety

The 7 public campgrounds in the South River District offer more than 600 camp fire sites including 166 on Mathews Arm right above Browntown.

Camp fires at these campgrounds (within ten miles of Browntown) are not a major source of wildfires or structure fires.

These applications add 200 camp fire sites, phased in over time

Camp fires will be limited to designated areas and will comply with local burn bans and fire regulations.

Campgrounds will be monitored regularly at all times when campers are present to ensure compliance

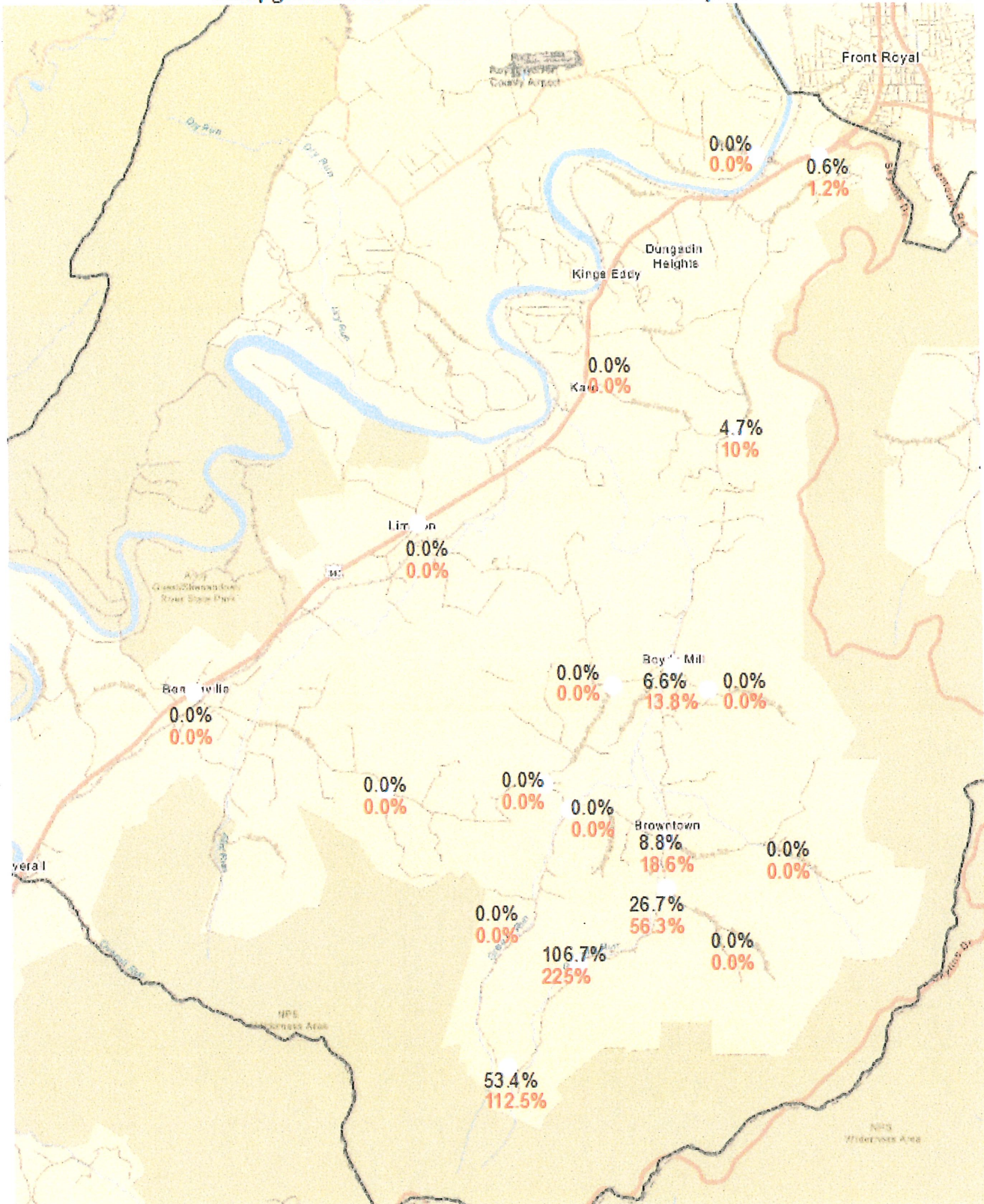
Concern – Water Usage

These applications would add 1-2 additional wells and up to 8 metered dosage septic systems

Residential subdivision would add at lease 17 wells and 18 conventional septic systems

Map of Annual Traffic Impact

Campgrounds and Events vs Residential Development



Black = Total annual percentage rise from Campgrounds/Events. Max impact not at regular commuting times.

Red = Annual percentage rise from by-right residential development of these same two parcels. Max impact during regular commuting times.

Matt Wendling

From: Arthur Boyce <bobby.boyce@vdot.virginia.gov>
Sent: Tuesday, October 26, 2021 11:28 AM
To: Joe Petty
Cc: Matt Wendling; Rhonda Funkhouser; Bradley Rigglesman; Travis Duncan
Subject: Warren-Rte 631-TM 44 25 Wright Events Center and Campgrounds CUP 2021-10-10 and 2021-10-9

<<...>>

DEPARTMENT OF TRANSPORTATION

Staunton/Edinburg Land Development

14031 Old Valley Pike

Edinburg, VA 22824

Dear Mr. Petty:

We have reviewed the above subject Conditional Use Permit Application dated September 22, 2021 for impacts to the local roadway system. This application is for the construction of a Rural Events Center and 100 site campground. Our comments are as follows:

- Route 631 is a rural rustic road with poor vertical and horizontal alignment and narrow roadway geometry that carries an average 80 trips/per day. Roadway right-of-way and funding are not available to make any improvements to this environmentally sensitive road.
- Based on the 200 guest maximum and a 2.5 person per vehicle occupancy, a single event will generate an additional 160+ trips on Route 631 not including the campsites. This could be a 300% increase in traffic for events of this size.

We have no daily traffic data for campgrounds but at full capacity (100 sites) the AM and PM peak hours would generate 21 and 27 trips respectfully.

- The existing entrance Wellspring Road does not meet the requirements for the proposed use including minimum sight distance requirements. A paved entrance will need to be installed on Route 631 by the owner that will meet VDOT's minimum agritourism standards and obtain the minimum 390' of sight distance in both directions. The design for the entrance should be included with the site plan and will need to be submitted to this office for review and approval prior to any construction and/or events. We suggest that the entrance location be approved prior to the County's CUP approval. The applicant may have to grant or obtain easements, remove earth embankment, trees, fence, stone walls, etc... to obtain the required sight distance in the location desired.
- A Land Use Permit shall be obtained before any work is performed on the State's right-of-way. The permit is issued by this office and will require application fees and surety coverage. Once satisfactory application has been made, a permit will normally take 7-10 days to process and issue.

We appreciate the County's efforts to include VDOT in the early planning stages for development and the opportunity to provide comments. We ask that you include a copy of this transmittal for official public record. If you have any questions or need further information, please do not hesitate to give me a call.

Sincerely,

Bobby Boyce

VDOT- Land Development Engineer
Shenandoah, Frederick, Clarke, & Warren Counties
14031 Old Valley Pike
Edinburg, VA 22824
(540) 534-3211

Lord Fairfax Health District



Warren County Health Department
465 West 15th Street, Suite 200
Front Royal, Virginia 22630
Tel. (540) 635-3159 ~ Fax (540) 635-9698
www.vdh.virginia.gov



October 6, 2021

Matt Wendling, Deputy Planning Director
County of Warren - Department of Planning
200 North Commerce Avenue, Suite 400
Front Royal, Virginia 22630

RE: Request for comments for Conditional Use Permits for Commercial Campgrounds and Rural Events Facilities. 2021-10-07, 2021-10-08, 2021-10-09, 2021-10-10
Tax Map# 44-25 & 47-12

Dear Mr. Wendling,

I have reviewed your requests for comments for proposed commercial campgrounds and rural events facilities at the referenced properties and offer the following comments:

Our office would have no objections provided all applicable sections of Chapter 450. Rules and Regulations Governing Campgrounds are met.

See <https://law.lis.virginia.gov/admincode/title12/agency5/chapter450/>.

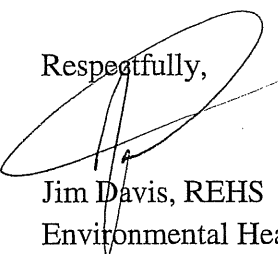
Also, See Campground Exemptions Summary attached.

All proposed buildings and facilities must be connected to an approved onsite sewage system and water supply. Temporary facilities will not be approved.

The applicant should contact Virginia Department of Health Office of Drinking Water, Culpeper Field Office at (540) 829-7337 to inquire about the requirements for developing a public water supply.

The applicant should contact a private Onsite Soil Evaluator (OSE) and/or licensed professional engineer (PE) to design an onsite sewage system(s) that can accommodate the projected sewage flow from all proposed facilities.

Respectfully,


Jim Davis, REHS
Environmental Health Supervisor

RECEIVED

OCT 12 2021

WARREN COUNTY
PLANNING DEPARTMENT



Campground Exemptions Summary

Primitive Campsites (section 183)

All primitive campsites
are exempt from:

(70) Numbering and marking of
campsites

(100) Sink and shower requirements
(same as other campsites)

(130) Vegetation control requirements

Primitive campsites of 10 or
fewer are exempt from:

(80) Providing potable water

Must be a sign at the
entrance stating that no potable
water is provided.

*If water isn't provided-slop sinks not required.

(120) Garbage cans & trash disposal:

Must have sign at
entrance stating campers must
pack out their own trash

Temporary Campgrounds (section 187)

Not Required:	-Numbering and marking of campsites(70)	-Permanent bathrooms (100)
	-Minimum size, density of campsites (70)	-Permanent slop sinks (90)
	- <i>Permanent piped</i> water supply (80)	-Dump Stations (90)

Requires Instead: (187) **Portable toilets** 1 per 75 persons, at least 1 ADA-compliant

Portable sinks and showers allowed, but not required

Portable greywater containers required *unless* : -no piped water
-cooking/fires are prohibited
-portable sinks and showers are provided

Water *is* required, but may use bottled water if campers are notified in advance

Water may be hauled in from approved source- -food-grade tanker with food-grade hoses
-protected from backflow and contamination
-maintain 1 ppm chlorine residual

Matt Wendling

From: David Beahm
Sent: Friday, October 8, 2021 5:26 PM
To: Chloe Phillips
Cc: Matt Wendling; Paula Fristoe
Subject: Request for Comments 2021-10-08 – Edwin S Wright – Conditional Use Permit for Rural Events Facility – WCCUP-000138-2021

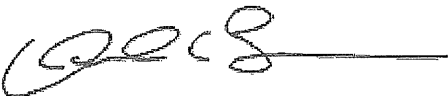
Comments 2021-10-08 – Edwin S Wright – Conditional Use Permit for Rural Events Facility – WCCUP-000138-2021:

NOTE: Prior Electrical Meter Replacement that was issued an Agricultural Exemption cannot be used to serve any portion of this activity unless it is fully permitted, reviewed, inspected and approved through the normal processes that are required. It may however continue to be used solely for the intent it was issued.

- Erosion and Sediment Control (ESC) Items:
 - Minimal land disturbance is indicated within the application, but given the complexity of this request there may be much more than minimal. As such, for this type of work scope, an application and permit are required for ESC permit, which would be a normal submission including a full plan review application
 - Additionally, the activity appears that it would exceed one (1) acre and would require submission to the Department of Environmental Quality (DEQ) for Stormwater. Approval by DEQ (Construction General Permit) would be required prior to any ESC Permit and any type of Building Permit being issued by Warren County.
- Building Inspections Items:
 - If or when any building construction related activity (structure, electrical, plumbing, mechanical, etc.) were to start, it would be subject to the normal requirements of application, review and approval prior to work beginning.
 - All building requirements are based on the Virginia Uniform Statewide Building Code (USBC).

If anything should change in the scope additional requirements may be required.

Respectfully,



Warren County Building Inspections

David C. Beahm, CBO
Building Official

220 North Commerce

Sui
Front Royal, VA

540/636

FAX 540/636

dbeahm@warrencountyva.net

www.warrencountyva.net

THIS MESSAGE IS INTENDED SOLELY FOR THE INDIVIDUAL(S) NAMED IN THE HEADER. THIS MESSAGE MAY CONTAIN MATERIAL THAT IS PRIVILEGED OR CONFIDENTIAL. IF YOU ARE NOT ONE OF THE INTENDED RECIPIENTS, PLEASE DO NOT READ, COPY, USE, OR DISCLOSE THIS



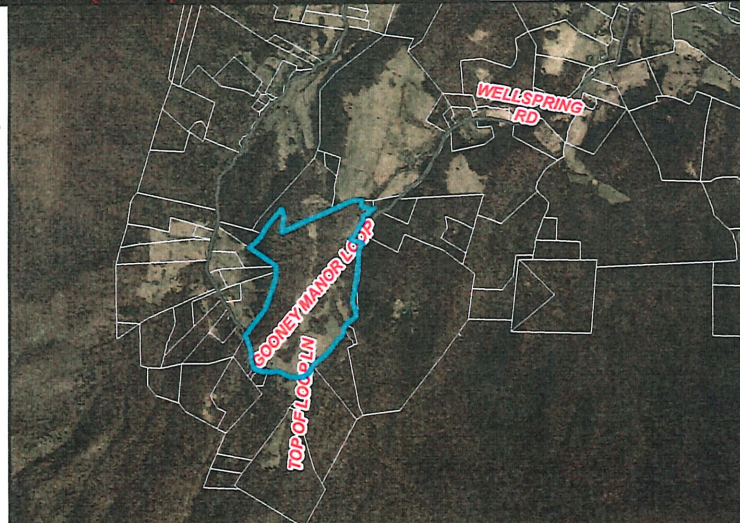
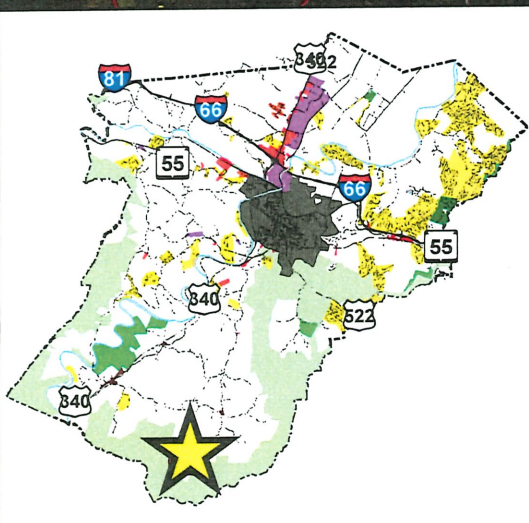
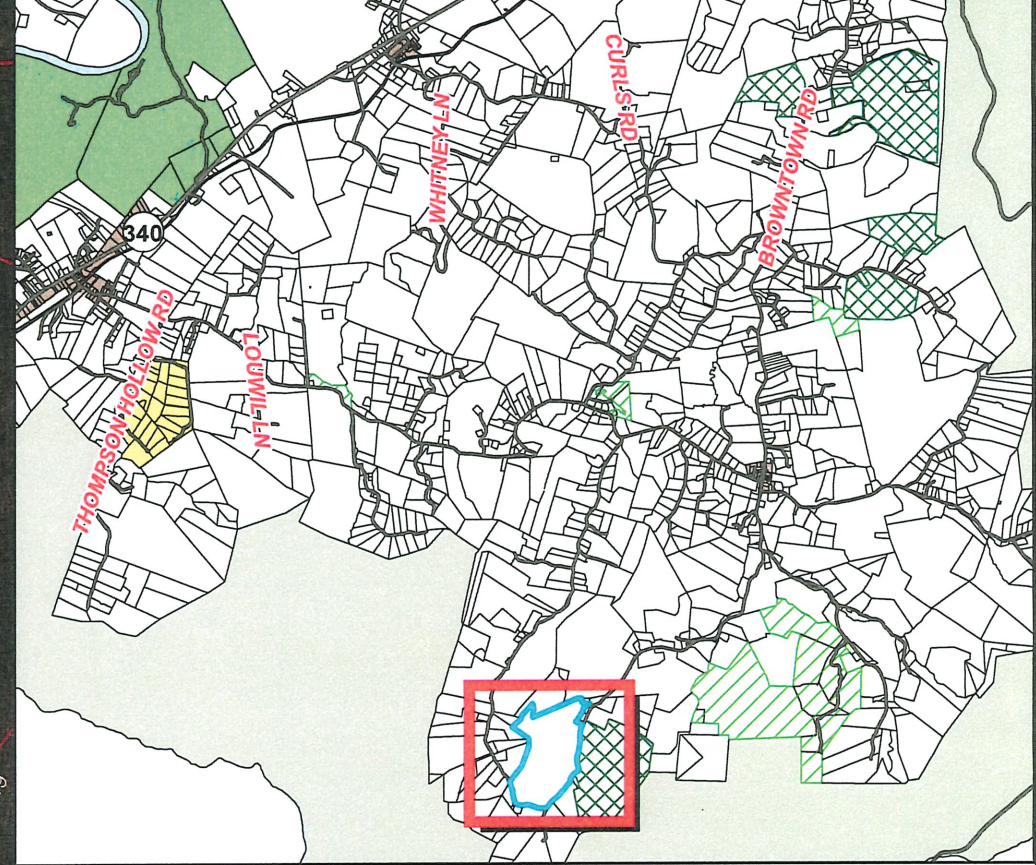
Warren County VA

CUP Location Map



Commercial Campground
Applicants: Edwin Wright

TM 47-----12
2905 Gooney Manor Loop

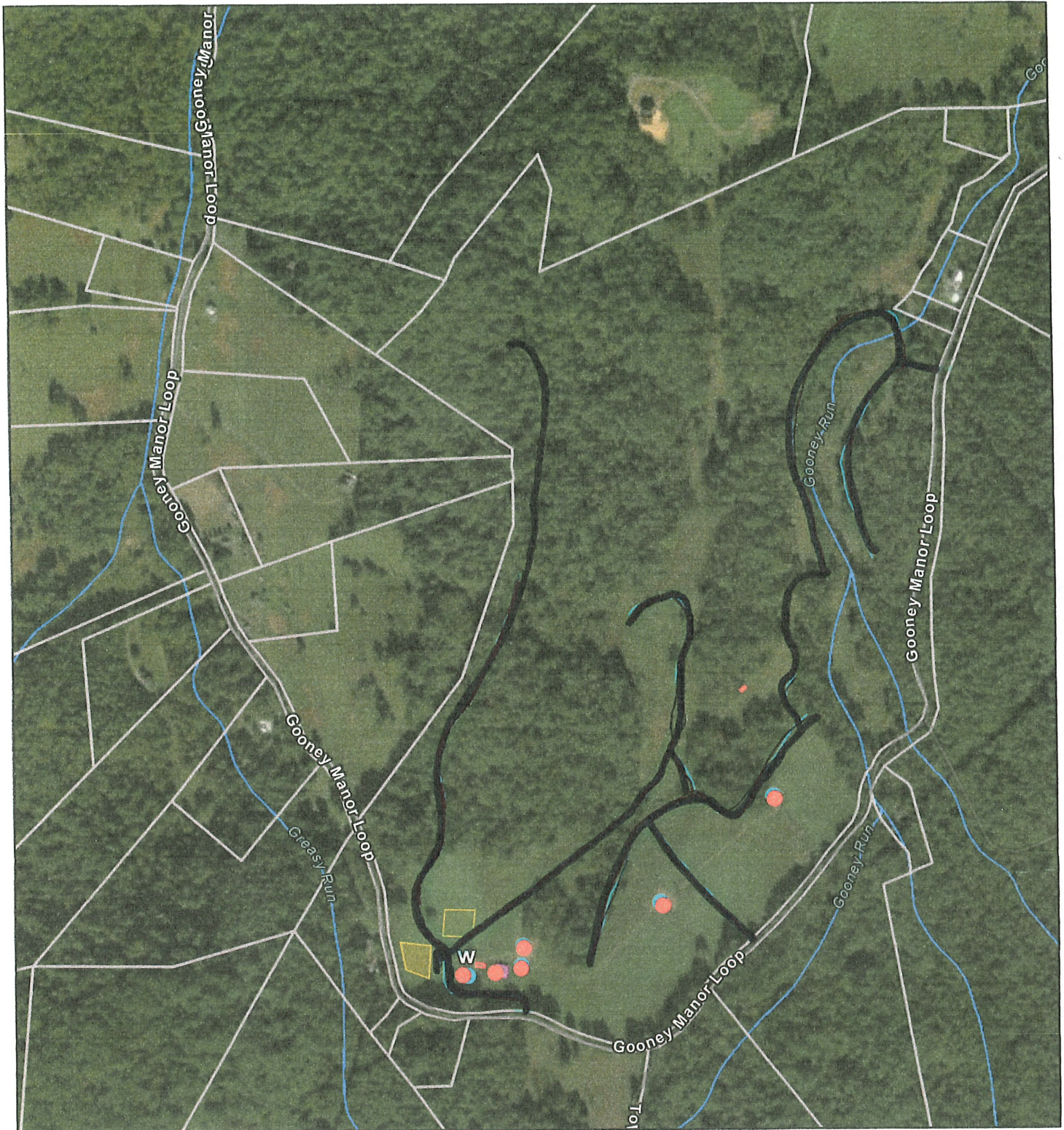


Zoning

Agricultural	Rural Residential
Commercial	Right of Way
Industrial	Front Royal
Residential One	Federal Land
Residential Two	State Land
Suburban Residential	Water
Village Residential	VOF Conservation Easements
	WC Conservation Easements

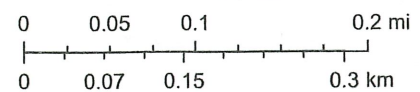
Map produced by
Warren County GIS 2021
Department of Planning

2905 GML Overview



September 21, 2021

1:9,028



● - EXISTING POWER

● - EXISTING WATER

P - PARKING LOTS

W - WELL

— - DRIVING PATHS

■ - APPROVED SEPTIC LOCATION

□ - PROPOSED SANITARY FACILITIES

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

2905 GML Overview



September 21, 2021

1:2,257

● - EXISTING POWER

● - EXISTING WATER

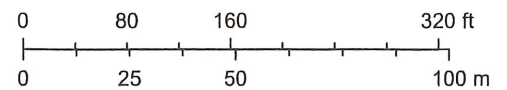
P - PARKING LOTS

W - WELL

— - DRIVING PATHS

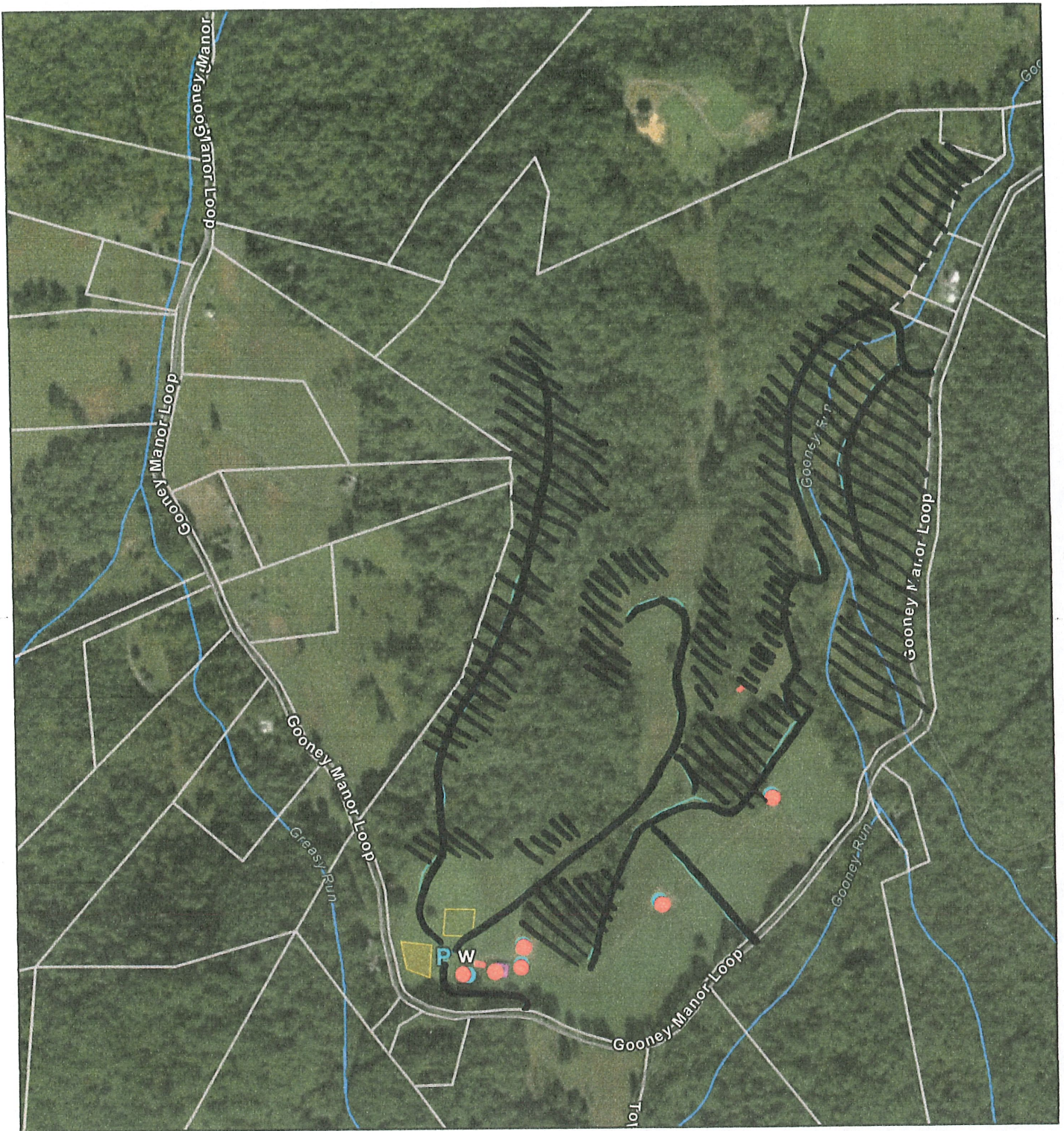
● - APPROVED SEPTIC LOCATION

■ - PROPOSED SANITARY FACILITIES



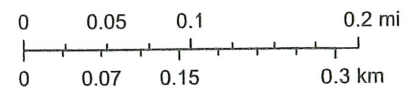
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

2905 GML Overview



September 21, 2021

1:9,028



• POTENTIAL CAMPING SITES/GLAMPING SITES

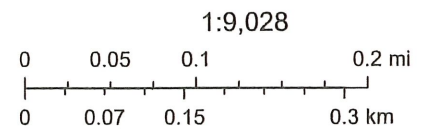
• DRIVING PATHS

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Site Section Lengths

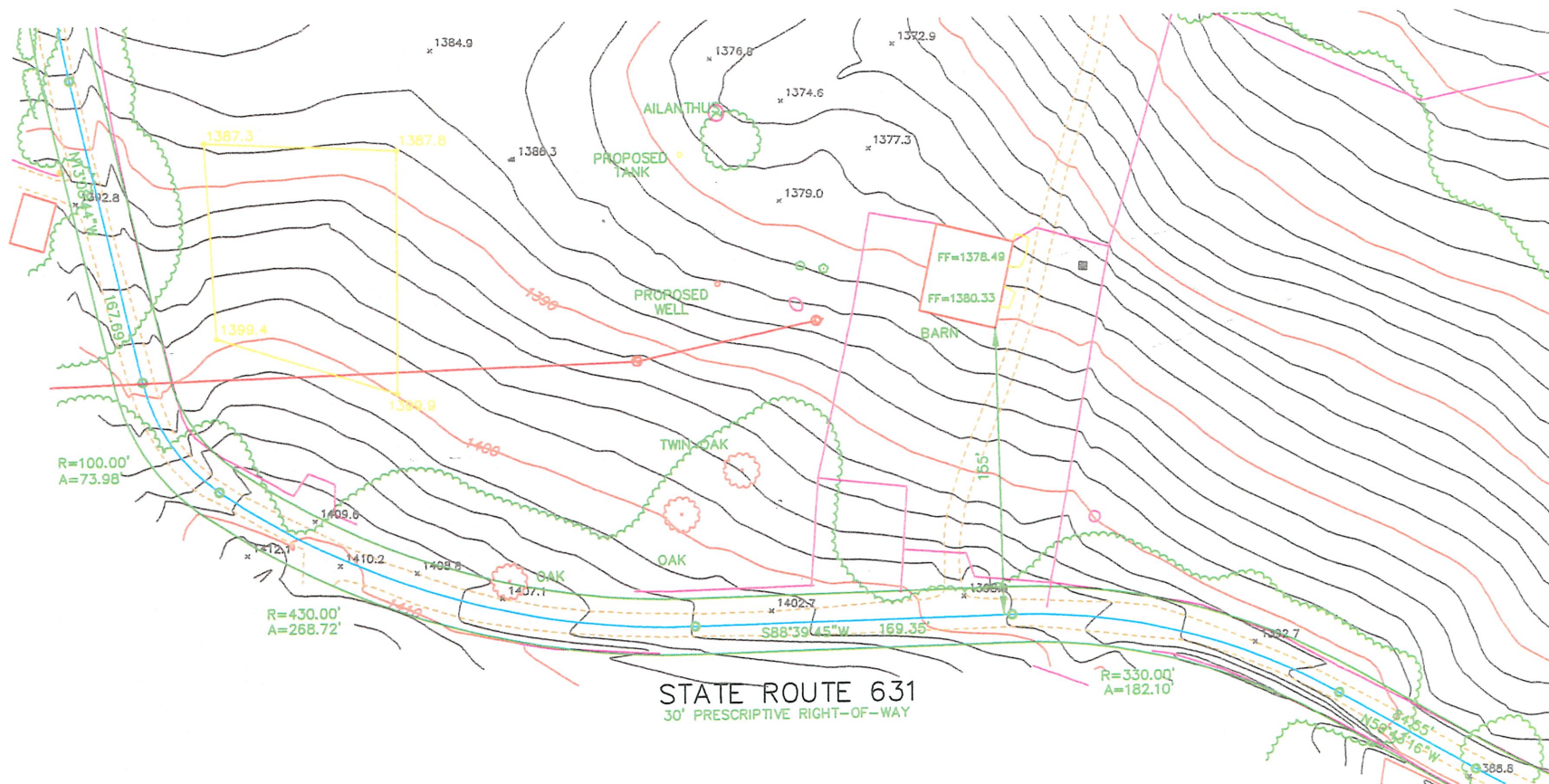


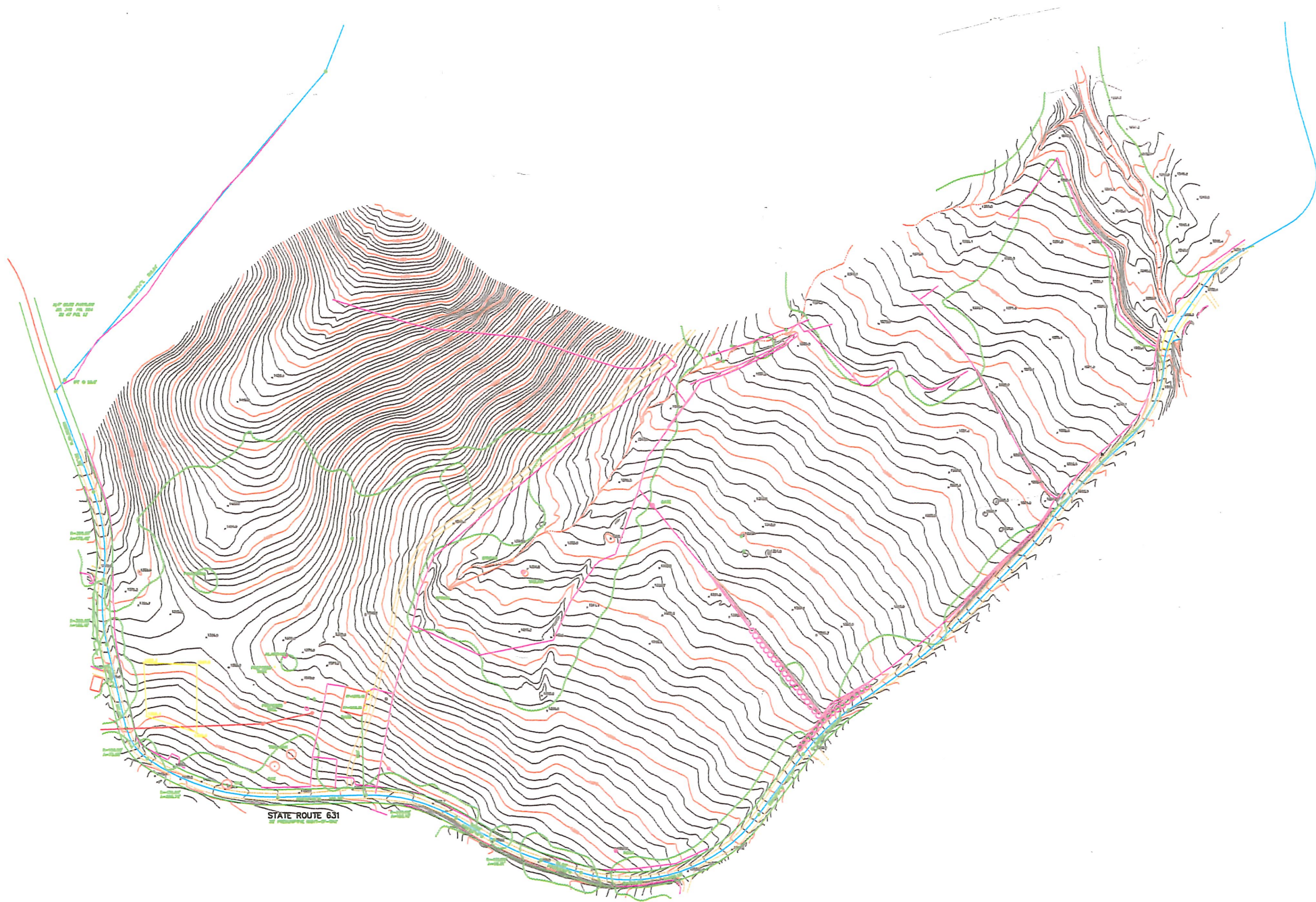
September 22, 2021



1:9,028

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community





To: Emily Ciarrocchi, Deputy Clerk – Warren County Board of Supervisors

Dear Ms. Ciarrocchi,

I (we) am writing this letter in opposition to Mr. Edwin Wright's application for four Conditional Use Permits for commercial campgrounds and rural events facilities on Gooney Manor Loop, in Browntown, VA. This letter serves to express our opinion, in writing, as we are not planning to attend the January 11th public meeting on the matter due to COVID concerns.

I (we) am opposed for the following reasons:

- o Drinking and driving during events
- o High traffic volumes through the small village of Browntown
- o Road dangers (barely a single-lane carriage way in sections, blind corners/hills)
- o Fire danger – active fires at numerous camp sites (high winds danger)
- o Lack of cell service for emergency (Fire/EMS) calling
- o Difficulty in accommodating Fire/EMS vehicles
- o Impact on water table

Please present this letter to the Supervisors for their consideration.

Thank you

Yours truly,

George and Diana Hodgkiss
224 Holiday Court
Browntown, VA 22610

Tel. 540-636-3588

**WARREN COUNTY
BOARD OF SUPERVISORS**

JAN 06 2022

**RECEIVED
WARREN COUNTY
ADMINISTRATOR'S OFFICE**

Emily Ciarrocchi

From: cbaker9@cox.net
Sent: Wednesday, January 5, 2022 3:03 PM
To: Emily Ciarrocchi
Cc: planning; 'James Baker'; cbaker9@cox.net
Subject: OPPOSED to Edwin Wright Permits

Dear Ms. Ciarrocchi,

My husband and I have been Browntown homeowners since 2012. We chose our home because of the quiet and beautiful rural ambience of the Browntown area.

We are opposed to the Wright permits because of the following concerns:

*TRAFFIC SAFETY – both for the increased volume of cars with 400 campground sites and the probability of drunk drivers from events which is a hazard to local drivers, bicyclists and pedestrians.

*POLLUTION (Garbage, Noise and Light) – many of these concerns were glossed over or not even previously considered by Mr. Wright at the community meeting last fall which we both attended.

*ENVIRONMENTAL – impact on local wildlife from the 400 campgrounds and impact on the water table with 400 campgrounds (800+ people likely) were topics that the locals brought up and which Mr. Wright had seemingly not previously considered at all.

*PUBLIC SAFETY – emergency vehicle access and fire safety on the grounds did not seem adequately addressed. Until locals voiced their concern, there was likely not going to be any type of manager on site to deal with any campground issues.

For all of the reasons (briefly described due to the late nature of being notified), we are vehemently OPPOSED to any permits being approved for Mr. Wright at this time.

Jim and Cheryl Baker
Browntown, VA

Emily Ciarrocchi

From: Ellen Irvine <irvineellen@hotmail.com>
Sent: Wednesday, January 5, 2022 4:31 PM
To: Emily Ciarrocchi
Subject: Fw: Board of Supervisors Meeting Jan. 11, 2022 at 7 p.m. -- CUP Applications for "Browntown Development Plans"

Importance: High

Message being resent due to address error. Thanks.

From: Ellen Irvine <irvineellen@hotmail.com>
Sent: Wednesday, January 5, 2022 4:26 PM
To:
Cc: planning@warrencountyva.net <planning@warrencountyva.net>
Subject: Re: Board of Supervisors Meeting Jan. 11, 2022 at 7 p.m. -- CUP Applications for "Browntown Development Plans"

Statement in Opposition to the Four Proposals:
Wright App. No. 2021-10-07, WCCUP-000137-2021

Dear Deputy Clerk Emily Ciarrocchi,

Thank you for considering my statement in lieu of personal appearance.

I join those opposed to the CUP applications of Edwin S. Wright (applicant) and Diana Dryer Wright (property owner) to develop a "rural events facility" and "commercial campgrounds."

-- Neither is necessary, useful or an enhancement to the area where there are already-existing alternatives, far better suited for the proposed uses; to wit: the Andy Guest/Shenandoah River State Park. In addition, what has happened with the 4-H grounds which has served as a summer camp and activities venue for many years?

-- Wouldn't this require changing the zoning from agricultural to commercial--and what does that portend for the future? How does this lend itself to the preservation of the "family land" and its "preventing subdivision for residential lots"?

-- Browntown and immediate area would be negatively impacted by these activities and would risk losing the historic charm which now brings tourists here on day trips or to attend Browntown activities open to the public.

-- The sketchy descriptions of a 100-space campground and a "rural events facility" with "1-4" full-time employees are highly questionable and raise red flags, some being:

- impact on the environment, to include personal dogs as well as animals in their habitat
- fire prevention and control (forest fire is a real danger here)
- sanitary maintenance and trash control

- vandalism
- traffic volume and safe driving (i.e., respecting posted speed limits)
- monitoring activities of city/out-of-town people (to include drunk driving) to ensure their safe behavior by employees who do not have the authority of State Park Rangers
- emergency response (do cell phones work there?)
- will employees be there 24 hours/day?

Thank you for your consideration against these proposals.

Respectfully submitted,

Ellen Irvine
233 Timberland Place
Bentonville, VA 22610

Emily Ciarrocchi

From: Jake Horowitz <thejakehorowitz@gmail.com>
Sent: Wednesday, January 5, 2022 2:55 PM
To: Emily Ciarrocchi
Cc: planning
Subject: Public comment on CUP for campground on Gooney Manor Loop (1/11 agenda)

Ms. Ciarrocchi and Members of the Board of Supervisors,

I'm writing in opposition to the 4 conditional use permits you'll be considering at the January 11th meeting. These permits, sought by Edwin Wright to construct many campsites and event facilities would, in my opinion, introduce too much traffic and potentially unsafe driving conditions on Gooney Manor Loop, a quiet, rural, winding, often-narrow roadway.

Thank you for your consideration of this public testimony.

Sincerely,

Jake Horowitz

5433 Gooney Manor Loop, Browntown

Emily Ciarrocchi

From: planning
Sent: Wednesday, January 5, 2022 2:50 PM
To: Emily Ciarrocchi
Subject: FW: Edwin Wright's four Conditional Use Permits for commercial campgrounds and rural events facilities on Gooney Manor Loop

Joseph "Joe" Petty
Planning Director/Zoning Administrator
Phone: (540) 636-3354

From: rshpbh@netzero.net <rshpbh@netzero.net>
Sent: Tuesday, January 4, 2022 6:36 PM
To: eciarrocchi@3w554nfoun6ygw.net
Cc: planning <planning@warrencountyva.net>
Subject: Edwin Wright's four Conditional Use Permits for commercial campgrounds and rural events facilities on Gooney Manor Loop

To: Watten County Board of Supervisors:

I wish to state **my opposition** to the four Conditional Use Permits of Edwin Wright for commercial campgrounds and rural events facilities on Gooney Manor Loop. This will destroy the rural character of an *historical rural road* and the newly *designated Historic District of Browntown, VA*.

In addition the following detrimental examples should be noted:

- Road safety - the Loop is currently rated at 35 mph - it should be 15-20 mph.
- Traffic volume and traffic speed - already a problem with current home construction
- Drinking and driving of hundreds of drivers at proposed venues and events.
- Road dangers of blind corners and hills on single lane Loop road.
- Noise
- Light pollution
- Fire Danger from hundreds of campsites
- Litter problems on the road will get much worse.
- Stream Pollution on (Greasy Run and Gooney Run).
- Water Table Impact

Regards,
Rob Harding

2152 Gooney Manor Loop
Bentonville, Virginia 22610
540-635-1116

Comments concerning Edwin Wright's four Conditional Use Permits for commercial campgrounds and rural events facilities on Gooney Manor Loop

J. Paul and Mary Balserak
5305 Gooney Manor Loop
Bentonville, VA 22610
540-631-0814 – 703-273-4719
balserak@verizon.net

We oppose the granting of Conditional Use Permits for these purposes.

Road safety: Browntown Road and Gooney Manor Loop are narrow hilly roads with many blind corners. Currently, Gooney Manor Loop is a favorite route for walkers, joggers, and bikers, and some walk dogs and push baby carriages. There are no sidewalks and the shoulders are narrow. Therefore, if a significant number of people use Mr. Wright's proposed campsites, it is likely there will be an increase in pedestrian deaths and injuries along Gooney Manor Loop.

Increased traffic: Since there are few recreational opportunities near Mr. Wright's proposed campsites, campers will not just drive to get to the campsites, but they will make frequent trips to other locations such as to trail heads to hike, to the river to fish, to grocery stores and restaurants for food, and to Front Royal to shop.

Fire: This is a major concern. Mr. Wright's plan calls for fire pits at the camp sites, but there will be no way to prevent smokers and others from dropping cigarettes and not fully-extinguished matches on the ground away from the camp sites. In dry weather the fields and trees around the proposed camp sites will provide ready tinder for major fires. There are limited sources of water to fight fires, and getting firefighting equipment to the fires will be very difficult. Once a wildfire starts, where will it end?

Personal Safety: If Mr. Wright's proposed camp sites are popular, there can be over 200 families, groups, and individuals living in close proximity to one another. There can be many sources of arguments, and no one to keep fights from occurring including the possibility of firearms being discharged. The police are miles away, and they can't maintain peace at all hours of the day and night. These concerns are speculative but not unrealistic.

WARREN COUNTY
BOARD OF SUPERVISORS

JAN 05 2022

RECEIVED
WARREN COUNTY
ADMINISTRATOR'S OFFICE

Emily Ciarrocchi

From: James Sylvester <jamesesylvester@gmail.com>
Sent: Wednesday, January 5, 2022 10:15 AM
To: Emily Ciarrocchi; planning
Cc: Debbie Sylvester; James Sylvester
Subject: Edwin Wright's Four Conditional Use Permits

Ms. Ciarrocchi,

I would appreciate having my comments below included in the packet being prepared for the Jan 11 Board of Supervisors' meeting. It is unlikely that my wife and I will attend in person because of our concern for COVID transmission in large, public meetings. But we do feel strongly that all four permits should be denied.

Name and address

Jim and Debbie Sylvester
3100 Gooney Manor Loop
Bentonville, VA 22610

We oppose all four proposals.

Key reasons:

1. Road safety – Gooney Manor Loop is barely a single-lane carriage way in sections with many blind corners and hills. "Expert" knowledge of pullouts and upcoming dangers is needed to help avoid collisions.
2. Drinking and driving after events
3. Traffic volume – The camping and, especially, events traffic will be highly peaked in volume and cause real issues.
4. Fire danger- Already we observe existing short-terms rental cabins/houses with unattended outdoor fires. The renters do not know the danger they cause to both the forests and residences.
5. Noise
6. Light pollution
7. Roadside litter – We participate in VDOT's Adopt-A-Highway program and can readily attest to the existing litter problem – which often peaks when nonresidents are present as when construction crews are building houses or a neighbor has thrown a party.

We recognize the special place where we live and we do understand property owners' need for a return on their investment. On this latter point, the Airbnb and Vrbo short term rentals work well in our community (except for unattended fires). Guests are able to enjoy what we enjoy – the outdoors, hiking, walking, biking, and exploring the Shenandoah National Park – with little impact on those of us living on Gooney Manor Loop.

Campground and Events centers should be located on highways built to handle their volume, such as Rt 340 and Rt 55 – not 9 miles into a very rural setting.

Emily Ciarrocchi

From: Maxwell House <maxwell66house@gmail.com>
Sent: Wednesday, January 5, 2022 10:28 AM
To: Emily Ciarrocchi
Cc: planning
Subject: Fwd: CUP202CUP2021-10-07 – Edwin Wright, CUP2021-10-08 – Edwin Wright, CUP2021-10-09 – Edwin Wright and CUP2021-10-10 – Edwin Wright Board of Supervisors Meeting Jan 11, 2022
Attachments: MLRCampingRules.pdf; MLRCampingRules.pdf

Dear Ms. Ciarrocchi,
Please see below. I was given the wrong email address and apologize for the inconvenience.
Constance Maxwell
537 William Vincent Road
Bentonville, Virginia 22610

Begin forwarded message:

From: Maxwell House <maxwell66house@gmail.com>
Subject: CUP202CUP2021-10-07 – Edwin Wright, CUP2021-10-08 – Edwin Wright, CUP2021-10-09 – Edwin Wright and CUP2021-10-10 – Edwin Wright Board of Supervisors Meeting Jan 11, 2022
Date: January 4, 2022 at 7:28:17 PM EST
To: eciarrocchi@3w554nfoun6ygw.net
Cc: planning@warrencountyva.net

Dear Ms. Ciarrocchi and Warren County Board of Supervisors

We are unable to attend your meeting on January 11 and thank you for the opportunity to comment on these four requests for conditional use permits that if granted will change approximately 253 acres from agriculture to commercial use along the Gooney Manor Loop.

We have been Warren County homeowners for over 7 years and have spent many years before that visiting Warren County - specifically Browntown/Bentonville. A key factor in our decision to be a part of the Browntown/Bentonville community was the County's commitment to responsible zoning, which preserved the environmental beauty and safety of the residents.

We are in opposition to all four of the proposals for commercial use presented by Edwin Wright.

A few of our concerns in regard to the above applications are:

Traffic Safety:

For example on November 3, 2021, as I was walking the Gooney Loop, a moving semi-truck was trying to make the sharp turn off of Browntown Road onto Smith Run and we were almost hit by frustrated cars (3 in less than 5 minutes) that wanted to pull around the large moving van into the ongoing traffic lane to get by. We were off the road and this was a portion of the Loop that is actually two lanes. How can increasing traffic by 300% (according to VDOT) not be a disaster in the making - especially all the winding single lane portions of the Loop - which non-residents would not even, be aware of. Weather conditions and night darkness will also contribute to unsafe driving conditions.

Fire and Rescue Safety Issues:

The population along the Loop has been increasing exponentially faster with the addition of so many new homes with more on the horizon. We, who have been investing in Warren County with our taxes and involvement, are concerned about the current ability to meet the fire and rescue needs of existing, new and future residents. Adding hundreds of campers and event attendees to an already stretched capability for fire and rescue is a valid safety issue. The MLR Camping rules inform camping guests to review the on site bulletin board for updated information on burn bans and available water stations when using the fire rings and BBQ grills is an inadequate safety measure.

Questions and concerns about additional rules outlined in the Manor Line Ranch Camping Rules (attached and quoted below)

Firearms

"No weapons may be used or transported on the property without a Hunting License issued by Manor Line Ranch."

Does this mean Mr. Wright will be issuing licenses and allowing hunting on the acreage he is requesting be zoned commercial?

Trash

"At night, all debris and garbage must be bagged and stored either in guest's vehicle or in provided trash cans as to not attract animals."

While Mr. Wright has acknowledged the increase danger of all these campers attracting animals (like bears) with their trash - is he really advising that trash and food be kept in vehicles which we residents know has resulted in bear destroyed cars? This is a negligent rule and may result in a dangerous animal encounter and yet another safety issue.

Alcoholic Beverages

"Please drink responsibly. Guests are expected to comply with all local rules and regulations regarding the consumption of alcohol. Please do not operate vehicles, bicycles, pogo-sticks, ouija boards, etc. while intoxicated. Safety first."

Again, Mr. Wright identifies the additional safety issues allowing alcoholic beverages for hundreds of campers and event attendees will bring to the Loop. Who will be enforcing the local rules and regulations - will increased public safety resources again be required?

Noise

"Warren County has a noise ordinance restricting outdoor amplified noise and pet noise from 10pm to 7am. Guests are asked to be respectful of other guests and keep noise to a minimum. Manor Line Ranch does not have a separate noise ordinance, but if neighbors or other guests make a request for reduced noise, we require guests to comply with such requests."

How will the requests for reduced noise be enforced - will public safety resources be required again?

Thank you for your time and consideration of all these safety concerns.

Respectfully,

David and Constance Maxwell
537 William Vincent Road
Bentonville, VA 22102



WARNING: Under Virginia law, there is no liability for an injury to or death of a participant in an agritourism activity conducted at this agritourism location if such injury or death results from the inherent risks of the agritourism activity. Inherent risks of agritourism activities include, among others, risks of injury inherent to land, equipment, and animals, as well as the potential for you to act in a negligent manner that may contribute to your injury or death. You are assuming the risk of participating in this agritourism activity.

ATTENTION: Manor Line Ranch is a working farm. There are many natural and man made hazards, including, but not limited to, fencing, equipment, cows, and bears. If you want to fence with a bear, please don't, and see the above Warning before proceeding.

Welcome to Manor Line Ranch! We aim to provide a peaceful and enjoyable atmosphere for all our guests. If you have any questions before, during, or after your stay, please call Edwin Wright at 703-346-6844. If you have an emergency while staying at Manor Line Ranch, call 911. If you do not have a cell phone that works on site, please notify Manor Line Ranch staff before your stay and we will make a land line available at the event barn.

Upon arrival, please check in. Upon departure, please check out. Check in is at noon and check out is by 11am. Single day reservations are available year round, but we encourage our guests to stay long enough to relax into the experience. We have miles of hiking trails, ponds, creeks, and views that are exclusively available to guests at Manor Line Ranch, and if there's anything we can do to make your stay more enjoyable, it would be our pleasure to serve. We also have friends and neighbors who run some of the best wineries, breweries, restaurants, self care, and river experiences in the area, and we're happy to help you put together a package of activities to suit your interests.

Campground Rules and Regulations

These rules have been updated for 2021 and are subject to change. Visitors and guests should check for updated rules and regulations, especially notices regarding burn bans and water station availability when checking in. Thank you.

Health and Supplies

Please abide by social distancing and mask wearing guidelines from the CDC if you have not been vaccinated for Covid-19. Please bring your own first aid supplies and items like sunscreen. Suggested packing lists are available on request. If you forget any supplies, we have a limited variety of supplies for sale, including toiletries, ice, and coolers.

What's nearby?

We are less than an hour and a half from DC and ten miles south of Front Royal, and our valley is surrounded on three sides by the Shenandoah National Park. The Shenandoah River and the Shenandoah River State Park are just a few miles away. Within an hour drive there are around a hundred wineries, breweries, meaderies, cideries, and distilleries, as well as dozens of excellent restaurants, music venues, and markets. Our region was recently named the Dark Sky Capital of the Mid-Atlantic, and Front Royal is the Canoe Capital of Virginia. From caverns to mountain tops, we have a remarkable variety of natural beauty and experiences for you to enjoy.

Trails

We have several miles of trails available on our property, plus several in the community that enter the Shenandoah National Park. Maps available upon request, but if you set out in any direction you can follow the old farm roads around the property. We are also centrally located in a region that has millions of acres of protected lands. We have our favorites which we're happy to suggest, but beauty abounds in every direction. We encourage you to explore our trails, creeks, ponds, woods, and hilltops to your heart's content.

Alcoholic Beverages

Please drink responsibly. Guests are expected to comply with all local rules and regulations regarding the consumption of alcohol. Please do not operate vehicles, bicycles, pogo-sticks, ouija boards, etc. while intoxicated. Safety first.

Food Storage

All food must be stored in air-tight containers when not being prepared or consumed. Food waste may not be burned for disposal, and must be disposed of in airtight trash bags and removed from premises by guest or placed in designated trash receptacles on site.

Noise

Warren County has a noise ordinance restricting outdoor amplified noise and pet noise from 10pm to 7am. Guests are asked to be respectful of other guests and keep noise to a minimum. Manor Line Ranch does not have a separate noise ordinance, but if neighbors or other guests make a request for reduced noise, we require guests to comply with such requests.

Lost and Found

Please return any found items to Manor Line Ranch Lost and Found and we will make every effort to return the found items to their rightful owner. Thank you.

Children

Visitors and guests are responsible for their own children and other dependents at all times.

Pets

Pets are allowed at Manor Line Ranch. Visitors and guests are responsible for their own pets at all times. Pets must be kept on leash when visible to other guests and not allowed to roam without supervision. Pets may not be tied up outside or left unattended in vehicles at any time. Guests must clean up after their pet and are responsible for any damage done by pet to Ranch property.

Parking and Campsite Occupancy

Most of our campsites are located a short walk from the parking areas. Our goal is to give you the convenience of accessing your vehicle whenever you need, but to have all campsites be free from vehicle traffic, noise, etc. A limited number of campsites with adjacent parking are available. We also have smaller, more remote sites, and larger, group sites available by request. – please request these sites while making your reservation. First come, first served. Most of our campsites are designed to accommodate up to 1 cars, 1 tents, and 2 people per site.

Trash

Guests are expected to maintain a clean and well organized campsite at all times. At night, all debris and garbage must be bagged and stored either in guest's vehicle or in provided trash cans as to not attract animals. All debris and garbage shall be picked up and your area left clean prior to your departure. Fire ring must be free of debris and all fires must be completely extinguished before leaving the area. The Ranch will clean any campsite left in a state of disorder and the guest shall be assessed a cleaning fee of \$100.00.

Fire

Fires are allowed in designated Fire Rings and BBQ grills ONLY. Guests are not permitted to burn trash or other refuse. All fires must be completely extinguished before leaving area. Please see on site bulletin board for updated information on burn bans and available water stations. Guests may not cut firewood or natural vegetation or otherwise disturb the natural beauty of the Ranch. However, guests may collect dead tree branches from the ground for the purpose of use as firewood so long as the pieces are cut or broken into pieces that fit within the designated fire ring for safety.

Firearms

No weapons may be used or transported on the property without a Hunting License issued by Manor Line Ranch.

Water, Power, and Sewer

Water stations are available around the property. These spigots are fed by well water and are safe to drink. Waste water should not be dumped or left at these water stations. Each water station is accompanied by power outlets which may be used for emergency charging of batteries, but should not be used to run lights, speakers, or other equipment. Limited bathroom and shower facilities are available and access is listed on campsite descriptions.

Non-compliance

Management reserves the right to remove any person from the Ranch property for non-compliance of any of these Rules and Regulations. Non-compliance may result in eviction, loss of camping privileges, and/or prosecution for any criminal offenses.

Emily Ciarrocchi

From: Debi Foster <debi.o.foster@gmail.com>
Sent: Wednesday, January 5, 2022 10:17 AM
To: Emily Ciarrocchi
Subject: Opposition to the four Conditional Use Permits for Browntown

Begin forwarded message:

From: Debi Foster <debi.o.foster@gmail.com>
Date: January 5, 2022 at 8:31:18 AM EST
To: eciarrocchi@3w554nfoun6ygw.net
Cc: planning@warrencountyva.net
Subject: **Opposition to the four Conditional Use Permits for Browntown**

Good morning.

I am a resident of Browntown and wish state my opposition to the four conditional use permits. My concerns include:

- 1) road safety (narrow roads, blind turns, hills, traffic volume, etc.)
- 2) drinking and driving after events
- 3) fire danger
- 4) noise
- 5) no cell service for police and fire response
- 6) roadside litter
- 7) impact on water table
- 8) stream pollution

Sincerely,

Deborah O. Foster
404 Turtle Lane
Bentonville, VA. 22610

Sent from my iPad

Emily Ciarrocchi

From: STEVE MERZ <stevenmerz@cox.net>
Sent: Wednesday, January 5, 2022 10:24 AM
To: Emily Ciarrocchi
Subject: Conditional Use Permit Application WCCUP 2021-10-07 and -08

Ms. Ciarrocchi,

Please accept the following as our sentiment toward the subject applications. We support the spirit of the requests. However, we believe more pre-planning is prudent prior to applying the County's approval.

Thank-you for your work on this,

Steve and Lisa Merz

----- Original Message -----

From: STEVE MERZ <stevenmerz@cox.net>
To: planning@warrencountyva.net
Date: November 3, 2021 at 7:57 PM
Subject: Conditional Use Permit Application WCCUP 2021-10-07 and -08

Planning Commission Members,

We would like to express our concerns around these applications. As they are presented, we Oppose their acceptance.

Our home is adjacent to the property. We have been working on it for two years with the dream of creating a peaceful retreat in Browntown. The location was selected, not only for the stream, but for the isolation the Loop offers, and the surrounding pastures and woods. The adjacency to the Izaak Walton property gave us comfort, with their mission being one of conservation.

While the possibility that the neighboring properties may someday be built upon, we never envisioned a commercial operation in this part of the County.

Our concerns over the application(s) as presented, include:

1. noise and light pollution,

- We currently enjoy virtually no noise after dark. Without adequate setbacks to neighbors and streets, this tranquility will be compromised. The plans do suggest downward facing lights. The topography of the property will make this mute. A shielded light that is on land 50' above your head will still shine on you.

2. traffic clogging our one plus lane road,

- It takes some practice to navigate the Loop when meeting someone head on. At that, it can only be successful when there is adequate shoulder, and at least one of the vehicles can maneuver that terrain,

in order to get by safely. Scores of weekend guests pose substantial risks to the navigation of our road. In emergencies, there is little time to back up and go around.

3. compromised access by emergency services during events.

- When first responders face probable obstacles in the course of their services, they are unfairly burdened in what are already time-sensitive operations. We encourage a thorough study by our fire and rescue teams in order to assure the neighborhood, let alone the guests, that the odds of successfully meeting the call are good.

The information presented in Monday's Town Hall meeting was helpful. There were, however, several questions that could not be answered definitively. This is not unexpected at this early stage of his planning. We request that the operation of the Campground and the Events Center be further developed prior to the acceptance of this Application.

Respectfully,

Steve and Lisa Merz

3304 Gooney Manor Loop

WARREN COUNTY
BOARD OF SUPERVISORS

JAN 04 2022

20 December 2021

Memo For: Warren County Boards of Supervisors

Attn: Dr. Edwin Daley

RECEIVED
WARREN COUNTY
ADMINISTRATOR'S OFFICE

Subject: CUP's: 2021-10-7; 2021-10-8; 2021-10-09; 2021-10-10 and related Tax Map #44-25 and 47-12

From: Alan Thompson – Owner with wife, Dale Thompson, of home on 39 acres at 145 Wellspring Rd, Browntown VA (We share a wooded property boundary with Ms. Elizabeth Wright of her recently purchased 100 acres located at 0 Wellspring Road).

1. As currently requested and described by Edwin Wright in these 4 Conditional Use Permits (CUPs) we cannot support these for a variety of “safety reasons” as detailed below.
 - a. Road Safety on Gooney Manor Loop – As described in the VDOT comments sent to Mr. Petty “Route 631 is a rural rustic road with poor vertical and horizontal alignment and narrow roadway geometry...”; over ½ of the Loop is single lane with many blind spots, even the side starting in Browntown center has about 1 mile that appears to be two lane but no two vehicles can pass and stay on the pavement. Clearly the loop, as currently configured, cannot safely handle added traffic envisioned with any one of the 4 CUPs; any combination; let alone all 4.
 - b. Road Safety on Bentonville and Browntown Roads – Both of these roads are of course two lane (paved) but have no shoulders. They both have been treacherous in good weather and bad. Passing is not possible legally on Browntown Road and very limited at best on Bentonville Road. Due to rural nature of Bentonville and Browntown local farmers report as recently as the meeting on these proposals in our community center on 1 November 2021 (attended by Edwin Wright) how dangerous it is to transport cattle even under current traffic conditions. Specifically, a lifelong area farmer stated he has been nearly run off the road repeatedly. Adding even one of the proposed CUP's would increase traffic and risk dramatically especially to folks from out of town completely unfamiliar with our road conditions (clients for camping and/or the rural event center).
 - c. Fire/EMT Safety, Availability and Response Time – As a member of South Warren Volunteer Fire Department - Station 3 Bentonville - it is widely known we have only two firefighters on duty at any one time (at Station 3) and this combined with

delays by the railroad crossing on Bentonville Road of up to 20 minutes regularly adversely impact response time to Browntown. We do have a sub-station next to our Community Center in Browntown but it is not regularly manned and with only an aging brush truck. The pumper-tanker at the sub-station was sold months ago and no replacement has been identified. So if one or two 100 site commercial campgrounds with most sites in the woods (per Edwin's presentation) is approved the chance for just one campfire to get out of control is almost assured. Our home sits 50 feet from dense woods that run right into Ms. Wrights 100 acres (almost all wooded) and many other homes would be at risk as well, not to mention the adjacent National Park. Despite Warren County Fire response efforts under ideal conditions the chance for a fire to go uncontrolled as confirmed by our Fire Chief is very high. If you add a windy day, which is not uncommon on these two proposed Commercial campgrounds sites the risk goes even higher. All the issues raised on fire response also apply to EMT response.

2. Last fall we called Mr. Wendling with questions and reviewed all the available material on these 4 proposals carefully and attended two meetings at the BCCA where Edwin was present to explain his proposals and answer questions. I also attended the full 6.5 hour Planning Commission meeting on all 4 CUP's and spoke on each one along with many neighbors. Our conclusion is not that Commercial Campgrounds and/or Rural Event Centers are necessarily a bad thing in Warren County at large. However as currently proposed, these 4 CUP's are not supportable with current road conditions and the limited availability of Fire and EMT response. In summary these 4 proposals at this juncture, and with facts at hand, should be voted down by the Board of Supervisors.

Respectfully,



Signed AET; Alan Thompson, Colonel, USAF Retired

540-636-1334; E-mail athompson@spa.com

Owner and Resident – 145 Wellspring Road, Browntown VA 22610

WARREN COUNTY
BOARD OF SUPERVISORS

JAN 04 2022

Memo for Warren County Board of Supervisors

21 December 2021

Attn: Dr. Edwin Daley

Subject: CUP: 2021-10-7, CUP 2021-10-8, 2021-10-09, 2021-10-10

From: Dale Thompson, co-owner with spouse of 145 Wellspring Rd, Browntown, VA

RECEIVED
WARREN COUNTY
ADMINISTRATOR'S OFFICE

As we will be out of town & therefore unable to attend the January 11th Board of Supervisors meeting during which the above cited CUPs will be presented for discussion, I am submitting this memo to enumerate my concerns regarding the safety and practical issues of the above proposals.

- The proposed 2 campgrounds of 100 sites each, bringing in a potential of 400+ people in 200+ vehicles & 2 event centers potentially catering to up to 200 people in 100+ vehicles per event would add an impossible increase in the traffic load on a dangerous 9+ mile narrow, winding county road. VDOT's assessment of the road concludes at least half of the Loop alone has multiple blind spots on single-wide lane stretches & the 1 mile leading in to the loop from Browntown center appears to be 2 lane, but in reality requires 1 of the 2 vehicles to pull off the pavement to allow the vehicles to get by. On that stretch it is possible to do so, but on many places along the loop & the road into Browntown there is no realistic way to pull over as there are no shoulders & often steep wooded drop-offs.
- The only 2 roads in from 340, both 613 from Bentonville & 649 from the High School cross-roads, are 2 lane but can be difficult to negotiate even in good weather, impossible in bad. They are winding, rolling, narrow roads with many blind curves, no shoulders, steep drop-offs and frequently large wildlife crossing unexpectedly. I have lived on Gooney Manor Loop for 12 years & have personally had many, many narrow escapes from accidents, both from wildlife & careless drivers who are going too fast around blind curves in the middle of the road. The only thing that has saved me from accidents has been intimate knowledge of the road, awareness of the possibilities & cautious driving. The vast majority of the people coming to the proposed campgrounds & event centers will, of course, have no knowledge of the road. Add to that the drinking, even responsible drinking, that inevitably will occur during these events & you are looking at a recipe for disaster. Browntown road is already well known for its accident rate including fatalities. This proposal will send it soaring.
- Edwin Wright's explanation of the campground do & don'ts at meetings that have been held by the concerned citizens in Browntown & the Planning Commission review included that at both the proposed campgrounds the camp sites would be situated within & under the trees. I'm not as familiar with the Top of the Loop, but know that at Wellspring essentially the entire 100-acre site is heavily wooded, to include a large amount of downed lumber from a fairly recent logging operation. The campgrounds are going to allow alcohol consumption & open fires with apparently minimal supervision. My husband & I have camped our entire lives. We are aware that even when the fires are carefully kept within the designated, provided areas of the fire pit the potential is there for campers to neglect an actively burning fire & even more potential for them to leave the fire before it is properly extinguished. This last we have witnessed many times. Of course, this is a great concern for us, as almost our entire property line is adjacent to these 100 acres & our house will be the 1st to go, but due to the very real limitations & difficulties of a fire response in this area, there is true danger of a large portion of this area to be involved in a conflagration before any fire-fighting response could occur.
- In regards to the concern of fire & EMT response to the area, Browntown itself has only an unmanned, volunteer sub-station that currently has a total of 1 volunteer & 1 aging brush truck, inadequate to any but a small brush fire. The fire station on 340, which is our designated station, has only 2 paid fire fighters & if they are on a call, obviously they aren't available. Even if available there is the fact that the truck must either pass over the train crossing in Bentonville or go around to 649, adding several miles to the response time. The train tracks are active and are closed due to train traffic several times a day. All this points to the fact that there can be a significant delay in response time to any fire or medical emergency that can occur any time, even without the added numbers of people these proposals would bring into the area. Again, as life time campers, we have witnessed not only fire issues but medical issues as well- ranging from acute sudden medical emergencies to accidents with axes, burns, cuts, animal bites, snake bites, etc. (These woods abound with bear, coyote, rattlesnakes, copperheads, black widow & brown recluse spiders.) All of which means this area does not have the man power or equipment to adequately respond to these potential emergencies.
- This also brings into question how the campers in particular would even be able to call for help. This area of the loop has almost no cell phone coverage, although I believe that if you happen to have AT&T as your server that there are a few places you might have signal on occasion. For the most part there is a severe communications blackout that is only relieved if you have access to WIFI, which most campers would not have. I believe Edwin

mentioned providing a phone at a central location to deal with this issue, but it has not been my experience that in an emergency, having to go potentially a mile or so to call for help is all that efficient or effective.

The above points enumerate my main concerns as far as safety issues. There are many other concerns that fall into more practical & personal realms that may or may not have bearing on the decision-making process within this purview. A few of these are for instance:

- Water: These past several years have seen wild swings in the weather patterns of the area. We have had very wet years & very dry. This past summer was so dry that many of the people in the area experienced either having their wells run low or completely dry. Our own well, which geographically would absolutely share the same source as any of the wells that would have to put in place for the event center & campers proposed on Wellspring Road, ran so low we were pulling up muck & silt into the filters—which has happened at least 2x before on other dry years. Since every house in the area relies on the wells this could be an enormous issue. The increased demand for water with the numbers of people proposed would inevitably have an extremely negative impact.
- Noise: Even though there would be “quiet hours” for the campground, there will still be a significant increase in the noise level in the area during the day. Since the proposed campground is on high ground, this sound would travel far & wide. Every campground I have ever been to has a number of people with their radios on—often very loudly & for a good part of the day, as well as the simple increase in sound from 100s of people in the area. Also, with the proposed minimal supervision of these campgrounds, who is going to enforce the quiet hours? Especially once the drinking starts.
- Garbage: Even with responsible campers, trash & garbage gets blown around. The top of the hill on Wellspring Rd gets a significant amount of wind which will make this inevitable. Also, just because you are a camper doesn’t necessarily mean you are eco-minded. It is not unusual for camp areas to look like garbage dumps when the campers are gone. Our son worked for Downriver Canoe company for 2 years during his college days. The campground on Compton Rapids, a much smaller campground than the one proposed here, was their responsibility. Every Monday, after the weekenders were gone, they would haul out a large truck load of garbage—much of which never made it into the provided dumpsters on the property. The result of working with this filth was a summer dealing with MRSA & multiple trips to the ER.
- Light pollution: One of the attractions to the area is the possibility of a dark sky to enjoy star-gazing. Every campground I’ve ever been in, including all but back country camping has had to have lighting adequate to allow getting around after dark between campsites & the bath house. Again, because of the placement of the Wellspring camp on high ground, this lighting will have an impact over a far wider area than it would otherwise have had. The event centers would likely have even brighter and more involved lighting. Certainly there would have to be significant lighting in the proposed 400 car parking lot necessary to accommodate the volume of campers & patrons of the centers.

Browntown is an historic community that has both small town charm & wooded mountain beauty. We settled here after a military career that took us literally around the world because of this atmosphere of quiet beauty. We realize that change is inevitable, even desirable. However, although Edwin seems to think that these proposals will help preserve the flavor of this community by keeping his family farm “intact”, I beg to differ. I feel very strongly that these proposals will completely change the way of life for other farms, the complexion of the community itself & destroy the ambiance of the area & the entire reason most people who live here have stayed or been attracted to Browntown. Ownership of the land creates a very different mindset & stewardship of the land rarely includes hundreds of people coming in and out for a few days at a time to enjoy what the area has to offer except in controlled circumstances as seen in National or State parks and even then there are always issues that need constant attention that require an entire security, monitoring, cleaning, volunteer, etc force to keep things in control.

Respectfully,

Dale Thompson
dalelt@hotmail.com
540-636-1334 home phone
520-331-4654 cell phone

Emily Ciarrocchi

From: Walter Mabe
Sent: Friday, December 31, 2021 12:04 PM
To: Emily Ciarrocchi; Walter Mabe
Subject: Fwd: Mr. Edwin Wright Conditional Use Permits Hearing | January 11, 2022

Emily,

Please place this letter of opposition into the Wright file and the cup for the camp grounds and events areas on Browntown Loop and in the Browntown area.

Thank you.

Walt

Walter J. Mabe
Board of Supervisors
Shenandoah District
wmabe@warrencountyva.net
540-692-5801

From: Jonlaya H <jonlaya@gmail.com>
Sent: Friday, December 31, 2021 9:41:20 AM
To: Cheryl Cullers <Ccullers@warrencountyva.net>
Subject: Mr. Edwin Wright Conditional Use Permits Hearing | January 11, 2022

Hello Ms. Cullers.

I am writing on behalf of my family, and a majority of residents living in Browntown, Bentonville and surrounding areas to truly take into consideration our concerns about safety and our roads, if proposed businesses were to move into this area.

Our main concerns are safety for residents, especially those that like to walk, bike, and hike in this area on a daily basis.

Also, the road conditions- the roads hardly allow for two vehicles on many parts of Gooney Manor Loop and Browntown Road itself is scary to drive on, especially with speeding and aggressive drivers.

Lastly, lack of EMS and fire staff for our area. Response times are long, and man power is operating at a skeleton crew.

It's just now wise to add more of a burden.

Please take into consideration the zoning boards decision to deny the following permits submitted by Mr. Edwin Wright.

Thank you for your time.

Kindly,

Jonlaya Haines
Browntown, Virginia

Emily Ciarrocchi

From: Walter Mabe
Sent: Monday, January 3, 2022 10:58 AM
To: Emily Ciarrocchi; Edwin Daley
Subject: Fwd: Proposed conditional use permits - Browntown, VA

Emily,

Would you please put this note in the file for the Wright CUP application as in opposition for the project.

Thank you.

Walt

Walter J. Mabe
Board of Supervisors
Shenandoah District
wmabe@warrencountyva.net
540-692-5801

From: Ian Fisher <iandfishe@gmail.com>
Sent: Monday, January 3, 2022 10:25:54 AM
To: Tony Carter <Tcarter@warrencountyva.net>; Cheryl Cullers <Ccullers@warrencountyva.net>; Archie Fox <AFox@warrencountyva.net>; Walter Mabe <Wmabe@warrencountyva.net>; Delores Oates <Doates@warrencountyva.net>
Subject: Proposed conditional use permits - Browntown, VA

Good Morning,

I am writing to you all with regards to the 4 conditional use permits application submitted by Mr Wright, while these were initially denied by the planning commission, but still may be approved by the board of supervisors. I am writing in hopes that you also agree with the commission and move to deny these proposals.

I live on Bentonville Road with my family, in walking distance of Gooney Manor Loop, often wandering the loop with my children or dog, or riding my bike around the loop enjoying the peaceful views that we are lucky enough to have in the area.

I am sure you have heard many reasons why residents of the area are urging you to also deny the proposals, but would like to also add my voice to those reasons.

Gooney Loop itself is incredibly narrow, Browntown Road is a winding road, the increased traffic on these roads is a disaster waiting to happen. If a concert at one of the properties is at capacity and 200+ cars are trying to get out of Gooney Loop, EMS/Fire vehicles will find it impossible to attend any emergency. There is simply no room for traffic to go, sadly when questioned on this Mr Wright simply brushed off residents concerns as a VDOT problem, not his to worry about. I question how he would feel were it his family member facing an emergency, where EMS could not get to it due to traffic.

The proposed campgrounds are to essentially be un-staffed, at the community meeting when pressed over this, Mr Wright suggested he would look to hire minimal staff, that he himself, despite having zero knowledge of running a

campsite would try to be there some of the time. This ultimately means having potentially hundreds of campers, where open air fires and alcohol are permitted, without any staff. I am sure you all remember the wildfire on Skyline Drive from 2011, over 2,000 acres burned as a result of a fire started on private property. With an unstaffed campsite + fire + alcohol, it is only a matter of time before something similar happens if these proposals are approved.

These proposals are also only the start of the plans that Mr Wright has for the area, at the community meeting, he also mentioned opening breweries and vineyards, increasing the size of the campgrounds. While this comes back to the traffic issue, opening businesses where the sole purpose is to sell alcohol increases the risk for accidents on the road.

The sad part is, that Mr Wright kept insisting that this was all to save his family farm from development, yet when asked why he did not apply for a conservation easement to protect the land, he brushed it off as not feasible. He and his partner have apparently opened over 20 new businesses in 2021, it's clear that his only goal, despite what he says to the contrary, is ultimately to make as much money from the area as possible and brush off the concerns of any residents who will be negatively impacted along the way.

Thank you for your time in reading this,

Ian Fisher
5069 Bentonville Road
Bentonville, VA
22610

Emily Ciarrocchi

From: Walter Mabe
Sent: Monday, December 20, 2021 7:18 PM
To: Emily Ciarrocchi; Edwin Daley; Walter Mabe
Subject: Fwd: Browntown Conditional Use Permits

Emily. Please file for this hearing.

Walt

Walter J. Mabe
Board of Supervisors
Shenandoah District
wmabe@warrencountyva.net
540-692-5801

From: Ken Furlong <ken1183@gmail.com>
Sent: Monday, December 20, 2021, 7:05 PM
To: Tony Carter; Cheryl Cullers; Archie Fox; Walter Mabe; Delores Oates
Subject: Browntown Conditional Use Permits

Dear Supervisors,

I would like to voice my opposition to the four conditional use permits up for consideration at your January meeting for two campgrounds and two "rural event centers" on Gooney Manor Loop in Browntown.

These are extraordinary requests that should be held to an extraordinary standard - a standard which, by the very nature of the proposed projects, they cannot satisfy.

The whole point of zoning regulations (like other regulations) is to prevent property owners from externalizing the byproducts and side effects of their use of their property onto others. We regulate that property owners cannot dump chemicals into the ground or waste into a river. In the same way, zoning regulations are meant to prevent property owners from externalizing byproducts such as traffic volume, traffic risk, noise pollution, light pollution, litter, and enticement to crime onto their neighbors. These proposed projects would produce all of those externalities and more.

If conditional use permits are to be meaningful in this case, they would have to be predicated on things that are outside of the petitioner's control - by his own admission. He cannot control how his customers will drive on the treacherous roads leading to the sites. He cannot prevent them from becoming drunk and/or disorderly. If anything, the nature of the proposed operations guarantee that they will. He cannot prevent massive public safety issues created by hundreds of vehicles driven by inebriated drivers using Gooney Manor Loop, Browntown Road, and Bentonville Road late at night, in the dark, all at the same time (when events end). He cannot prevent the obvious enticement to litter and crime created by thousands of people being transiently present in a location outside the ability of law enforcement to respond rapidly.

Without the ability to teleport customers from US-340 to the sites, a force field to prevent customers from trespassing onto adjacent properties, and a dome of silence and darkness covering the sites, there are simply no conditions that could satisfy the extraordinary standard to which these extraordinary requests must be held.

In addition, hundreds of nearby residents have made life decisions based on the established zoning. While there will always be a need for exceptions to be made in cases where the zoning is too blunt to achieve a fair outcome, this is certainly not one of them. Approving these extraordinarily out-of-place uses for these locations is not only contrary to the whole point of zoning in general and the agricultural zoning specific to this situation, it would be stunningly unjust to the many hundreds of other people affected by them. If zoning can be radically altered to this extent so easily, there is no point in having zoning at all and no ability for people to plan even a few months into the future, much less decades, by choosing where to live.

Lastly, the petitioner seems to have been shamelessly operating in bad faith with the community at large, the Planning Commission, and, presumably, the Board of Supervisors.

For example, he has repeatedly characterized this as an attempt "to save the family farm" when, in fact, roughly half of the property in question was very recently acquired for a sizable sum, immediately after which the process to obtain conditional use permits was begun. This has been a commercial enterprise in concept and execution from day 1. He has also repeatedly tried to confuse the issue of traffic by claiming that "VDOT has signed off on this" when, in fact, VDOT has not signed off on anything other than recommending conditions on the design of the entrances - not the glaringly obvious traffic issues these operations would create.

Thank you very much for your time and kind consideration in this matter.

Very Sincerely Yours,
Ken Furlong
Browntown, Va.

Emily Ciarrocchi

From: Walter Mabe
Sent: Tuesday, December 28, 2021 4:05 PM
To: Martha Buracker; Emily Ciarrocchi; Walter Mabe
Subject: Re: Gooney Manor Loop - Event Centers and Campground Proposals

Thank you Mrs. Burbacker,

I hope your safe and well.

I have read and do care about our community and it's projected plans for additional growth.

I have forwarded your letter on tho Emily for it to be entered into the file, as an objection to the CUP for the area.

Take care and thank you again for your letter.

Walt

Walter J. Mabe
Board of Supervisors
Shenandoah District
wmabe@warrencountyva.net
540-692-5801

From: Martha Buracker <marthaburacker@gmail.com>
Sent: Tuesday, December 28, 2021, 1:44 PM
To: Cheryl Cullers; Walter Mabe; Delores Oates
Subject: Gooney Manor Loop - Event Centers and Campground Proposals

Hi Cheryl, Walt and Delores,
I just wanted to reach out to you to voice my concerns about the 4 proposals for Gooney Manor Loop that are on the agenda for Jan 11. I live on Bentonville Rd, just across from the house in the hairpin turn.

As a land owner of 122 acres in the area, I too contemplate how to keep the farm going for the next generation. The Browntown area is a mix of farms and large lots with homes on them. We have very few 1 acre lots and the majority of us would like it to stay rural as the beauty of the mountains and the winding roads are part of the charm. Browntown in particular is surrounded on 3 sides by Shenandoah National Park so we should also be particular of protecting the viewshed from the Park. Some of these farms have been in families for generations and are passed down. Unfortunately when the next generation inherits the land, they often don't want to farm and the most value for the land is to subdivide and sell. Browntown has very few farms that actually could sustain a family and most farmers have other jobs as well as farming. They do so because of the love of the land and try to keep it rural. I was lucky in that my folks bought land in the early 60's when land was cheap, and I later bought more myself. My heart is in Browntown and I truly love this place. The people are friendly, even those of us who are miles apart still consider ourselves neighbors. People help each other and there isn't a day that goes by if you are driving that you won't pass several people out walking with friends, family and their dogs. And the mountains, farms and wildlife are cherished. Farming is difficult as our land is rocky and very little of it is flat. It is well suited for a vineyard, not so much for crops like corn. Anyway, I understand Edwin Wright's wanting to make his farm productive by doing something different. I try to

think of ways to make my farm stay a farm so that my kids will want to be there. But Gooney Manor Loop for most of it is a one lane road. Anything that creates a huge volume of traffic would be detrimental to the rest of us in the community. If you have never been on Gooney Manor Loop, the only way to get there is via Browntown Rd and Bentonville Rd, both of which are two lanes but also very curvy. But Gooney is narrow. When I am on that road I often have to pull into someone's driveway to allow the other vehicle to pass. Multiply that by 200 times and you just have an unworkable and unsafe situation. I can't imagine that VDOT would support any of this and I hope you won't support it either. It's not a bad idea, just a bad location to increase the volume of traffic on a one lane road. Approving this would affect the whole community in a very negative way. It's simply an accident waiting to happen every single day if this is approved.

I too struggle with what to do with my farm so I do sympathize with Edwin Wright on how to make a profit on a farm. I'm more than willing to sit down with him and try and come up with alternate ideas. I just am not willing to support something that would jeopardize the safety of all my other neighbors as well as my own family. We just need to come up with a better, less intrusive idea.

Sincerely,
Martha Buracker

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Attn: Dr. Edwin Daley

Subject: CUP's: 2021-10-7; 2021-10-8; 2021-10-09; 2021-10-10 and related Tax Map #44-25 and 47-12

From: Alan Thompson – Owner with wife, Dale Thompson, of home on 39 acres at 145 Wellspring Rd, Browntown VA (We share a wooded property boundary with Ms. Elizabeth Wright of her recently purchased 100 acres located at 0 Wellspring Road).

1. As currently requested and described by Edwin Wright in these 4 Conditional Use Permits (CUPs) we cannot support these for a variety of “safety reasons” as detailed below.
 - a. Road Safety on Gooney Manor Loop – As described in the VDOT comments sent to Mr. Petty “Route 631 is a rural rustic road with poor vertical and horizontal alignment and narrow roadway geometry...”; over ½ of the Loop is single lane with many blind spots, even the side starting in Browntown center has about 1 mile that appears to be two lane but no two vehicles can pass and stay on the pavement. Clearly the loop, as currently configured, cannot safely handle added traffic envisioned with any one of the 4 CUPs; any combination, let alone all 4.
 - b. Road Safety on Bentonville and Browntown Roads – Both of these roads are of course two lane (paved) but have no shoulders. They both have been treacherous in good weather and bad. Passing is not possible legally on Browntown Road and very limited at best on Bentonville Road. Due to rural nature of Bentonville and Browntown local farmers report as recently as the meeting on these proposals in our community center on 1 November 2021 (attended by Edwin Wright) how dangerous it is to transport cattle even under current traffic conditions. Specifically, a lifelong area farmer stated he has been nearly run off the road repeatedly. Adding even one of the proposed CUP's would increase traffic and risk dramatically especially to folks from out of town completely unfamiliar with our road conditions (clients for camping and/or the rural event center).
 - c. Fire/EMT Safety, Availability and Response Time – As a member of South Warren Volunteer Fire Department - Station 3 Bentonville - it is widely known we have only two firefighters on duty at any one time (at Station 3) and this combined with

delays by the railroad crossing on Bentonville Road of up to 20 minutes regularly adversely impact response time to Browntown. We do have a sub-station next to our Community Center in Browntown but it is not regularly manned and with only an aging brush truck. The pumper-tanker at the sub-station was sold months ago and no replacement has been identified. So if one or two 100 site commercial campgrounds with most sites in the woods (per Edwin's presentation) is approved the chance for just one campfire to get out of control is almost assured. Our home sits 50 feet from dense woods that run right into Ms. Wrights 100 acres (almost all wooded) and many other homes would be at risk as well, not to mention the adjacent National Park. Despite Warren County Fire response efforts under ideal conditions the chance for a fire to go uncontrolled as confirmed by our Fire Chief is very high. If you add a windy day, which is not uncommon on these two proposed Commercial campgrounds sites the risk goes even higher. All the issues raised on fire response also apply to EMT response.

2. Last fall we called Mr. Wendling with questions and reviewed all the available material on these 4 proposals carefully and attended two meetings at the BCCA where Edwin was present to explain his proposals and answer questions. I also attended the full 6.5 hour Planning Commission meeting on all 4 CUP's and spoke on each one along with many neighbors. Our conclusion is not that Commercial Campgrounds and/or Rural Event Centers are necessarily a bad thing in Warren County at large. However as currently proposed, these 4 CUP's are not supportable with current road conditions and the limited availability of Fire and EMT response. In summary these 4 proposals at this juncture, and with facts at hand, should be voted down by the Board of Supervisors.

Respectfully,

Signed AET; Alan Thompson, Colonel, USAF Retired

540-636-1334; E-mail athompson@spa.com

Owner and Resident – 145 Wellspring Road, Browntown VA 22610

5:00P
11/10/2021

509 signatures on Change.org
Against Mr. Wright's CUP's

Name	City	State	Postal Code	Count	Si
Stacie Mikels				US	#
Jonlaya Haines	Bentonville	VA	22610	US	#
Ross Mikels	Bentonville	VA	22610	US	#
Mary Martin	Rexburg	ID	83440	US	#
Kelly Ludke	Front Royal	VA	22630	US	#
Dale Thompson	Browntown	VA	22610	US	#
Jennifer Castillo	Charlottesville	VA	22903	US	#
Laura Siers	Earlysville	VA	22936	US	#
Ann Davison	Farmville		23901	US	#
Linda Cook	FRONT ROYAL	VA	22630	US	#
Kellie Campbell	Bentonville	VA	22610	US	#
Shelly LeValley	Front Royal	VA	22630	US	#
debra talbert	Rocky Mount	VA	24151	US	#
Ian Fisher	Bentonville	VA	22610	US	#
Kristin Carter	Bentonville	VA	22610	US	#
Alvin Guilford	Charlottesville	VA	22903	US	#
Tina Snipes	Bentonville	VA	22610	US	#
Robin Kerns	Front Royal	VA	22630	US	#
Michele Kopcsak	Front Royal	VA	22630	US	#
Jason Menefee	Bentonville	VA	22610	US	#
Rita Dunevant	Bentonville	VA	22610	US	#
Ashley Bethinger	Front Royal	VA	22630	US	#
Stephanie Harmon	Front Royal	VA	22630	US	#
Powel Harding	Charlottesville	VA	22903	US	#
Jennifer Montgomery	Charlottesville	VA	22901	US	#
Cindy Kemmerly	York	PA	17402	US	#
Angella Alvernaz	Haymarket	VA	20169	US	#
Brucie Jenkins	Charlottesville	VA	22903	US	#
Monica Jenkins	Front Royal	VA	22630	US	#
Kim Heron	Front Royal	VA	22630	US	#
Marianne Thomas	Bentonville	VA	22610	US	#
Jayne Guilford	Charlottesville	VA	22903	US	#
Gillian Jenkins	Front Royal	VA	22630	US	#
Kelly Thomas	Front Royal	VA	22630	US	#
Laura Corathers	Bentonville	VA	22610	US	#
Cindy Cunningham	Bentonville	VA	22610	US	#
Elizabeth Reardon	Front Royal	VA	22630	US	#
Mike Normoyle	Front Royal	VA	22630	US	#
Linda Ruhling	Front Royal	VA	22630	US	#
Katrina Burkhart	Linden	VA	22642	US	#
Wendy Amaya	Luray	VA	22835	US	#
Mary Cook	Front Royal	VA	22630	US	#
Marjorie Smith	Earlysville	VA	22936	US	#
Michele Utterback	Allen	TX	75013	US	#
urme Hosna ara	Atlanta		30301	US	#
Amy Butler	Washington	DC	20011	US	#

Sharon Helsens	San Diego	CA	92129 US	#
Stephen Lavoie	Dracut	MA	1826 US	#
Gabriel Cruz	Jersey City		7307 US	#
Dale Brown	Front Royal	VA	22630 US	#
Staci Edwards	Strasburg	VA	22657 US	#
Hope Payne	Front Royal	VA	22630 US	#
Eleanor Miller	Midlothian	VA	23113 US	#
Maria Maria	Front Royal	VA	22630 US	#
Thomas Short	Woodstock	VA	22664 US	#
Helen Cassone	Front Royal	VA	22630 US	#
Caleb Wren	Washington	DC	20011 US	#
Angela Keller	Bentonville	VA	22610 US	#
Gretchen Provenzano	Charlottesville	VA	22903 US	#
Kathy Witt	Wytheville	VA	24382 US	#
Joshua McDonald	Front royal	VA	22630 US	#
Alice Palumbo	Front Royal	VA	22630 US	#
Carole Tomhave	Bentonville	VA	22610 US	#
Kyle Thomas	Bentonville	VA	22610 US	#
Mattie Keller	Front Royal	VA	22630 US	#
Roger Tomhave	Front Royal	VA	22630 US	#
Natalia Shevchenko	Bentonville	VA	22610 US	#
Mary McLaughlin	Browntown	VA	22610 US	#
Joanne Koszyk	Browntown	VA	22610 US	#
Eric McClafferty	Browntown	VA	22610 US	#
Nancy Foreman	Bentonville	VA	22610 US	#
Tracie Tangen	Bentonville	VA	22610 US	#
Natalia Ossinova	Cross Junction	VA	22625 US	#
Downs Lauren	Front Royal	VA	22630 US	#
Billy Davis	Winchester	VA	22602 US	#
Melissa Dowler	Boonsboro	MD	21713 US	#
Stacey wise	Bentonville	VA	22610 US	#
Angela Berry	Front Royal	VA	22630 US	#
Lisa Feathers	Strasburg	VA	22664 US	#
Kamerin Paris	Waukesha		53186 US	#
Joanne Cherefko	Charlottesville	VA	22903 US	#
Lori Ashley	Front Royal	VA	22630 US	#
Patty Comstock	Muskogee	OK	74403 US	#
Debra Martin	WYTHEVILLE	VA	24382 US	#
Brendan McClafferty	Bentonville	VA	22610 US	#
Erin D	Luray	VA	22835 US	#
Amy Reichert	Bethesda	MD	20816 US	#
Jackie Santullo	Alexandria		22309 US	#
ariana andrean	Brooklyn	NY	11207 US	#
gabby franklin	Gulfport		39503 US	#
Matthew Coker	Greenville		29680 US	#
Kathryn Powell	Arlington	VA	22201 US	#
Foreman John	Bentonville	VA	22903 US	#

Martin Eastwood	Bentonville	VA	22610 US	#
Tony Woo	Kent	WA	98030 US	#
Kori Enore	San Francisco		94401 US	#
Barbara Post	Browntown	VA	22903 US	#
Ryan McClafferty	Browntown	VA	22610 US	#
HH McClafferty	Browntown	VA	22610 US	#
Melissa Burke	Bentonville	VA	22610 US	#
Tatiana Compton	Browntown	VA	22610 US	#
Lois Furrevig	Neptune	NJ	7753 US	#
April Jenkins	Washington	DC	20003 US	#
Georgia Bohlmann	Front Royal	VA	22630 US	#
Cary Leigh Poe	Front Royal	VA	22630 US	#
Jamie Reedy	Front Royal	VA	22630 US	#
Tammy Tammy	Bentonville	VA	22903 US	#
Tonya Allen	Front Royal	VA	22630 US	#
JC Lunceford	Bentonville	VA	22610 US	#
Jacob Oldham	Linden	VA	22642 US	#
john odom	Reno		89506 US	#
Randy DeSantis	Front Royal	VA	22630 US	#
Lauren Foster	Bentonville	VA	22610 US	#
Juanita Shafer	Bentonville	VA	22610 US	#
Tracey Henry	Bentonville	VA	22610 US	#
Nick Helmick	Front Royal	VA	22630 US	#
Sarah Sokolowski	Front Royal	VA	22630 US	#
Andon Mikels	Bentonville	VA	22610 US	#
Genesis Mamaril	Stafford		22554 US	#
ME CC	Front Royal	VA	22630 US	#
Angel Thomas	Bentonville	VA	22610 US	#
Ty Stevenson	Manahawkin		8050 US	#
Brooke Morris	Bentonville	VA	22610 US	#
Nathan Morris	Bentonville	VA	22610 US	#
Bruce Roberts	Bentonville	VA	22610 US	#
Bryan Cosby	Front Royal	VA	22630 US	#
Kelly Hampton	Philadelphia		19141 US	#
Manoj Kumar	Rohtak		124001 US	#
Lisa Henry	Luray	VA	22835 US	#
John Bell	Front Royal	VA	22630-7658 US	#
Kristen Powell	Front royal	VA	22630 US	#
Linda McCarthy	Alexandria	VA	22304 US	#
tee b	Bakersfield		93311 US	#
Lewis Vickie	Washington	DC	20003 US	#
Julie Meyer	Herndon	VA	20170 US	#
Michael Meyer	Winchester	VA	22601 US	#
Katherine Gramoglia	Riverside		92503 US	#
Nicole Reynolds	Virginia Beach	VA	23453 US	#
Isabel Garcia	Fresno		93704 US	#
Donna Foster Wright	front royal	VA	22630 US	#

Bridgette Robbins	Kingsburg		93631 US	#
Isra Ibrahim	Woodbridge		22191 US	#
Robert Russell	Orlando	FL	32822 US	#
Bobbi Powell	Front Royal	VA	22630 US	#
Nathan Huizing	Cleveland		30528 US	#
Sheri Smith	Pittsburgh	PA	15236 US	#
Adina Short	Charlottesville	VA	22911 US	#
Tiffany Swanson	Bentonville	VA	22610 US	#
Robert Ortiz	San Francisco	CA	94945 US	#
Selena Dao	Henderson		75654 US	#
Charles Fischbein Phd	Front Royal	VA	22630 US	#
Calista Morgan	Phoenix		85014 US	#
Deb Carter	Bentonville	VA	22610 US	#
Amy Cornwell	Bentonville	VA	22610 US	#
Judith Eastwood	Palmyra	VA	22963 US	#
Benny Kanner	Bronx		10463 US	#
Isabella Martinez	Culver City		90230 US	#
Eileen Thomas	Fishkill		12524 US	#
Jesus villagrana	Los Angeles		90009 US	#
Rebecca Jacobson	San Marcos		78667 US	#
Leon Sailor	Bemidji		56601 US	#
Renee O'Connell	Marshall	VA	20115 US	#
Stephanie Bell	Front Royal	VA	22630 US	#
Ann Muldoon	Bentonville	VA	22610 US	#
Tim LeBrecht	Front Royal	VA	22630 US	#
Anne Earle	Front Royal	VA	22630 US	#
Samantha Owens	Front Royal	VA	22630 US	#
Will Spiker	Front Royal	VA	22630 US	#
Barbara Ecton	Front Royal	VA	22630 US	#
Jeanian Clark	Front Royal	VA	22630 US	#
James Pritchard	Charlottesville	VA	22903 US	#
Wayne Malanowski	Charlottesville	VA	22903 US	#
Teresa Yates	Front Royal	VA	22630 US	#
Arthur Lial	Charlottesville	VA	22903 US	#
Kathy Cook	Front Royal	VA	22630 US	#
Jennifer Lesko	Front Royal	VA	22630 US	#
Lindsay Payne	Front Royal	VA	22630 US	#
missy almarode	front royal	VA	22630 US	#
Tom Tanis	Charlottesville	VA	22903 US	#
Zachary Morgan	Front Royal	VA	22630 US	#
Lisa Bybee	Front Royal	VA	22630 US	#
Joe Yasek	Linden	VA	22642 US	#
Ricky Gibbons	Front Royal	VA	22630 US	#
David Welford	Bentonville	VA	22610 US	#
Thomas McCord	Bentonville	VA	22610 US	#
C. A. Layton	Front Royal	VA	22630 US	#
Michael Cannon	Palm Coast	FL	32137 US	#

Allan Brockway	browntown	VA	22610 US	#
Sara Ybarra	Spokane	WA	99205 US	#
Regan Maldet	Johnstown		15905 US	#
LaDonna Shively	Kamuela,	HI	96743 US	#
Jared Darr	Browntown	VA	22610 US	#
Henri Will	Goode	VA	24556 US	#
bill franke	Front Royal		22630 US	#
Nicholas Marmalejo	Front Royal	VA	22630 US	#
Rebecca Morgan	Front Royal	VA	22630 US	#
Richard Kurzenknabe	Front Royal	VA	22630-8005 US	#
Kimberly Atkins	FRONT ROYAL	VA	22630 US	#
Christina Paulisch	Bentonville	VA	22610 US	#
Becca Paulisch	Harrisonburg	VA	22801 US	#
Sally Berry	Front Royal	VA	22630 US	#
Braybray Braybray	Fort Wayne		46845 US	#
Kailyn HoFFman	Newark		19711 US	#
Carey Webster	Bentonville	VA	US	#
Ryan Reil	Front Royal	VA	22630 US	#
Guy Clawson	Front Royal	VA	22630 US	#
Hannah Reil	Bentonville	VA	22610 US	#
Arthur Woods	Bentonville	VA	22610 US	#
Sonia Clawson	Strasburg	VA	22657 US	#
Mia Evans	Front royal	VA	22630 US	#
Cody Simmons	Bentonville va	VA	22630 US	#
Jesse Jenkins	Front Royal	VA	22630 US	#
Nicholas Riley	Front royal	VA	22630 US	#
Brian Jenkins	Bentonville	VA	22610 US	#
Becca Thomas	Front Royal	VA	22630 US	#
Anthony Perdue	Front Royal	VA	22630 US	#
Lois DeSantis	Front Royal	VA	22630 US	#
Katlyn Showers	Washington	DC	20011 US	#
Dalton Jenkins	Linden	VA	22642 US	#
Kim Soyars	Front Royal	VA	22630 US	#
Bailey Vaught	Front Royal	VA	22630 US	#
Miranda Sowers	Washington	DC	20003 US	#
Hope Petty	Bentonville	VA	22610 US	#
Lisa Morgan	Front Royal	VA	22630 US	#
Erica King	Bentonville	VA	22610 US	#
Matthew Jenkins	Bentonville	VA	22610 US	#
Alfred Myska	Front Royal	VA	22630 US	#
Zachary Eversole	Bentonville	VA	22610 US	#
Stephen Leach	Front Royal	VA	22630 US	#
Tina Lebrecht	Benton	PA	17814 US	#
Cameron Rector	Arlington	VA	22201 US	#
Nick Davis	Browntown	VA	22610 US	#
Luke Carter	Front royal	VA	22630 US	#
Dawn Lockhart	Browntown	VA	22610 US	#

montana lockhart	bentonville	VA	22610 US	#
Klark Kent	Savannah		31415 US	#
Zack Rodgers	Front royal	VA	22630 US	#
Taylor Jenkins	Front Royal	VA	22630 US	#
Duncan Griffin	Lakeville		6039 US	#
Mindi Reil	Bentonville	VA	22610 US	#
Amy Walk	Bentonville	VA	22610 US	#
Joseph Stoneberger	Washington	DC	20011 US	#
David Cressell	Richmond	VA	23220 US	#
Nathan Jones	Arlington	VA	22203 US	#
Megan Durham	Bentonville	VA	22835 US	#
Christine Poe	Front Royal	VA	22630 US	#
Allison Hoelscher	Front Royal	VA	22630 US	#
Chris Gutierrez	Strasburg	VA	22657 US	#
Taryn Shanholtz	Strasburg	VA	22657 US	#
Tyler Shanholtz	Woodstock	VA	22664 US	#
Mark Thomas	New York City	NY	10004 US	#
Tammie Hanna	Front Royal	VA	22630 US	#
Charles H. Turner Jr.	Front Royal	VA	22630 US	#
richard graus	Browntown	VA	22610 US	#
Kristina Sullivan	Seymour		47275 US	#
Bryant Moreland	Murrysville		15668 US	#
Jessica Sours	Front Royal	VA	22630 US	#
Wendy Carter	Front Royal	VA	22630 US	#
Sharon Riffe	Woodstock	VA	22664 US	#
Mark Robinson	Front Royal	VA	22630 US	#
Linda Russin	Browntown	VA	22610 US	#
Jordan Taylor	Bentonville	VA	22610 US	#
Sue McIntosh	Browntown	VA	22610 US	#
Karen Garner	Front Royal	VA	22630 US	#
Susan Morton	Wilmington	NC	28412 US	#
Jake Horowitz	Browntown	VA	22610 US	#
Gayle Roth	Shipshewana	IN	46565 US	#
Kirby Covert	Browntown	VA	22610 US	#
Brandon Lamb	Charlottesville	VA	22911 US	#
Robert Perry	Front Royal	VA	22630 US	#
Bob Eddy	Front Royal	VA	22630 US	#
Justin Hoover	Front Royal	VA	22630 US	#
Aston Bowman	Middletown	VA	22645 US	#
Lynne Stovall	Bentonville	VA	22610 US	#
Ryan Atkins	Front Royal	VA	22630 US	#
John Neitzey	Browntown	VA	22610 US	#
Heather Crichfield	Bentonville	VA	22610 US	#
Terrence Russell	Fleetwood		19522 US	#
Elmer Funes	Winchester	VA	US	#
Jonathan Crichfield	Charlottesville	VA	22903 US	#
Lucas Hicks	Front Royal	VA	22630 US	#

Margie Conley	Bentonville	VA	22630 US	#
Wyatt Merchant	Front Royal	VA	22630 US	#
Helen Ray	Roswell	NM	88203 US	#
Daniel Gall	Bentonville/Browntown	VA	22610 US	#
Susann Fox	Front Royal	VA	22630 US	#
Heather Vaught	Washington	DC	20011 US	#
Hayden Thomas	Front Royal	VA	22639 US	#
Kelli Gibson	Annapolis	MD	21401 US	#
Marjorie Buckhanan	San Francisco		94102 US	#
Margaret Silverthorn	Front Royal	VA	22630 US	#
Linda Fuller	Scottsville	VA	24590 US	#
Travis McKinney	Bentonville	VA	22610 US	#
Anna Hughes	Barnegat	NJ	8005 US	#
Terri Graves	New Market	VA	22844 US	#
D Guilford	Washington	DC	20011 US	#
Eileen MANUEL	Front Royal	VA	22630 US	#
Bonlyn Hawley	Front Royal	VA	23630 US	#
Christopher Wickouski	Castleton	VA	22716 US	#
John Farmer	Browntown	VA	22610 US	#
Keenan Sperry	Baltimore	MD	21211 US	#
Rebecca Weagle	Front Royal	VA	22630 US	#
Kaylee Venable	Front Royal	VA	22630 US	#
Levi Whittington	Front Royal	VA	22630-7809 US	#
Travis Joaquin	Fredericksburg		22401 US	#
Anna Poe	Front Royal	VA	22630 US	#
Andres Alvarez	Virginia Beach		23464 US	#
April Lubkemann	Winchester	VA	22601 US	#
dety banks	Lake Charles		70605 US	#
Jeff Adelman	Newburgh	NY	12550 US	#
vicki whittington	Front Royal	VA	22630 US	#
Sebastien Clement			US	#
Allison Sperry	Richmond	VA	23230 US	#
Izzy France	Front Royal	VA	22630 US	#
Emily Partlow	Bentonville	VA	22610 US	#
Weakley Kenneth	Ashburn	VA	20148 US	#
Tyler Poe	Washington	DC	20011 US	#
Toni Wilson	Hampton	VA	23661 US	#
Levi Simmons	Bentonville	VA	22610 US	#
Karl Baldwin	Luray	VA	22835 US	#
Chloe Harvey	Front Royal	VA	22630 US	#
Patrick Gunn	Aldie	VA	20105 US	#
JAMES mcclafferty	Browntown	VA	22610 US	#
ELLEN IRVINE	BENTONVILLE	VA	22610 US	#
Ciera Cline	Stephens City	VA	22655 US	#
Nila Jackson	Front Royal	VA	22630 US	#
Christine Gall	Woodbridge	VA	22191 US	#
Debbet Pearson	Bristol		24201 US	#

Karen Smith	Richmond		22903 US	#
Lena Fugatt	Bentonville	VA	22610 US	#
Nicholas Nielsen	Bentonville	VA	22610 US	#
Christopher Charveriat	Bronx		10474 US	#
Josh Standiford	Lake Zurich		60047 US	#
Laura Pabo	Gretna	VA	24557 US	#
Marlene Gibson	Medway	MA	2053 US	#
Harry McCormick	Charlottesville	VA	22901 US	#
Deanna Zehring	Front Royal	VA	22630 US	#
Tina Lewis	Front Royal	VA	22630 US	#
Venable Venable	Dorchester	MA	2121 US	#
Sharon Obrien	Bentonville	VA	22610 US	#
Jeanie Bender	Front Royal	VA	22630 US	#
Lisa Jones	Bentonville	VA	22610 US	#
Shara Flores	Annandale		22003 US	#
Rachel Pisapia	Longview		98632 US	#
Belinda Ruiz	Sylmar		91342 US	#
steven varner	bentonville	VA	22610 US	#
Chelsea Rowe	Everett	MA	2149 US	#
Destiny Martin	Rileyville	VA	22650 US	#
Lori Kittleson	Bentonville	VA	22610 US	#
Lauren Forrester	Bentonville	VA	22610 US	#
Lara Marie Murray	Bentonville	VA	22610 US	#
Ashley McKinney	Bentonville	VA	22610 US	#
Walker Anne	Front Royal	VA	22630 US	#
Stephanie Pressler	Winchester	VA	22602 US	#
Dr and Mrs Dale and Terry Forrester	Front Royal	VA	22630 US	#
Alexandra Renner	Front royal	VA	22630 US	#
Carey Webster	Charlottesville	VA	22610 US	#
Joseph Darr	Browntown	VA	22610 US	#
Cara Cutro	Front Royal	VA	22630 US	#
Alan Thompson	Charlottesville	VA	22610 US	#
Kacie Varner	Bentonville	VA	22610 US	#
Eileen Zehring	Ararat	VA	24053 US	#
Kenneth Zehring	Front Royal	VA	22630 US	#
Bethany Zehring	Front Royal	VA	22630 US	#
Margaret Eason	Vienna	VA	22182 US	#
Eric Welling	Vienna	VA	22180 US	#
Ingrid Jolly	Linden	VA	22642 US	#
Icy McKinney	Fayetteville	NC	28314 US	#
Billy Robinson	Front royal	VA	22630 US	#
Ava Lubkemann	Charlottesville	VA	22903 US	#
Sarah Kohn	Bentonville	VA	22610 US	#
Janet Jewell	Alexandria	VA	22630 US	#
david rooker	Rockford		49341 US	#
Tekayla Rogers	East Saint Louis		62206 US	#
Chesley Wise	Atlanta		30316 US	#

Teresa Thomas	Knob Noster		65336 US	#
Mike Berry	Front Royal	VA	22630 US	#
Brandon Wade	Livingston		7039 US	#
niki canup	Oklahoma City		73119 US	#
Phyllis Wright	Front Royal	VA	22630 US	#
Jose Murillo	Tucson		85756 US	#
Nyi Nyi Aung			US	#
Rigoberto Perez	Austin		78758 US	#
Van Sawm	West Jordan		84084 US	#
Matthew Jennings	Boise		83709 US	#
Wendy Babick	Front Royal	VA	22630 US	#
Patricia Heflin	Rapidan	VA	22733 US	#
Wanies Rihani	Sterling		20165 US	#
Asia Thompson	Waynesboro	PA	17268 US	#
yun ung	Pittsburgh		15216 US	#
Gray Blanton	Front Royal	VA	22630 US	#
marlene pasquazzi	Wakefield	RI	2879 US	#
Erika Rikhiram	Clermont		34711 US	#
Sarah Thompson	Front Royal	VA	22630 US	#
Karl Schumann	Browntown	VA	22630 US	#
Kim Wines	Front Royal	VA	22630 US	#
Chris Pedigo	Bentonville	VA	22610 US	#
Danielle Savage	Richwood		26261 US	#
Hélène Giraud	Atlanta		30328 US	#
kenneth haines	Elkton	VA	22827 US	#
Michele Collier	Passaic	NJ	7055 US	#
Michael Martin	Wytheville	VA	24382 US	#
Melanie Owens	Front Royal	VA	22630 US	#
Emily Mawson	Front Royal	VA	22610 US	#
Mary Lou Manuel Matthews	Fredericksburg	VA	22401 US	#
Crystal Lake	Front Royal	VA	22630 US	#
Brenda Larson	Winter Garden	FL	34787 US	#
Joyce Aten	Deltona	FL	32738 US	#
Richard McConnell	Olympia Fields		60461 US	#
Terrell New	Apopka		32712 US	#
Kelli Walter	Bentonville	VA	22079 US	#
Gina Wolford	Bentonville	VA	22610 US	#
Tim Sinnett	Fredericksburg	VA	22610 US	#
Alane Yates	Strasburg	VA	22657 US	#
Kevin Zetterberg	Browntown	VA	22610 US	#
Maggie O'Brien	browntown	VA	22610 US	#
Paul Barber	Sarasota	FL	34233 US	#
James Goodman	Front royal	VA	22630 US	#
Logan Davis	Bentonville	VA	22610 US	#
Michael Ciarrocchi	Front Royal	VA	22630 US	#
ASHLEY JOHNSTON	Eugene	OR	97401 US	#
Alaina Furlong	Bentonville	VA	22610 US	#

Jordan Balboa	Houston		77074 US	#
Arabella Hobson	Chesapeake		23323 US	#
Priscila Casas	Houston		77037 US	#
Ethan Austin	Bentonville		72712 US	#
Debbie Clemons	Browntown	VA	22610 US	#
Melanie Gibbons	Saegertown	PA	16433 US	#
Brenda Phillips	Bentonville	VA	22610 US	#
Emily Smith	Front Royal	VA	22630 US	#
Wyatt Payne	Washington	DC	20010 US	#
Joe Carillo	Bentonville	VA	22610 US	#
James Lundt	Front Royal	VA	22630 US	#
Scott Lesko	Front Royal	VA	22630 US	#
Jones Tiffany	Middletown	VA	22645 US	#
Steven Sager	Bentonville	VA	22610 US	#
Colleen McMahon Hyde	Front Royal	VA	22630 US	#
Scott McIntosh	Front Royal	VA	22630 US	#
Mandy McIntosh	Front Royal	VA	22630 US	#
Tonya Bowman	Front Royal	VA	22630 US	#
Randi Baggarly	Middletown	VA	22645 US	#
Linda Senter	Front Royal	VA	22630 US	#
Toni Cooper	Charlottesville	VA	22903 US	#
Martin Lehw	Front Royal	VA	22630 US	#
Rodney Williams	Front Royal	VA	22630 US	#
Timothy Lautner	Norcross	GA	30093 US	#
Elizabeth Powell	Front Royal	VA	22630 US	#
Chance Clatterbuck	Front royal	VA	22630 US	#
Papi Zoe			US	#
Tyler Hawryluk	Morris Plains		7950 US	#
Shawn Cooper	Bentonville	VA	22610 US	#
Rita Rivas	Miami		33190 US	#
Charles Mosher	Orange		49651 US	#
Dyrone Kingsberry	Maryland		12116 US	#
Riley Bittinger	Manassas	VA	20110 US	#
Lindsay Cooper	Bentonville	VA	22610 US	#
Brenda Robinson	Front Royal	VA	22630 US	#
Roger Robinson	Front Royal	VA	22630 US	#
Cortney Windsor			US	#
Kati williams	Strasburg	VA	22657 US	#
Roger Robinson II	Middletown	VA	22645 US	#
kaitlyn smith	Front Royal	VA	22630 US	#
David Payne	Front Royal	VA	22630 US	#
Kim Lucas	Scottsville	VA	24590 US	#
Dierra Holbrook	Front Royal	VA	22630 US	#
Denise Andrew	Smyrna		37167 US	#
Tresa Harvey	Bunker Hill	WV	25413 US	#
Gina Mauro	Brick	NJ	8723 US	#
Leo Carling	Front Royal	VA	22630 US	#

Ronald Walter	Palmyra	VA	22963 US	#
Kayla Tanner	Front Royal	VA	22630 US	#
Lucy Newby	Front Royal	VA	22630 US	#
David Mullens	Chester gap	VA	22623 US	#
Robert Zyniewicz			US	#
Alicia Frazier	Bentonville	VA	22630 US	#
Stacey Leadbetter	Charlottesville	VA	22903 US	#
teresa lamb	Front Royal	VA	22630 US	#
Chuck Grover	Luray	VA	22835 US	#
Rosemary P Rhew	Stephens City	VA	22655 US	#
Lori Bowers	Front Royal	VA	22630 US	#
Shelby Vollten	Front Royal	VA	22630 US	#
Heather Pomeroy	Front royal	VA	222630 US	#
Declan Lundt	Front Royal	VA	22630 US	#
Kristin Waltz	Front Royal	VA	22630 US	#
Sheila Walker	Front Royal	VA	22630 US	#
britney winters	Strasburg	VA	22657 US	#
Chris Christiansen	STRASBURG	VA	22657 US	#

South Warren Residents Petition Presented to the Warren County Planning Commission

Denial of conditional use permit in Browntown, Virginia on the Gogney Manor Loop

Petition: Browntown residents petition to the Planning Commission, to deny the following Conditional Use Permits: 2021-1-10-07, 2021-10-08, 2021-10-09, 2021-10-10 due to concerns for safety, health, and the environmental impact on our small community.

- Our roads are not suitable for a 300% + increase in traffic.
- Route 631 has very poor vertical and horizontal alignment and very narrow.
- Risk to pedestrians, cyclists, and joggers.
- Impact on air quality due to particulate matter pollution (PMP) from a potential 200+ open-air fires.
- Large increase risk of forest fire danger.
- Safety of movement of agricultural farm equipment and transport of livestock.
- Reduce visibility from smoke haze from PMP.
- Toxic PMP polluting water sources.
- Disruption and harm of wildlife habitat.
- Taxpayer burden for additional service needed.

Action

Petition for: We the undersigned are concerned residents of Warren County, Virginia who urge our leaders to act now to deny the above Conditional Use Permits.

Name	Address	Signatures
1 Linda R. Arnold	99 Gogney Run Ln Browntown VA 22610	[Signature]
2 Miranda Nupdal	4013 Browntown Rd. Front Royal, VA 22630	[Signature]
3 Chris M. Coley	830 Browntown Rd Browntown, VA 22610	[Signature]
4		
5 Joanne Koszyc	327 Turtle Lane Browntown 22610	[Signature]
6 Mark Koszyc	327 Turtle Lane Browntown	[Signature]
Judy & Franks LeBrecht	4324 Bentonsville Rd. Bentonsville	[Signature]

7 DAN WAGSKY 5197 Bentonville

8 RT Coyle

9 Thomas McCord

40 EVERGREEN CT. Bentonville VA 22610

10 Gretchen Provenzano

4290 Bentonville Rd
Bentonville 22610

11 Hope Kirtley

52 water house Bentonville
VA 22610

12 Nancy Foreman

106 Waterhouse Ln.

13 John T. Foreman

106 WATERHOUSE LN

14 Connie Woods

156 Waterhouse Lane
Bentonville VA 22610

Connie Woods

15 ~~Arthur Woods~~

156 Waterhouse Lane
Bentonville, VA 22610

Arthur Woods

16 Marylou Woods

156 Waterhouse Lane Bentonville VA
22610

Marylou Woods

17 Gabriel Tweedie

98 Royal Oak rd. Front Royal, VA

Gabriel
Tweedie

18 CHUCK BROME

10 BUCK MTN. RD BENTONVILLE VA 22610

19 ~~Edward~~

57 WILKING RD, Bentonville, VA

20 Joseph W. Coleman

37 Wellspring Rd. Bentonville VA 22610

21 Thomas Thorpe

68 Forest Ct Bentonville VA

22 SHERRY THORPE

68 Forest Ct Bentonville VA 22610

23 TOM LOCKHART

845 SMITH RUN RD BENTONVILLE VA
22610

24 WENDI LOCKHART

"

25 MALITANA LOCKHART

"

26 SOFIA LOCKHART

"

27 SHARON O'BRIEN

1429 SMITH RUN RD

28 MAGGIE O'BRIEN

1429 SMITH RUN RD

29 JOSEPH R. NESTLERODE SR

107 THADDEUS LANE BENTONVILLE, VA

30 KELLY L. SMITH

107 THADDEUS LANE BENTONVILLE, VA

31 PATRICIA STEAKENSE

10 THADDEUS LANE BENTONVILLE, VA

- 31 Debra L Hite ... 385 Liberty Hall Rd... Oak Ridge
 32 Bruce Hite - " " Bruce Hite
 33 Joshua Hite " " Joshua K. Hite
 34 Donna McElthorn 430 Skyline Forest Julie McElthorn
 35 ELVA HARKRADER 4321 Georrey Manor Loop Elva Harkrader
 36 Janet Keller Brownstown VA 22610
 37 5671 Georrey Manor Loop
 38 GORD LACOMBE 5590 BIVILLE RD, BROWN VA 22610 Tom Lacombe
 39 SABRINA SINCLAIR 424 LANDS RUN Sabrina Sinclair
 40 MARK SINCLAIR BROWN TOWN VA 22610 Mark Sinclair
 41 PAIGE SINCLAIR " Paige Sinclair
 42 JAMES DYER 288 WESLEY LANE James Dyer
 43 CATHY DYER " Cathy Dyer
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South Warren Residents Petition Presented to the Warren County Planning Commission

Denial of Conditional Use Permits in Browntown, VA on the Gooney Manor Loop

Petition Browntown residents petition to the Planning Commission to deny the following Conditional Use Permits 2021-1-10-07, 2021-10-08, 2021-10-09, 2021-10-10 due to concerns for safety, health, and the environmental impact on our small community.

- Our roads are not suitable for a 300% plus increase in traffic.
- Route 631 has very poor vertical and horizontal alignment and very narrow.
- Risk to pedestrians, cyclists, and joggers
- Impact on air quality due to Particulate Matter Pollution (PMP) from a potential 200 plus open-air fires.
- Large increased risk of forest fire danger.
- Safety of Movement of agricultural farm equipment and transport of livestock.
- Reduced visibility from smoke haze from PMP.
- Toxic PMP polluting water sources.
- Disruption and harm of wildlife habitat.
- Taxpayer burden for additional services needed.

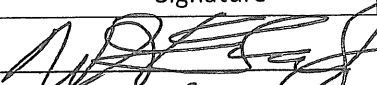
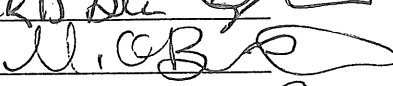
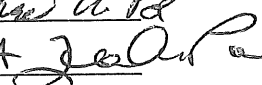
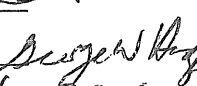
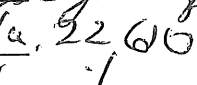
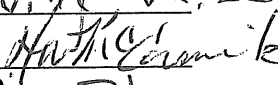
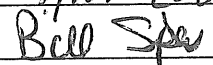
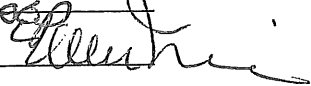
Action

Petitioned for: *We the undersigned are concerned residents of Warren County, Virginia who urge our leaders to act now to deny the above Conditional Use Permits.*

Name	Address	Signature
1. Alfred Paulisch	2574 Gooney Manor Loop Bentonville	Alfred Paulisch
2. Christina Paulisch	2574 Gooney Manor Loop Bentonville Va 22610	Christina Paulisch
3. MICHAEL NOEL	93 WEISS SPRING RD.	Michael Noel
4. JAMES SCYMANSKI	89 MEADOWBROOK CT. Bentonville, VA 22610	James Scymanski
5. J. HARRIS	720 FLETCHER RD BENTONVILLE, VA 22610	J. Harris
6. Anita Scymanski	89 Meadowbrook Ct Bentonville 22610	Anita Scymanski
7. Brian Conley	370 Wesley Ln Bentonville VA	Brian Conley
8. Mary Conley	370 Wesley Ln Bentonville VA	Mary Conley
9. Keri Furlong	771 William Vincent Rd Bentonville Va. 22610	Keri Furlong

South Warren Residents Petition Presented to the Warren County Planning Commission

Denial of Conditional Use Permits in Browntown, VA on the Gooney Manor Loop

Name	Address	Signature
10. W.H. Farley	987 Browntown Rd	
11. SARA RON O'Brien	1429 SMITH RUN RD	
12. O'Brien MAGGIE	1429 SMITH RUN RD.	
13. Michael Poe	580 RED HILL WAY	
14. Lea Ann Poe	580 Red Hill Way Bentonville, VA	
15. Tom & Vickie Conant	149 Brayden Lane, Bentonville VA, 22610	
16. George Hodgkiss	224 Holiday Court, Bentonville Va, 22610	
17. McCormick Harry W	802 Lands Run Road Browntown Rd	
18. Bill Spear	645 Lands Run Rd Browntown	
19. J. Linceford	684 Lands Run Rd	
20. ANDREW FERRIO	598 LANDS RUN RD	
21. Donna Reedy	35 Black Bear Ct Browntown VA	
22. PARROLL WINGFIELD	394 LANDS RUN RD BENTONVILLE VA	
23. Wesley Deavers	3820 Bentonville Rd Bentonville VA	
24. Tanya Deavers	3820 Bentonville Rd Bentonville VA	
25. JOHN NEITZEY	4431 GOONEY MANOR LOOP BENTONVILLE	
26. Lisa Jones	258 Lands Run Rd 22610	
27. Rollin Jones	258 Lands Run Rd 22610	
28. DAN GALL	1260 Gooney Manor Loop 22610	
29. Elizabeth Darr	2460 Gooney Manor Loop 22610	
30. Jared Darr	2460 Gooney Manor Loop 22610	
31. Doug Boyd	4834 Gooney Manor Loop	
32. TRACY BOYD	4834 GOONEY MANOR LOOP	
33. NIKITA BOYD	58 Fitchett Rd	
34. Steve Swadlow	2766 Gooney Manor Loop	
35. Ellen Irvine	233 Timberland Pl, Bentonville, VA	
36. Mark Thomas	4551 Bentonville Rd. Bentonville	

South Warren Residents Petition Presented to the Warren County Planning Commission

Denial of Conditional Use Permits in Browntown, VA on the Gooney Manor Loop

Name	Address	Signature
37. Kim Smedley	7811 Gooney Loop	Kim Smedley
38. Joe Kinsley	4322 Bentonville Rd	Joe Kinsley
39. Ann Shulman	1528 Gooney Manor Loop	Ann Shulman
40. Steve Colwell	1539 Gooney Manor Loop	Steve Colwell
41. William W. Bull	2766 Gooney Manor Loop	Kati M. Priola
42. James Scholtz	875 Gooney Manor Loop	James Scholtz
43. Lisa Morris	3304 Gooney Manor	Lisa Morris
44. Mary Balserak	5305 Gooney Manor Loop	Mary Balserak
45. Susan Swadlow	2766 Gooney Manor Loop	Susan Swadlow
46. Terry Berry	4872 Bentonville Road	Terry Berry
47. Jack Borman	5199 Bentonville Road	Jack Borman
48. LAMAR BORMAN	5199 BENTONVILLE RD.	Lamar Borman
49. Christine Hastman	5920 Gooney Manor Loop	Christine Hastman
50. Ron Miller	313 Severn Oak Dr.	Ron Miller
51. Danny Pennington	43 Gooney Alley Rd.	Danny Pennington
52. Patsy Pennington	43 Gooney Alley Rd.	Patsy Pennington
53. Damm Rockhart	4804 Gooney Manor Dr	Damm Rockhart
54. Mike Beardon	4804 Gooney Manor Loop	Mike Beardon
56. Jacob Deavers	3826 Bentonville Rd.	Jacob R. Deavers
57. Josh Beall	103 Smith Run Rd	Josh Beall
58. Wes Beall	645 Broad Run Rd	Wes Beall
59. Renee O'Connell	10691 Crest Hill Rd	Marshall, VA
60. Cheryl Baker	500 Boyds Mill Ln	Bentonville, VA C Baker
61. JAMES BAKER	500 BOYDS MILL LN	James Baker
62. Nancy R. Deavers	5217 Gooney Manor Loop	Nancy R. Deavers
63. John Jones	5499 Bentonville Rd.	John Jones
64. Mark + Marianne Thomas	4551 Bentonville Rd	Mark + Marianne Thomas

South Warren Residents Petition Presented to the Warren County Planning Commission

Denial of Conditional Use Permits in Browntown, VA on the Gooney Manor Loop

Name	Address	Signature
65. DIANA HODGESS	224 HOLIDAY CT. BROWNTOWN VA, 22610	Diana Hodges
66. Angela Keller	5671 Gooney Manor Loop, Browntown, VA 22616	Angela Keller
67. Archie Haines	720 FLETCHER ROAD, BENTONVILLE, VA 22616	Archie Haines
68. James Keller	5671 Gooney Manor Loop, Browntown, VA 22610	James Keller
69. Noah Keller	5671 Gooney Manor Loop, Browntown, VA	Noah Keller
70. Elizabeth Shannon	224 Holiday Ct. Browntown VA. 22616	Elizabeth Shannon
71. Nicholas Shannon	224 Holiday Ct. Browntown VA 22616	Nicholas Shannon
72. DEE FLOYD	4 BROWNTOWN RD BROWNTOWN, VA 22610	Dee Floyd
73. LORRAINE SMELSER	1965 Bentonville Rd Bentonville, VA	Lorraine Smelser
74. Benjamin Scott Rowe	64 Wesley Lane	Benjamin Scott Rowe
75. Mary Good E	5144 BENTONVILLE RD. BROWNTOWN, VA.	Mary Good E
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Matt Wendling

From: planning
Sent: Monday, November 1, 2021 10:41 AM
To: Chris paulisch; planning
Cc: Tina Paulisch; Chloe Phillips; Matt Wendling
Subject: RE: Rural event center / commerce camp ground

Good morning:

Our office has received your comments and they will be included in the Planning Commission packets for the November 10 public hearing.

Joseph "Joe" Petty
Planning Director/Zoning Administrator
Phone: (540) 636-3354

-----Original Message-----

From: Chris paulisch <cpaulisch2@gmail.com>
Sent: Saturday, October 30, 2021 5:37 PM
To: planning <planning@warrencountyva.net>
Cc: Tina Paulisch <tpaulisch.fracs@gmail.com>
Subject: Rural event center / commerce camp ground

Attn : Matt Wendling and the planning commission.

Dear sir ,
As an adjoining neighbor, 30 year resident, I'd like to bring to your attention our concerns with all conditional use permits. As applied by Edwin and Elizabeth and Diane Wright.

1 per Bobby Boyce VDOT land engineer , letter 10/26/21 for one venue "300% increase in traffic "
I therefore calculate 4 venues

could be a 1200% increase of traffic

Mr. Boyce of VDOT also points out "route 631 is a rural rustic road very poor vertical and horizontal alinement and narrow roadway. The roadway in the direct vicinity of this property is very narrow and in many locations only one lane wide. Roadway right -of -way and funding are not available to make any improvements to this environmentally sensitive road."

AND "Existing entrances do not meet requirements for the proposed use."

#2 per VDH Jim Davis 10/6/21

letter on the proposal

"All the proposed buildings and facilities must be connected to an approved onsite sewer system and water supply. Temporary facilities will not be approved.

3 possible 200 open air camp fires and grills , will Be detrimental to air quality and a large increase of forest fire danger.

4 added fiscal burden to county (tax payers) for , land fill for trash disposal and fire , rescue, and police services for the possible

800 guest , and additional people providing services - we could be seeing 1000 additional people per day - 365 days a year in our community.

#5 Browntown is a agricultural and residential community with historical areas.

It is not a commercial business center, nor should it be with out proper facilities and support.

Community :
safety, environmental health and
fiscally responsible development. Is what we as taxpayers of Warren County need.

Sincerely
Alfred C. Paulisch
Sent from my iPhone

TO: Warren County Planning Commission
FROM: Stephen Colwell
Shenandoah Woodlands LLC
1539 Gooney Manor Loop
Browntown/Bentonville, VA 22610

RE: Four Related Applications for Commercial Campgrounds and Event Centers
Tax Map Parcel 4 - Lot 25 & Parcel 47 Lot 12
Public Hearing Date: November 10, 2021

Updated Statement by Stephen Colwell
November 3, 2021

The Applicant for these four related Conditional Use Permits is using one of the oldest and most cynical tricks in the negotiating book: He is making outrageous initial demands and then will try to appear to be "reasonable" and "listening to the concerns of his neighbors" by "compromising" and making a smaller demand later or agreeing to pursue "only" two of the current applications. The Commission should reject these entirely inappropriate applications for a Conditional Use Permits. If the Applicant re-applies, he should be required to address in detail the many, many legitimate concerns of his neighbors on Gooney Manor Loop and in the greater Browntown area.

The lands around Gooney Manor Loop are zoned Agricultural for good reason. It is beautiful pasture and forest, much of which borders on or is close to the Shenandoah National Park. The social and cultural history of the area is tied to agriculture, hunting and forestry. Gooney Manor Loop itself is a narrow, winding road that has already been the site of traffic accidents and many "near misses."

Bending or breaking the current zoning rules to allow commercial campsites and increased noise, traffic, sewage, fires and smoke would not only be dangerous, it would also be a slap in the face to all of the other property owners in the area who have respected the Agricultural zoning designation, including those who relied on that zoning designation when they purchased their land.

My own company, Shenandoah Woodlands LLC, is based on Gooney Manor Loop, where I live on land purchased by my wife's family almost sixty years ago. We still raise cattle and grow hay on Strawberry Fields Farm which includes a large tract – Parcel 43- Lot 49 – with a long border with the Dryer Farm. I have invested a substantial amount of time, energy and money to create a small, residential subdivision on the Loop that respects the natural environment and my neighbors, keeping a large portion of the in agricultural use and forest conservation and minimizing visibility of any new home from the road and my neighbors. Agricultural zoning creates strict guidelines on the shape, size and uses of Lots within the zone, and it should. I sometimes am overwhelmed by the challenge of trying to satisfy all of the zoning requirements, but I know that \observing strict zoning controls is the best way to make sure that inappropriate land uses – such as the ones presented in these applications – are not allowed.

I am not "anti-development" or "anti-growth." I am, however, opposed to people who try to get around the rules and use deceptive practices to take short-cuts and try to get special treatment. The Agricultural zoning that has been in place in our valley for many decades has served the valley well. It should stay in place and both the spirit and the letter of the Agricultural zoning requirements should be followed.

Many of my neighbors on the Loop and in Browntown are submitting their own comments about the danger of fire, congestion, noise, litter, air pollution and a variety of other negative impacts that the current application entails. I join my voice with theirs in urging that this application be rejected. But that is not all: the Commission should be wary of the next "compromise" application that these applicants would surely bring for "only" 50 campsites (or something similar). These proposed land uses – at almost any scale - are dangerous and entirely inappropriate for Gooney Manor Loop and the Browntown area.

I listened to Edwin Wright's presentation at the BCCA community meeting on Monday November 1. While I applaud him for showing up, I was extremely disappointed by the evasiveness of his answers. His response to questions about the greatly increased risk of wildfires, trespassing, speeding, drunkenness etc. was always to say that he "hoped" and "believed" people would follow the rules and so there would be no trouble.

Either he is extremely naïve or he is lying.

I was stunned by his lack of experience. Wright admitted during the BCCA session that he has no experience either managing campgrounds or event centers. Similarly, he has no experience with crowd control, event management, traffic coordination and all of many the other skills that would be required to pull off even one of the four proposed new uses of the land. When he said that he was "exploring" having a full-time staff member on the property, he acted as though this was a major concession, when having multiple staff would be the bare minimum to prevent problems from spilling over into the neighboring properties.

He is treating this whole process as though it is a "grand experiment" where he will learn while he goes. Unfortunately, it is the people, forest and wildlife in the area that will suffer if he doesn't learn fast enough.

I am a proud member of the Izaak Walton League of Warren County which also owns neighboring property. I cannot and do not speak for the League or the local Chapter, but I will share what I concluded and reported to them about these Conditional Use Permit Applications following the BCCA meeting:

This is a disaster waiting to happen. Nothing less.

Weight admitted during the session that he has no experience either managing campgrounds or event centers, and he proposed two of each of these on Gooney Manor Loop with up to almost 400 campers/event goers.

evasi

My conclusion, after reading the application and listening to him talk is that this is a “disaster waiting to happen.”

I am not anti-growth or anti-development - as long as it is done wisely and with consideration of all factors. Clearly that is NOT the case here.

Weight admitted during the session that he has no experience either managing campgrounds or event centers, and he proposed two of each of these on Gooney Manor Loop with up to almost 400 campers/event goers. His answer to questions about wildfire, trespassing, speeding, drunkenness etc was always to say that he “hoped” and “believed” people would follow the rules.

Matt Wendling

From: planning
Sent: Monday, November 1, 2021 10:41 AM
To: Sally Berry; planning; tpaulisch.fracs@gmail.com; trberry21@gmail.com; saberry1958@gmail.com
Cc: Chloe Phillips; Matt Wendling
Subject: RE: purposed event center/commerce campground

Good morning:

Our office has received your comments and they will be included in the Planning Commission packets for the November 10 public hearing.

Joseph "Joe" Petty
Planning Director/Zoning Administrator
Phone: (540) 636-3354

From: Sally Berry <saberry1958@gmail.com>
Sent: Saturday, October 30, 2021 7:21 PM
To: planning <planning@warrencountyva.net>; tpaulisch.fracs@gmail.com; trberry21@gmail.com; saberry1958@gmail.com
Subject: purposed event center/commerce campground

ATTN: Matt Wendling and the Planning Commission

Dear Sir,

I am a 65 year resident of Browntown, Virginia with concerns over the proposed event center and campground planned for Gooney Manor Loop. Our property adjoins this property.

I am concerned with:

- 1) hunting safety
- 2) large increase in traffic on a very narrow road
- 3) open fires in a high wind area and smoke pollution
- 4) extra burden on taxpayers
- 5) impact on wildlife
- 6) impact on designated historical areas

I am opposed to the use of this property as an event center and campground for the above reasons.

Sincerely,
Terry and Sally Berry
4872 Bentonville Rd
Bentonville. Va 22610

Matt Wendling

From: planning
Sent: Monday, November 1, 2021 10:38 AM
To: Ann Shulman; planning
Cc: Chloe Phillips; Matt Wendling
Subject: RE: Public comment: Nov. 10, 2021 hearing on Application for Tax Map 44 Lot 25

Good morning:

Our office has received your comments and they will be included in the Planning Commission packets for the November 10 public hearing.

Joseph "Joe" Petty
Planning Director/Zoning Administrator
Phone: (540) 636-3354

From: Ann Shulman <ann@philanthropyassociates.org>
Sent: Monday, November 1, 2021 9:18 AM
To: planning <planning@warrencountyva.net>
Subject: Public comment: Nov. 10, 2021 hearing on Application for Tax Map 44 Lot 25

TO: Warren County Planning Commission
FROM: Ann Shulman, 1528 Gooney Manor Loop
RE Public comments on: Application for a Conditional Use Permit for a Commercial Campground, Tax Map 44, Lot 25,
Public Hearing November 10, 2021

Dear Sir or Madam:

My family has owned and loved property on Gooney Manor loop for 56 years. I am writing to express my strong opposition to this wholly inappropriate proposal by Edwin Wright for a Conditional Use Permit on Tax Map 44, Lot 25. I oppose this application for the following reasons:

1. Safety Concerns: the very narrow country lane that is Gooney Manor Loop cannot support additional traffic. There have already been a series of accidents, and adding anywhere near this volume of additional traffic would be dangerous and unconscionable for the current residents who have no choice but to use this road for work and to obtain the necessities of life.
2. Zoning: this area is zoned for agricultural purposes. There is nothing about the proposed project that makes sense within the zoning and no reason to break zoning for a project that goes against the interests and purpose of the land so egregiously.
3. Culture: Having camp grounds is not part of the culture of the area, where residents take great pride in their properties and place great value on their privacy.
4. Health concerns: Camp sites without shower or toilet facilities will likely lead to people using the land as their toilet - further pollution both land and the wonderful network of streams that we are fortunate to have.

5. Garbage: there is already a problem with one resident using the loop as their personal garbage can. Having a bunch of campers come and go would be impossible to monitor and the increase in garbage from their outdoor stays, campfires, BBQ's and travel on the loop would be very detrimental to the health, safety, beauty and character of this valley.

6. Pollution: Noise, air and light pollution from visitors sleeping, living, cooking and eating outside would be horrible. No need to elaborate on this.

Finally, proposing 200 camp sites is so out of proportion to anything close to reasonable that I believe the applicant is doing this only in order to appear reasonable if he backs down to fewer sites. Please do not fall for that approach. The whole idea has no place in Browntown or on Gooney Manor Loop.

Please reject this application for campsites on Gooney Manor Loop, as it is dangerous, inappropriate and would have extremely detrimental affects to health, safety and the character of this charming region that would fundamentally decrease the value of the property of every one here.

Sincere thanks for your attention to this matter.

--

Ann Shulman
1528 Gooney Manor Loop
Browntown, VA

Matt Wendling

From: Joe Petty
Sent: Wednesday, November 3, 2021 8:43 AM
To: Tina Paulisch; Matt Wendling
Subject: RE: Event and campground proposals

Good morning:

Thank you for your email, it will be attached to the file for the upcoming Planning Commission public hearing on November 10, 2021.

Joseph "Joe" Petty
Planning Director/Zoning Administrator
Phone: (540) 636-3354

From: Tina Paulisch <tpaulisch.frcc@gmail.com>
Sent: Monday, November 1, 2021 12:51 PM
To: planning <planning@warrencountyva.net>
Subject: Event and campground proposals

Dear Mr. Wendling and the Planning Commission,

I am a resident of Browntown, Virginia and my home is on the Gooney Manor Loop.
I am very concerned over the 2 proposed event centers and the 200 campsites planned for Gooney Manor Loop. The Impact on Community safety, citizens health, and protecting the environment is a priority in our small agricultural historic town.

Below are just some of my concerns:

1. Route 631 has very poor vertical and horizontal alignment and is very narrow.
2. A 300% plus increase of traffic and risk to pedestrians, cyclists, and joggers.
3. Detrimental Impact on air quality, residents' health, and the environment due to Particulate Matter Pollution from a potential 200 plus open-area fires.
4. Large increased risk of forest fire danger.
5. Availability and capabilities of Fire, Rescue and Emergency Service resources.
6. Additional Burden on taxpayers

Thank You for your dedication and commitment to serving Warren County.

Respectfully,
Christina Paulisch

To: Warren County Planning Commission

From: Jake Horowitz (5433 Gooney Manor Loop, Bentonville)

Re.: Conditional Use Permit Application for 2905 Gooney Manor Loop and 0 Wellspring Road

Date: November 2, 2021

I'm writing to oppose the applications for conditional use permits at 2905 Gooney Manor Loop and 0 Wellspring Road. 200 campsites (along with other facilities) would, in my opinion, substantially increase traffic and negatively impact the quality of life in and around Browntown.

I'm open to a campground on Gooney Manor Loop, and appreciate Mr. Wright's courteous manner and engagement with the community, but don't support a campground of the size proposed in the permit applications.

Matt Wendling

From: Joe Petty
Sent: Wednesday, November 3, 2021 1:23 PM
To: Jeffrey Parsons
Cc: Matt Wendling
Subject: RE: Conditional Use Permits for Commercial Campgrounds and Rural Events Facilities. 2021- 10-07, 2021- 10- 08. 2021- 10-09, 2021- 10- 10 Tax Map# 44-25 & 47- 12

Good afternoon:

Thank you for your email, it will be attached to the file for the upcoming Planning Commission public hearing on November 10, 2021.

Joseph "Joe" Petty
Planning Director/Zoning Administrator
Phone: (540) 636-3354

-----Original Message-----

From: Jeffrey Parsons <jppva@me.com>
Sent: Wednesday, November 3, 2021 8:52 AM
To: Joe Petty <jpetty@warrencountyva.net>
Subject: Conditional Use Permits for Commercial Campgrounds and Rural Events Facilities. 2021- 10-07, 2021- 10- 08. 2021- 10-09, 2021- 10- 10 Tax Map# 44-25 & 47- 12

Dear Mr Petty,

My wife and I reside at 4859 Bentonville Rd in Browntown, VA. We reviewed the subject conditional use permits and strongly object to their approval. We moved to the Browntown area nearly 10 years ago to get away from traffic and unsafe road ways. Approving these conditional use permits will increase traffic in our area as conformed by the VDOT review of the permits. Increased traffic on narrow roadways is a safety hazard and will lead to increased accidents and the potential loss of life. If the owners are truly concerned about finding a way to preserve the area, they should consider the Virginia DCR Land Preservation Tax Credit program.

We strongly encourage the planning commission to disapprove the permit requests.

Jeff and Pam Parsons
4859 Bentonville Road
Bentonville, VA 22610
540.252.2045 (H)
703.300.7625 (M)

Mr. Petty,

This letter is in reference to the 4 Conditional Use Permits submitted by Edwin Wright, being considered for the Browntown area of Warren County.

As long time, residents of Warren County, and 16-year residents of Browntown, we have several concerns about the proposed project.

Browntown has remained uniquely rural area of Warren County. Still holding on to its roots as a farming community. The recent addition of Browntown to the Historic District registry of Virginia and the National Park Service shows how much the residents here wish to maintain the rural character of the area. I am fearful that approval of the proposed events centers and campgrounds will go a long way to undermining the character of our community.

The scale of the project far exceeds anything that the little county roads of Browntown can handle. Quoting the VDOT comment letter "Route 631 is a rural rustic road with very poor vertical and horizontal alignment and narrow roadway" and goes on to predict a **300%** increase in traffic on our beautiful country road. This will be 365 days a year for facilities that will be open year-round. Obviously a 300% increase in traffic would be devastating to the residents who live on, what is essentially a residential street. Anyone who drives around Gooney Manor Loop on any given day can tell you. There are folks out walking, riding bicycles and running, enjoying this quiet, beautiful country road.

This leads us to the concerns of the impact to character of the roadway itself. Browntown fought hard many years ago to preserve the historic rock walls and ancient trees of Gooney Manor loop when VDOT made road improvements to the then gravel road. The changes that would have to be made to make entranceways to these facilities VDOT compliant would these features in jeopardy.

We attended the Browntown community meeting where Mr. Wright talked about the plans for this project. We feel like there are just so many unanswered questions about how all this will be managed and what the real impact on the environment will be. Including water supply, waste management, wildlife management, people management the list goes on and on. As much as Mr. Wright wants to maintain the rural nature of Browntown, we just don't think that bringing hundreds of cars and people into our community, on a daily basis, is the way to do it.

There is no doubt that there will be growth in Browntown, no matter if this gets approved or not. We just feel like this type of growth will be overwhelming for the infrastructure and for the folks that live here. We all love Browntown and desperately want it to remain the beautiful quiet community we have fought so hard for.

Sincerely,

Allan B. Brockway, Linda R. Arnold

99 Gooney Run La, Browntown, VA 22610

Matt Wendling

From: Stacie Mikels <snrmikels@gmail.com>
Sent: Friday, November 5, 2021 9:29 PM
To: bobby.boyce@vdot.virginia.gov; Matt Wendling
Subject: Warren County - Route 631 Gooney Manor Loop CUP applications

Dear Mr. Boyce and Mr. Wendling,

I recently heard about the CUP applications from Edwin Wright regarding the 2 campgrounds and 2 event centers that he would like to build.

After reviewing the VDOT statement that Mr. Wright provided to local residents, I realized that all of those figures should be doubled. The VDOT assessment provided was based on 1 campground and 1 event center. There are actually 4 CUP applications resulting in 2 campgrounds and 2 event centers. Could you please provide me with an updated copy of this letter to reflect the doubled numbers?

With the doubled numbers, how can VDOT recommend this increase in traffic in this area with these narrow roads? The residents in Browntown have some major concerns and we'd like the numbers to reflect accurately in this situation. We want to present the real numbers and real influence that adding these 4 properties will have within our community and environment.

Thanks,

Stacie Mikels
Concerned Citizen and member of "Stop Browntown Commercial Development" group.

Matt Wendling

From: Joe Petty
Sent: Wednesday, November 3, 2021 3:51 PM
To: gretchen provenzano
Cc: Matt Wendling
Subject: RE: Browntown Campsite

Good afternoon:

Thank you for your email, it will be attached to the file for the upcoming Planning Commission public hearing on November 10, 2021.

Joseph "Joe" Petty
Planning Director/Zoning Administrator
Phone: (540) 636-3354

-----Original Message-----

From: gretchen provenzano <gghproven@gmail.com>
Sent: Wednesday, November 3, 2021 2:08 PM
To: Joe Petty <jpetty@warrencountyva.net>
Subject: Browntown Campsite

I strongly oppose the building of proposed campsite.

Environmental impact destructive to small game, nesting animals, riparian run off and increase in pollution.
Extreme fire hazard with only Browntown and Bentonville engines close by to navigate dirt road.
The VDOT concerns are accurate and We Citizens Like The Road as IS. A charming loop around the mountain.

Economically adds zero to the community of our village. Homes would at least add to tax base and families would learn the roads.
200 different travelers negotiating Unfamiliar turns will undoubtedly increase car accidents.

Campers bring their food to cook out, not likely to be out at a brewery or wine tasting.

Beer drinking around the fire IS the Destination!!!

No Campground!
No public Event Centers!

This is all about Dryer/Wright making money at the discomfort of neighbors, destruction of our small community.
No one benefits except Edwin.

Warren county has multiple campsites.

Respectfully,
Gretchen G Provenzano RCP

Sent from the Frontier

DATE: 03 NOVEMBER 2021

TO: Warren County Planning Commission, 220N Commerce Avenue, Front Royal, VS 22630

FROM: Daniel and Christine Gall, 1280 and 1286 Gooney Manor Loop, Browntown/Bentonville, VA 22610

SUBJECT: Request disapproval to all four of the following Condition Use Permits (CUP) applications for being considered by the Planning Commission at the Public Hearing scheduled for 10 November 2021:

CUP Application for: A Commercial Campground (for a 100 campsites) at Wellspring Road in Browntown (TAX MAP 44 25)

CUP Application for: A Rural Events Facility at Wellspring Road in Browntown (TAX MAP 44 25);

CUP Application for: A Commercial Campground (for a 100 Campsites) at 2905 Gooney Manor Loop in Browntown (TAX MAP 47 12).

CUP Application for: A Rural Events Facility at 2905 Gooney Manor Loop in Browntown (TAX MAP 47 12).

1. I submit this document to be included with all four of the above listed CUP applications in the subject line because they are all related to each other by the same applicant affecting the same surrounding Browntown residents, particularly those, like myself, who live on Gooney Manor Loop Road.
2. I own two family properties with my homes near the proposed Campsites. I purchased my properties specifically because I relied on the Agricultural zoning of this area when I made my purchase. Based on my understanding, these proposed commercial ventures ostensibly violate the intent of Agricultural zoning by bringing four major commercial ventures adjacent to my properties and in addition, posing significant safety risks that don't current exist today. I am requesting that the planning commission disapprove all four CUP applications primarily due to many serious safety concerns to my family and surrounding neighbors. These safety concerns (among many other concerns) were verbally raised at a Browntown townhall meeting on 01 November 2021 where over 100 Browntown residents, along with myself, asked the applicant, Edwin Wright, how he would ensure the safety of the surrounding community. Edwin failed to provide adequate answers to any of the safety concerns raised by the community members, especially regarding on how he would ensure the safety of the residents and their homes/properties that completely encircle these two proposed campsites and two proposed rural events facilities along Gooney Manor Loop road. All he could say is that he "hoped" things would work out for the best which was completely unprofessional, irresponsible, and offensive due to the applicant's total disregard for the safety of families that surround his proposed sites.

3. Primary Reasons for Disapproval Related to Community Safety:

a. **LACK OF EXPERIENCE.** The applicant has no experience or skills managing campsites or event centers. Edwin Wright confirmed with the audience that he has no experience with safety management, camp and fire management, crowd control, traffic coordination, event management and anything else related to running campsites or event centers. All he could say was that he planned to learn over the next two years and clearly had no concerns placing all safety risks and burden on the community residents.

b. **A DANGEROUS INCREASE IN TRAFFIC ON GOONEY MANOR LOOP ROAD.** The applicant is willing to place residents to include children, and grandchildren who live on Gooney Manor Loop at a much higher risk for vehicle accidents. The only road access to the two campsites and two Rural Event Centers is via Gooney Manor Loop road. VDOT confirms this "rural rustic road with very poor vertical and horizontal alignment and narrow roadway geometry that carries an average of 80 trips per day" and that the road to be "very narrow and in many locations only one lane wide." VDOT estimates a single event at one Rural Event Center will "generate an additional 160" trips" not including the campsites. With the proposed two Rural Event Centers, this increased to approximately 360 trips per day on the same road. In addition, the applications make up 200 total campsites, and at full capacity assuming just one car per campsite, this would equal a minimum of 200+ trips a day from campers on the same small road which is already dangerous with just 80 trips a day by residents who are familiar with the road. VDOT estimates a 300% increase in traffic for just one single event at one Rural Event Center. The applicant had no answer how he would ensure the safety of those who live on Gooney Manor Loop with this substantive increase in traffic by tourists and campers.

c. **A SIGNIFICANT INCREASE IN THE PROBABLY OF FOREST FIRES.** There will be a total of 200 campsites on top of a ridge with exceptionally high winds due to the natural wind funnel of the valley. Residents who have lived in this valley all their lives expressed their grave concern for the high risk of forest fires with many campfires every night of the year on a ridge with notoriously high winds. The applicant had no answer how he would ensure fire prevention other than calling the local fire department in case of a fire.

d. **A SIGNIFICANT INCREASED THREAT TO THE PHYSICAL SAFETY OF THE SURROUNDING RESIDENTS.** These campsites will allow alcohol to be consumed by up to 400 event guests (for the two Rural Event Centers) and a minimum of 200 campers a day which equates to potentially over 219,000 guests and campers per year to this small rural community with less than 2,000 residents. The applicant could not explain how he will prevent event guests and campers from bringing weapons or drugs onto his campsites and events, nor could he explain how he planned to prevent these event guests and campers from wandering into the surrounding resident properties and causing trouble. His only answer was if the residents have issues with the event guests or campers, to call 911. Normally people call 911 after something serious has already happened which is unacceptable. The applicant had no safety prevention plan and expressed no concern for the safety of surrounding residents.

4. Other reasons for disapproving these applications:

a. **ALL FOUR PROPOSALS WILL ADVERSELY IMPACT THE COMMUNITY OF THE ENVIRONMENT.** This was clearly articulated to the applicant by the community members at the 01 November 2021 Townhall meeting. However, under Section D, in Wright_CUP2021-10-28_APPLICATION, AOJ.pdf, Edwin Wright states "No" to question D.(1). If this would adversely impact the community. On this basis only, these applications should be disapproved until the applicant can acknowledge and formally address how he will mitigate all the adverse impacts to the community that residents of the same community posed to him. His proposals will absolutely destroy the natural beauty and peaceful remoteness of this small valley community at his profit and to the loss of community members.

b. **SIGNIFICANT INCREASE IN TRASH AND LITER.** With potentially over 200,000 event guests and campers coming to this small valley community each year, it was clear to all the community residents at the town meeting that there would be a significant degradation to the local environment due to an increase in litter and refuse that does not currently exist with the existing community residents. The applicant clearly had no experience managing this level of trash management or increase of litter around the Gooney Manor Loop road other than "I will personally clean up the litter" which confirmed the applicant had no real plan for trash or litter control therefore putting this burden on the community residents.

c. **SIGNIFICANT INCREASE IN LIGHT AND NOISE POLLUTION.** The two Rural Event Centers with their two amphitheaters that will host music venues will absolutely increase the noise pollution to a small valley where every sound carries far throughout the valley. The applicant had the audacity to claim his venues would not increase noise pollution which defies science. The planned parking lots and 200 campfires each night absolutely increase the light pollution to the residents who live in the valley and those visitors driving on Skyline Drive looking down into the valley.

d. **NEGATIVE IMPACT ON LOCAL WILDLIFE.** With potentially over 200,000 additional visitors to this small valley, the community expressed the concern of the negative impact on the bear, deer, and other animals that will venture into these campsites for food which will negatively impact surrounding residents.

e. **UNWARRENTED COMMERCIAL DEVELOPMENT OF A SMALL RURAL COMMUNITY.** The applicant claims that he is trying to find ways to protect "unwarranted residential development". However, he disregarded options such as conservation easements that actually benefit the rural nature of the community. Residential development brings accountability because the residents want to protect and take care of their property and their surrounding neighbors. These commercial ventures will bring in potential over 200,000 tourist (strangers) a year with little to no accountability in protecting the rural nature of the community. I am not an expert, but this completely violates the intent the Agricultural Zoning requirements that the residents who own property in this area must comply with.

5. Finally, the residents of Browntown made it clear to the applicant, Edwin Wright, that his applications for two campsites and two Rural Event Centers were in not good for the community. If he truly was concerned about the community residents and their safety concerns that were clearly expressed to him, he ought to rescind his applications until he can adequately address these concerns. But at the meeting, it was obviously he was willing to disregard the community safety concerns and leave it up to the planning commission to make the decision. So, I implore all the members of the planning commission to disapprove all four applications until the applicant and adequately address the safety concerns of the community.

Thank you for your consideration.

Dan and Christine Gall

Kelli and Timothy Sinnett
91 Brayden Lane
Bentonville, VA 22610
Tel: (540)810-3339

November 3, 2021

Warren County Planning Commission
220 N. Commerce Avenue
Front Royal, VA 22630

RE: Concerns regarding Conditional Use Permits for Commercial Campgrounds and Rural Events Facilities at locations 2905 Gooney Manor Loop Tax Map# 47-12 and 0 Wellspring Road Tax Map# 44-25

Dear Commissioners:

As a resident of Gooney Manor Loop, I would like to offer my comments regarding Edwin Wright's requests for Conditional Use Permits for Commercial Campgrounds and Rural Events Facilities. I have much to say on the subject but I will stick with a few key points.

My husband and I live on Gooney Manor Loop and both of us travel Browntown Road, Bentonville Road and Gooney Manor Loop, at minimum, twice a day. As Arthur "Bobby" Boyce – Land Development Engineer for the Virginia Department of Transportation appropriately stated, *"Route 631 is a rural rustic road with very poor vertical and horizontal alignment and narrow roadway geometry that carries an average of 80 trips/per day. The roadway in the direct vicinity of this property is very narrow and in many locations only one lane wide. Road right-of-way and funding are not available to make any improvements to this environmentally sensitive road."* Mr. Boyce is absolutely right in his description, however, this will affect the ENTIRETY of Gooney Manor Loop not just *"the roadway in the direct vicinity"*. You see, the whole of Gooney Manor Loop can be described in the exact way and because it's design is a "loop" there are two separate entry points that travelers will be using...regardless of the driving directions they may be given. It happens all the time, even the Front Royal pizza delivery drivers get lost on the loop. This means A LOT of additional traffic for ALL of Route 631 and THAT poses a serious hazard. In addition to the plethora of areas that are "only one lane wide" we also have many blind turns, large tractors delivering feed, animal trailers, tons of road-wandering wildlife, cyclists, runners/walkers and oncoming traffic. Navigating this road is difficult for even the veteran Gooney Manor Loop drivers. Residents continually have to back up (in blind areas) to let the mailperson, work trucks, FedEx, UPS, utility vehicles, etc. pass. This is most certainly not an area that can handle a 300% increase in traffic. On a side note, I believe 80 trips per day to be extremely low for the current road usage.

Additionally, Mr. Wright states in his application letters that he would like to bring *"...visitors out to our land to enjoy the natural beauty and peaceful remoteness of our community..."* and also that he hopes *"through agritourism we and our neighbors can find alternatives to residential development and keep our agricultural districts open and appealing resources for our community and visitors alike."* Mr. Wright is a business man, having no less than 3 businesses currently. He would undoubtedly make a hefty

amount utilizing his land in this way, but at what cost to the residents in the area? I can speak from personal experience, “campers” are not invested in the area they visit. An overnight guest simply does not have the same amount of love and respect for the people, land, wildlife, environment and road safety, than that of a Browntown land owner. These proposals are a direct gut-punch to our community...the unsafe amount of traffic, the noise (we live in a valley shaped like a bowl...everything echoes...ALL DAY and NIGHT), the speeding, the additional threat of wildfires, the trash, the negligent feeding of our wildlife and an increase in drunk drivers either coming or going from an event or camping. Trespassing is a threat as well, since Mr. Wright kindly wrote the following to his guests that want to hike, *“We are centrally located in a region that has millions of acres of protected lands. We have our favorites which we are happy to suggest, but beauty abounds in every direction. We encourage you to explore our trails, creeks, ponds, woods, and hilltops to your heart’s content”*. I live on the opposite hillside of the Wellington Road property – and I, for one, DO NOT encourage any of his would-be guests to “explore” just anywhere since PRIVATE PROPERTY also surrounds Mr. Wright’s land more immediately.

In closing, my husband and I DO NOT support any of Mr. Wright’s 4 proposals. His goal is to generate as much money as possible (with little regard for the community) under the guise of sharing *“our peaceful remoteness”* this was also laced with the threat of *“selling it off in little pieces for residential development”* if does not get his way. Honestly, if those are our only 2 options, my husband and I would rather see Mr. Wright sell parcels to families looking to build homes. Property owners that develop a vested interest in all the things that matter so very much to Browntown’s current residents. The Blue Ridge Mountains account for nearly 615 of the nearly 2000 miles of the Appalachian Mountain range. Hence, countless campgrounds, parks, trails, and activities available for agritourists, therefore, Mr. Wright need not worry about the lack of exposure to natural beauty these individuals may experience. Virginia is a lovely state there is no shortage of breathtaking areas. Our small piece of land is every bit as important as his, it’s our safe haven, serene, and calm; we will not condone Mr. Wright’s willingness to **poison** our paradise for the sake of lining his own pockets.

I am sure the Planning Commission will weigh carefully each residents concerns brought before you in making a decision.

Thank you so very much for providing an opportunity for residents to express their serious and valid concerns over these projects.

Sincerely,

Kelli and Tim Sinnett

Matt Wendling

From: Joe Petty
Sent: Thursday, November 4, 2021 8:23 AM
To: cheryl baker
Cc: jsbaker@cox.net; Matt Wendling
Subject: RE: Vote NO to Edwin Wright Zoning Permit

Good morning:

Thank you for your email, it will be attached to the file for the upcoming Planning Commission public hearing on November 10, 2021.

Joseph "Joe" Petty
Planning Director/Zoning Administrator
Phone: (540) 636-3354

From: cheryl baker <cbaker9@cox.net>
Sent: Wednesday, November 3, 2021 6:22 PM
To: planning <planning@warrencountyva.net>; Joe Petty <jpetty@warrencountyva.net>
Cc: jsbaker@cox.net
Subject: Vote NO to Edwin Wright Zoning Permit

Dear Mr. Petty and the Warren County Planning Committee,

Thank you in advance for reading this email. We would like to express our concerns about the recent proposal by Edwin Wright to obtain a permit for 2 areas of 100 camping sites each and for 2 event centers on Gooney Manor Loop in Browntown. For the record, my husband and I have been homeowners in Browntown since 2012. We chose to have a home in this area because of its quiet, rural atmosphere. I'm sure you have heard from many residents on this matter, so we will just highlight our most major concerns:

SUMMARY

- Lack of transparency by Mr Wright to the affected community regarding this request and his unwillingness to discuss his future plans to add a winery and brewery.
- Underestimation by Mr Wright of the traffic impact and related safety concerns such as speeding, congestion, and danger to pedestrians and bicyclists on rural roads designed for a farming community.
- Underestimation by Mr Wright of the noise and light pollution impact, and lack of an independent study regarding this issue.
- Lack of clear explanation by Mr Wright regarding food/trash waste and frequency of pick-up, both on-site and along neighboring roads.

- Underestimation by Mr Wright of the creek/stream/water table impact and lack of an independent study regarding this issue.
- Underestimation by Mr Wright of potential fire hazards/emergency vehicle access and lack of an independent study regarding this issue.
- No explanation by Mr Wright on plans for displaced wildlife/environmental studies and lack of an independent study regarding this issue.
- Zero experience by Mr Wright in running campgrounds and event centers & related lack of thought regarding staffing needs.

DETAIL

LACK OF TRANSPARENCY

The fact that this process was not transparent. The only reason we even knew about it was because someone put up a homemade sign near the Browntown community center. If not for the sign, the application for a permit could have passed without any neighbors even knowing about it.

TRAFFIC AND SAFETY CONCERNS

The fact that this venue could attract upward of 340 cars (this number was mentioned at the Browntown meeting Tuesday night). This is based on 2 campgrounds with 100 sites each and 2 event centers. Like neighbors were saying, campers don't just show up Friday and leave Sunday. They are driving during their entire stay: to town to get food, to Skyline Drive, to the Shenandoah River, etc for fun activities. So the total number of trips could be way over 340 round trips. Browntown Road is already busier than it has been in recent memory with all of the new homes going in. We frequently already wait for a half dozen speeding cars to go by before we can even turn onto Browntown Road from our neighborhood. And most importantly, any additional traffic is a major safety hazard to the increasing number of pedestrians and bicyclists who are already here and trying to enjoy the quiet and beauty of the Browntown area.

NOISE & LIGHT POLLUTION

The fact that neighbors could be disturbed by noise pollution from concerts until 10 or 11 at night. We feel like it isn't right that homeowners who purchased a home in a quiet, rural area are now being subjected to living right next door to a concert venue. Along with this is light pollution. Star gazing is one of our favorite things to do here. We are a mile or two away so it probably won't impact us as much, but it certainly will the neighbors (even if down lighting is installed as per what Mr Wright stated).

TRASH CONCERNS

The fact that trash considerations haven't really been considered. Edwin Wright said he would continue to help with the clean-ups along Browntown Road. But it's

going to get a lot worse with more non-locals driving up and down Browntown. Look at Browntown Rd and Poor House Rd after some weekends....fast food bags and cups are strewn all along the roadside. The other major concern with trash is Bears. We had a bear come right up to our front deck around 5 p.m. a few weeks ago in an attempt to pull down our birdfeeder. What is going to happen when bears are smelling all the food at these 200 campsites? These campers may not be aware of bears nearby and what that really entails about securing their food and trash. Edwin says he will tell campers the rules. I'd be surprised if most campers would be able to bear proof their tents and coolers! Unfortunately, it's the wildlife that pays with their life when people make mistakes and something bad happens. The volume of trash from 200 campsites and the 2 event centers seems to not have been highly considered either.

WATER TABLE CONCERNS

The fact that water concerns were just glossed over. We're not engineers who know the specifics of the area's water table. We don't understand how 200 campsites and 2 event centers will have wells adequate enough to support showers and toilets for everyone (200 campsites alone means probably 400+ people). What happens in months like August when there isn't much rain? Our water table gets drawn down by 400+ non-local people who are here each weekend?

FIRE CONCERNS

The fact that fire concerns were just glossed over. I'm not sure what a forest service firepit (Edwin mentioned it) is, but are all 200 campsites going to be safe on windy days? Neighbors were very concerned the mountain and/or their nearby homes could catch fire. The road up to the campsites were described as very narrow (neighbors frequently having to back up to let someone get by) and that seems worrisome if you have to get emergency vehicles in there quickly. (I believe the local Browntown firestation isn't even up and running now)

DISPLACED WILDLIFE/ENVIRONMENTAL IMPACT

The fact that there hasn't been any study about environmental concerns, impact on wildlife etc.

LACK OF EXPERIENCE

And the last major concern we have is just the total lack of experience that Mr Wright has running a campground. He has other businesses in town and would hire out someone to oversee the campground (this seemed like a last second concession to neighbors who were worried about all of the people, possibly (likely!) drinking and having fires at their camps. He said he would be there as much as would be needed, but also said maybe 20 hours a week. Every topic discussed by Mr Wright seemed not very well thought out. Approval of the permit

will give every advantage to an inexperienced Mr Wright to the detriment of the entire community in so many ways.

Please mark us as **OPPOSED** to this application and please vote **NO** to the permit.

Thank you,

Cheryl & Jim Baker
Boyds Mill Lane, Bentonville VA 22610 (really Browntown!)

Matt Wendling

From: Joe Petty
Sent: Thursday, November 4, 2021 8:24 AM
To: Maxwell House
Cc: Matt Wendling
Subject: RE: CUP202CUP2021-10-07 – Edwin Wright, CUP2021-10-08 – Edwin Wright, CUP2021-10-09 – Edwin Wright and CUP2021-10-10 – Edwin Wright
Attachments: MLRCampingRules.pdf

Good afternoon:

Thank you for your email, it will be attached to the file for the upcoming Planning Commission public hearing on November 10, 2021.

Joseph “Joe” Petty
Planning Director/Zoning Administrator
Phone: (540) 636-3354

From: Maxwell House <maxwell66house@gmail.com>
Sent: Wednesday, November 3, 2021 7:17 PM
To: Joe Petty <jpetty@warrencountyva.net>; planning <planning@warrencountyva.net>
Subject: CUP202CUP2021-10-07 – Edwin Wright, CUP2021-10-08 – Edwin Wright, CUP2021-10-09 – Edwin Wright and CUP2021-10-10 – Edwin Wright

Dear Mr. Petty and fellow planning committee members,

We are unable to attend your meeting on Wednesday, November 10 and thank you for the opportunity to comment on these four requests for conditional use permits that if granted will change approximately 253 acres from agriculture to commercial use along the Gooney Manor Loop.

We have been Warren County homeowners for over 7 years and have spent many years before that visiting Warren County - specifically Browntown/Bentonville. A key factor in our decision to be a part of the Browntown/Bentonville community was the County's commitment to responsible zoning, which preserved the environmental beauty and safety of the residents.

A few of our concerns in regard to the above applications are:

Traffic Safety:

I walked a portion of the Gooney Loop today, November 3, 2021 (as I have many time over the years) and one of our safety concerns occurred. A moving semi-truck was trying to make the sharp turn off of Browntown Road onto Smith Run and we were almost hit by frustrated cars (3 in less than 5 minutes) that wanted to pull around the large moving van into the ongoing traffic lane to get by. We were off the road and this was a portion of the Loop that is actually two lanes. How can increasing traffic by 300% (according to VDOT) not be a disaster in the making - especially all the winding single lane portions of the Loop - which non-residents would not even, be aware of. Weather conditions and night darkness will also contribute to unsafe driving conditions.

Fire and Rescue Safety Issues:

The population along the Loop has been increasing exponentially faster with the addition of so many new homes with more on the horizon. We, who have been investing in Warren County with our taxes and involvement, are concerned

about the current ability to meet the fire and rescue needs of existing, new and future residents. Adding hundreds of campers and event attendees to an already stretched capability for fire and rescue is a valid safety issue. The MLR Camping rules inform camping guests to review the on site bulletin board for updated information on burn bans and available water stations when using the fire rings and BBQ grills is an inadequate safety measure.

Questions and concerns about additional rules outlined in the Manor Line Ranch Camping Rules (attached and quoted below)

Firearms

"No weapons may be used or transported on the property without a Hunting License issued by Manor Line Ranch." Does this mean Mr. Wright will be issuing licenses and allowing hunting on the acreage he is requesting be zoned commercial?

Trash

"At night, all debris and garbage must be bagged and stored either in guest's vehicle or in provided trash cans as to not attract animals."

While Mr. Wright has acknowledged the increase danger of all these campers attracting animals (like bears) with their trash - is he really advising that trash and food be kept in vehicles which we residents know has resulted in bear destroyed cars? This is a negligent rule and may result in a dangerous animal encounter and yet another safety issue.

Alcoholic Beverages

"Please drink responsibly. Guests are expected to comply with all local rules and regulations regarding the consumption of alcohol. Please do not operate vehicles, bicycles, pogo-sticks, ouija boards, etc. while intoxicated. Safety first."

Again, Mr. Wright identifies the additional safety issues allowing alcoholic beverages for hundreds of campers and event attendees will bring to the Loop. Who will be enforcing the local rules and regulations - will increased public safety resources again be required?

Noise

"Warren County has a noise ordinance restricting outdoor amplified noise and pet noise from 10pm to 7am. Guests are asked to be respectful of other guests and keep noise to a minimum. Manor Line Ranch does not have a separate noise ordinance, but if neighbors or other guests make a request for reduced noise, we require guests to comply with such requests."

How will the requests for reduced noise be enforced - will public safety resources be required again?

Thank you for your time and consideration of all these safety concerns.

Respectfully,

David and Constance Maxwell
537 William Vincent Road
Bentonville, VA 22102

Matt Wendling

From: Joe Petty
Sent: Thursday, November 4, 2021 8:27 AM
To: LAUREN GALL
Cc: Matt Wendling
Subject: RE: Proposed campground on Gooney Manor Loop

Good morning:

Thank you for your email, it will be attached to the file for the upcoming Planning Commission public hearing on November 10, 2021.

Joseph "Joe" Petty
Planning Director/Zoning Administrator
Phone: (540) 636-3354

From: LAUREN GALL <laurizgall@gmail.com>
Sent: Wednesday, November 3, 2021 9:44 PM
To: planning <planning@warrencountyva.net>
Cc: Joe Petty <jpetty@warrencountyva.net>
Subject: Proposed campground on Gooney Manor Loop

To the Planning Commission,

We would like to raise our concerns about the proposed campground on Gooney Manor Loop.

Among many concerns, our primary concerns are:

- 1) The road will not be able to handle the increase in traffic that the proposed campground would bring. There are many narrow sections of road that can only accommodate one car at a time. Additionally, there are several sharp turns where it is difficult to see oncoming traffic. An increase of travelers on Gooney Manor Loop—especially visitors who are unfamiliar with the road—would pose a serious safety hazard to residents and visitors alike.
- 2) A large number of campfires, situated on a ridge subject to heavy winds, could cause forest fires that might easily spread to other people's land and the forest of the National Park. The fire department might have difficulty containing these fires due to the remote area and roads already overburdened and narrow. This would not only put people's lives at risk, but also would endanger beautiful land and wildlife that our country is working to preserve.
- 3) A large campground here poses a serious threat to the surrounding residential neighborhood. There would be an increased risk of drunk drivers, drug abuse, and violent crime affecting our area.
- 4) Large numbers of campers coming and going throughout the year would increase litter in the surrounding environment, thus endangering wildlife and ruining the beauty of the countryside.
- 5) The location of the proposed campground would affect the view from the Shenandoah National Park by causing light pollution at night from campfires, parking lot lights, etc. In addition to the light pollution, the noise resulting from the concerts, wedding receptions, and other events that would be held at the proposed campground pavilions would disrupt the tranquility of the National Park and the surrounding countryside.

These are just a few of the many reasons why we strongly oppose the proposal of a campground on Gooney Manor Loop. Due to the serious safety concerns and potential destruction of national parkland and wildlife, we sincerely request that the proposed campground be prohibited here. We hope that the safety of Browntown residents and the preservation of the wildlife and natural environment of the Shenandoah Valley will be protected from this serious threat.

Thank you for your consideration. Sincerely,
Hugh and Lauren Forrester
1286 Gooney Manor Loop
Bentonville, VA 22610

DATE: 03 NOVEMBER 2021

TO: Warren County Planning Commission, 220N Commerce Avenue, Front Royal, VS 22630

FROM: Daniel and Christine Gall, 1280 and 1286 Gooney Manor Loop, Browntown/Bentonville, VA 22610

SUBJECT: Request disapproval to all four of the following Condition Use Permits (CUP) applications for being considered by the Planning Commission at the Public Hearing scheduled for 10 November 2021:

CUP Application for: A Commercial Campground (for a 100 campsites) at Wellspring Road in Browntown (TAX MAP 44 25)

CUP Application for: A Rural Events Facility at Wellspring Road in Browntown (TAX MAP 44 25);

CUP Application for: A Commercial Campground (for a 100 Campsites) at 2905 Gooney Manor Loop in Browntown (TAX MAP 47 12).

CUP Application for: A Rural Events Facility at 2905 Gooney Manor Loop in Browntown (TAX MAP 47 12).

1. I submit this document to be included with all four of the above listed CUP applications in the subject line because they are all related to each other by the same applicant affecting the same surrounding Browntown residents, particularly those, like myself, who live on Gooney Manor Loop Road.

2. I own two family properties with my homes near the proposed Campsites. I purchased my properties specifically because I relied on the Agricultural zoning of this area when I made my purchase. Based on my understanding, these proposed commercial ventures ostensibly violate the intent of Agricultural zoning by bringing four major commercial ventures adjacent to my properties and in addition, posing significant safety risks that don't current exist today. I am requesting that the planning commission disapprove all four CUP applications primarily due to many serious safety concerns to my family and surrounding neighbors. These safety concerns (among many other concerns) were verbally raised at a Browntown townhall meeting on 01 November 2021 where over 100 Browntown residents, along with myself, asked the applicant, Edwin Wright, how he would ensure the safety of the surrounding community. Edwin failed to provide adequate answers to any of the safety concerns raised by the community members, especially regarding on how he would ensure the safety of the residents and their homes/properties that completely encircle these two proposed campsites and two proposed rural events facilities along Gooney Manor Loop road. All he could say is that he "hoped" things would work out for the best which was completely unprofessional, irresponsible, and offensive due to the applicant's total disregard for the safety of families that surround his proposed sites.

3. Primary Reasons for Disapproval Related to Community Safety:

a. **LACK OF EXPERIENCE.** The applicant has no experience or skills managing campsites or event centers. Edwin Wright confirmed with the audience that he has no experience with safety management, camp and fire management, crowd control, traffic coordination, event management and anything else related to running campsites or event centers. All he could say was that he planned to learn over the next two years and clearly had no concerns placing all safety risks and burden on the community residents.

b. **A DANGEROUS INCREASE IN TRAFFIC ON GOONEY MANOR LOOP ROAD.** The applicant is willing to place residents to include children, and grandchildren who live on Gooney Manor Loop at a much higher risk for vehicle accidents. The only road access to the two campsites and two Rural Event Centers is via Gooney Manor Loop road. VDOT confirms this "rural rustic road with very poor vertical and horizontal alignment and narrow roadway geometry that carries an average of 80 trips per day" and that the road to be "very narrow and in many locations only one lane wide." VDOT estimates a single event at one Rural Event Center will "generate an additional 160" trips" not including the campsites. With the proposed two Rural Event Centers, this increased to approximately 360 trips per day on the same road. In addition, the applications make up 200 total campsites, and at full capacity assuming just one car per campsite, this would equal a minimum of 200+ trips a day from campers on the same small road which is already dangerous with just 80 trips a day by residents who are familiar with the road. VDOT estimates a 300% increase in traffic for just one single event at one Rural Event Center. The applicant had no answer how he would ensure the safety of those who live on Gooney Manor Loop with this substantive increase in traffic by tourists and campers.

c. **A SIGNIFICANT INCREASE IN THE PROBABLY OF FOREST FIRES.** There will be a total of 200 campsites on top of a ridge with exceptionally high winds due to the natural wind funnel of the valley. Residents who have lived in this valley all their lives expressed their grave concern for the high risk of forest fires with many campfires every night of the year on a ridge with notoriously high winds. The applicant had no answer how he would ensure fire prevention other than calling the local fire department in case of a fire.

d. **A SIGNIFICANT INCREASED THREAT TO THE PHYSICAL SAFETY OF THE SURROUNDING RESIDENTS.** These campsites will allow alcohol to be consumed by up to 400 event guests (for the two Rural Event Centers) and a minimum of 200 campers a day which equates to potentially over 219,000 guests and campers per year to this small rural community with less than 2,000 residents. The applicant could not explain how he will prevent event guests and campers from bringing weapons or drugs onto his campsites and events, nor could he explain how he planned to prevent these event guests and campers from wandering into the surrounding resident properties and causing trouble. His only answer was if the residents have issues with the event guests or campers, to call 911. Normally people call 911 after something serious has already happened which is unacceptable. The applicant had no safety prevention plan and expressed no concern for the safety of surrounding residents.

4. Other reasons for disapproving these applications:

a. **ALL FOUR PROPOSALS WILL ADVERSELY IMPACT THE COMMUNITY OF THE ENVIRONMENT.** This was clearly articulated to the applicant by the community members at the 01 November 2021 Townhall meeting. However, under Section D, in Wright_CUP2021-10-28_APPLICATION, AOJ.pdf, Edwin Wright states "No" to question D.(1). If this would adversely impact the community. On this basis only, these applications should be disapproved until the applicant can acknowledge and formally address how he will mitigate all the adverse impacts to the community that residents of the same community posed to him. His proposals will absolutely destroy the natural beauty and peaceful remoteness of this small valley community at his profit and to the loss of community members.

b. **SIGNIFICANT INCREASE IN TRASH AND LITTER.** With potentially over 200,000 event guests and campers coming to this small valley community each year, it was clear to all the community residents at the town meeting that there would be a significant degradation to the local environment due to an increase in litter and refuse that does not currently exist with the existing community residents. The applicant clearly had no experience managing this level of trash management or increase of litter around the Gooney Manor Loop road other than "I will personally clean up the litter" which confirmed the applicant had no real plan for trash or litter control therefore putting this burden on the community residents.

c. **SIGNIFICANT INCREASE IN LIGHT AND NOISE POLLUTION.** The two Rural Event Centers with their two amphitheaters that will host music venues will absolutely increase the noise pollution to a small valley where every sound carries far throughout the valley. The applicant had the audacity to claim his venues would not increase noise pollution which defies science. The planned parking lots and 200 campfires each night absolutely increase the light pollution to the residents who live in the valley and those visitors driving on Skyline Drive looking down into the valley.

d. **NEGATIVE IMPACT ON LOCAL WILDLIFE.** With potentially over 200,000 additional visitors to this small valley, the community expressed the concern of the negative impact on the bear, deer, and other animals that will venture into these campsites for food which will negatively impact surrounding residents.

e. **UNWARRENTED COMMERCIAL DEVELOPMENT OF A SMALL RURAL COMMUNITY.** The applicant claims that he is trying to find ways to protect "unwarranted residential development". However, he disregarded options such as conservation easements that actually benefit the rural nature of the community. Residential development brings accountability because the residents want to protect and take care of their property and their surrounding neighbors. These commercial ventures will bring in potential over 200,000 tourist (strangers) a year with little to no accountability in protecting the rural nature of the community. I am not an expert, but this completely violates the intent the Agricultural Zoning requirements that the residents who own property in this area must comply with.

5. Finally, the residents of Browntown made it clear to the applicant, Edwin Wright, that his applications for two campsites and two Rural Event Centers were in not good for the community. If he truly was concerned about the community residents and their safety concerns that were clearly expressed to him, he ought to rescind his applications until he can adequately address these concerns. But at the meeting, it was obviously he was willing to disregard the community safety concerns and leave it up to the planning commission to make the decision. So, I implore all the members of the planning commission to disapprove all four applications until the applicant and adequately address the safety concerns of the community.

Thank you for your consideration.

Dan and Christine Gall

Matt Wendling

From: Joe Petty
Sent: Thursday, November 4, 2021 8:30 AM
To: Dan Gall; Matt Wendling
Subject: RE: Letter of Opposition for Four CUP Applications being considered for Nov 10th Planning Commission Public Hearing

Good morning:

Thank you for your email, it will be attached to the file for the upcoming Planning Commission public hearing on November 10, 2021.

Joseph "Joe" Petty
Planning Director/Zoning Administrator
Phone: (540) 636-3354

From: Dan Gall <galldw@gmail.com>
Sent: Wednesday, November 3, 2021 11:52 PM
To: planning <planning@warrencountyva.net>; Joe Petty <jpetty@warrencountyva.net>; Matt Wendling <Mwendling@warrencountyva.net>
Subject: Letter of Opposition for Four CUP Applications being considered for Nov 10th Planning Commission Public Hearing

To whom it may concern,

Attached is my letter of opposition to following four cup applications submitted by Edwin Wright being considered during the November 10th Planning Commission Public Hearing:

CUP Application for: A Commercial Campground (for a 100 campsites) at Wellspring Road in Browntown (TAX MAP 44 25)

CUP Application for: A Rural Events Facility at Wellspring Road in Browntown (TAX MAP 44 25);

CUP Application for: A Commercial Campground (for a 100 Campsites) at 2905 Gooney Manor Loop in Browntown (TAX MAP 47 12).

CUP Application for: A Rural Events Facility at 2905 Gooney Manor Loop in Browntown (TAX MAP 47 12).

I just found out about this over the past weekend and attended the meeting at Browntown this past Monday. Please accept my letter for public record.

Thank you.

Dan and Christine Gall

Matt Wendling

From: Joe Petty
Sent: Thursday, November 4, 2021 8:37 AM
To: Mary McLaughlin
Cc: Matt Wendling
Subject: RE: Opposing

Good morning:

Thank you for your email, it will be attached to the file for the upcoming Planning Commission public hearing on November 10, 2021.

Joseph "Joe" Petty
Planning Director/Zoning Administrator
Phone: (540) 636-3354

From: Mary McLaughlin <ironmtn@centurylink.net>
Sent: Wednesday, November 3, 2021 7:28 PM
To: planning <planning@warrencountyva.net>
Subject: Opposing

Dear Sirs:

I believe CUP2021-10-07, -08, -09, -10 should not be approved, primarily due to road conditions, but numerous other residents concerns. Trespassing by campers, drain on water table for facilities, traffic issues, increased fire danger, littering, loss of wildlife habitat and others.

Sincerely, Mary McLaughlin

Matt Wendling

From: Joe Petty
Sent: Thursday, November 4, 2021 8:37 AM
To: Lisa
Cc: Matt Wendling
Subject: RE: Browntown

Joseph "Joe" Petty
Planning Director/Zoning Administrator
Phone: (540) 636-3354

-----Original Message-----

From: Lisa <ljones.cfi@comcast.net>
Sent: Wednesday, November 3, 2021 7:56 PM
To: planning <planning@warrencountyva.net>
Subject: Browntown

Please do not consider rezoning Browntown or allow large commercial development in that precious and beautiful area.

That damage could never be undone.

Lisa Poths

Sent from my iPhone

Matt Wendling

From: Joe Petty
Sent: Thursday, November 4, 2021 8:38 AM
To: Adina Short
Cc: Matt Wendling
Subject: RE: Edwin Wright Petitions

Good morning:

Thank you for your email, it will be attached to the file for the upcoming Planning Commission public hearing on November 10, 2021.

Joseph "Joe" Petty
Planning Director/Zoning Administrator
Phone: (540) 636-3354

From: Adina Short <bshortone@aol.com>
Sent: Wednesday, November 3, 2021 9:09 PM
To: planning <planning@warrencountyva.net>
Subject: Edwin Wright Petitions

Dear Planning Commission,

As a concerned Browntowner I oppose the petitions from Edward Wright to develop campsites and venues off of the Gooney Manor Loop!

Browntown road and the Gooney Manor Loop are dangerous even in the best conditions. Adding hundreds of cars unfamiliar with these roads, parts of which are one lane only is dangerous. These petitions ask for venues that are unwanted for reasons of noise, trash, pollution, and especially Safety.

Also, understand we don't even have a working fire truck or an active volunteer fire department in Browntown. To even consider approval of these petitions could be considered reckless endangerment of the current residents of this area.

Thank you for your wisdom and service, in rejecting these petitions.
Ben Short
60 Gooney Run Lane

[Sent from the all new AOL app for iOS](#)

Joe Petty

From: Adina Short <bshortone@aol.com>
Sent: Wednesday, November 3, 2021 8:49 PM
To: planning
Subject: Oppose Wrights Special Use Petitions!

Dear Planning Commission

As a concerned Browntowner I oppose the petitions from Edward Wright to develop campsites around the Gooney Manor Loop!

Browntown road and the Gooney Manor Loop are dangerous even in the best conditions. Adding hundred of cars unfamiliar with these at time one lane only roads is dangerous and unwanted for reason of noise, trash and pollution!

Also, consider we don't even have a working pump truck or active volunteer firefighters in Browntown adding to its dangerous and reckless proposal.

Thank you for your wisdom and service,

Adina Short
Boss of Chaos
Professional Organizer
703-786-4593

Creating a more peaceful world
one room at a time 🌱

Matt Wendling

From: Joe Petty
Sent: Thursday, November 4, 2021 8:36 AM
To: STEVE MERZ
Cc: Matt Wendling
Subject: RE: Conditional Use Permit Application WCCUP 2021-10-07 and -08

Good morning:

Thank you for your email, it will be attached to the file for the upcoming Planning Commission public hearing on November 10, 2021.

Joseph "Joe" Petty
Planning Director/Zoning Administrator
Phone: (540) 636-3354

From: STEVE MERZ <stevenmerz@cox.net>
Sent: Wednesday, November 3, 2021 7:57 PM
To: planning <planning@warrencountyva.net>
Subject: Conditional Use Permit Application WCCUP 2021-10-07 and -08

Planning Commission Members,

We would like to express our concerns around these applications. As they are presented, we Oppose their acceptance.

Our home is adjacent to the property. We have been working on it for two years with the dream of creating a peaceful retreat in Browntown. The location was selected, not only for the stream, but for the isolation the Loop offers, and the surrounding pastures and woods. The adjacency to the Izaak Walton property gave us comfort, with their mission being one of conservation.

While the possibility that the neighboring properties may someday be built upon, we never envisioned a commercial operation in this part of the County.

Our concerns over the application(s) as presented, include:

1. noise and light pollution,

- We currently enjoy virtually no noise after dark. Without adequate setbacks to neighbors and streets, this tranquility will be compromised. The plans do suggest downward facing lights. The topography of the property will make this mute. A shielded light that is on land 50' above your head will still shine on you.

2. traffic clogging our one plus lane road,

- It takes some practice to navigate the Loop when meeting someone head on. At that, it can only be successful when there is adequate shoulder, and at least one of the vehicles can maneuver that terrain, in order to get by safely. Scores

of weekend guests pose substantial risks to the navigation of our road. In emergencies, there is little time to back up and go around.

3. compromised access by emergency services during events.

- When first responders face probable obstacles in the course of their services, they are unfairly burdened in what are already time-sensitive operations. We encourage a thorough study by our fire and rescue teams in order to assure the neighborhood, let alone the guests, that the odds of successfully meeting the call are good.

The information presented in Monday's Town Hall meeting was helpful. There were, however, several questions that could not be answered definitively. This is not unexpected at this early stage of his planning. We request that the operation of the Campground and the Events Center be further developed prior to the acceptance of this Application.

Respectfully,

Steve and Lisa Merz

3304 Gooney Manor Loop

Matt Wendling

From: Joe Petty
Sent: Thursday, November 4, 2021 8:33 AM
To: Thompson, Alan; Matt Wendling
Subject: RE: Thompson Signed Memo to Planning Commission on 4 CUP's from Mr. Edwin Wright

Good morning:

Thank you for your email, it will be attached to the file for the upcoming Planning Commission public hearing on November 10, 2021.

Joseph "Joe" Petty
Planning Director/Zoning Administrator
Phone: (540) 636-3354

From: Thompson, Alan <athompson@spa.com>
Sent: Wednesday, November 3, 2021 4:22 PM
To: Matt Wendling <Mwendling@warrencountyva.net>
Cc: Joe Petty <jpetty@warrencountyva.net>; planning <planning@warrencountyva.net>
Subject: Thompson Signed Memo to Planning Commission on 4 CUP's from Mr. Edwin Wright

Matt,

Please see attached signed memo on our position and concerns regarding Mr. Edwin Wrights 4 CUP's.

We will attend the Public Hearing on 10 November as well but wanted to ensure our views are respectfully presented to the Planning Commission for their consideration by your deadline.

Thank you

Alan

Alan Thompson

Resident and Owner -- 145 Wellspring Rd Browntown VA

520-730-4272

Memo For: Warren County Planning Commission

3 November 2021

Subject: CUP: 2021-10-7; 2021-10-8; 2021-10-09; 2021-10-10 and related Tax Map #44-25 and 47-12

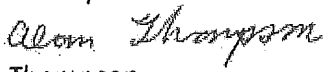
From: Alan Thompson – Owner with wife, Dale Thompson, of 39 acres at 145 Wellspring Rd, Browntown VA (Share a wooded property boundary with Ms. Elizabeth Wright of her recently purchased 100 acres located at 0 Wellspring Road).

1. As currently requested and described by Edwin Wright in these 4 Condition Use Permits (CUPs) we cannot support these for a variety of “safety reasons” as detailed below.
 - a. Road Safety on Gooney Manor Loop – As described in the VDOT comments sent to Mr. Petty “Route 631 is a rural rustic road with poor vertical and horizontal alignment and narrow roadway geometry...”; over ½ of the Loop is single lane with many blind spots, even the side starting in downtown Browntown has about 1 mile that appears to be two lane but no two vehicle can pass and stay on the pavement; Clearly the loop, as currently configured, cannot safely handle added traffic envisioned with any one of the 4 CUPs; let alone all 4.
 - b. Road Safety on Bentonville and Browntown Roads – Both of these roads are of course two lane (paved) but both can and have been treacherous in good weather and bad. Passing is not possible legally on Browntown Road and limited at best on Bentonville Road. Due to rural nature of Bentonville and Browntown farmers report as recently as the meeting on these proposals in our community center on Monday 1 November (attended by Edwin) how dangerous it is to transport cattle even under current traffic conditions. Specifically, a lifelong area farmer stated he has been nearly run off the road repeatedly. Adding even one of the proposed CUP’s would increase traffic and hence risk dramatically especially to folks from out to town completely unfamiliar with our road conditions (clients for camping and/or the rural event center).
 - c. Fire/EMT Safety and Response Time – As a member of Bentonville Fire Station 3 - it is widely know we have only two firefighters on duty as any one time (at Station 3) and this combined with delays by the railroad crossing on Bentonville Road of up to 20 minutes regularly adversely impact response time to Browntown. We do have a

sub-station next to our community center that is not regularly manned and with only an aging brush truck. The pumper-tanker at the sub-station was sold and no replacement has been identified. So if two 100 person commercial campgrounds with most sites in the woods (per Edwin's presentation) is approved the chance for just one campfire to get out of control is almost assured. Our home sits 50 feet from dense woods that run right into Ms. Wrights 100 acres (almost all wooded) and many other homes would be at risk as well, not to mention the adjacent National Park. Despite Warren County Fire response efforts under ideal conditions the chance for a fire to go uncontrolled speaking informally to local career firefighters is very high and if you add a windy day that is not uncommon on these two proposed Commercial campgrounds the risk goes even higher. All the issues raised on fire response also apply to EMT response.

2. As a 13 year resident of Browntown and Wellspring Farm we have supported farming in our community from day 1 and will continue to do so. Specifically, as but one example, Gerry Henry has cows in our fenced field each and every year.
3. We have called Mr. Wendling with questions (he has been most helpful) and reviewed all the available material on these 4 proposals carefully and attended two recent meetings at the BCCA where Edwin was present to explain his proposals and answer questions. Our conclusion is NOT that Commercial Campgrounds and/or Rural Event Centers are necessarily a bad thing in our area or in Warren County at large. However as currently proposed, these 4 CUP's are untenable and dangerous at best. Rather, these 4 proposals need much further study on the safety implications and their impact on the area from Warren County Government and VDOT specifically before they are presented to the Board of Supervisors.

Respectfully


Alan Thompson

Owner and Resident – 145 Wellspring Road, Browntown VA 22610

Matt Wendling

From: Joe Petty
Sent: Thursday, November 4, 2021 8:31 AM
To: Ellen Irvine
Cc: Matt Wendling
Subject: RE: CUP Applications for "Browntown Development Plans"

Good morning:

Thank you for your email, it will be attached to the file for the upcoming Planning Commission public hearing on November 10, 2021.

Joseph "Joe" Petty
Planning Director/Zoning Administrator
Phone: (540) 636-3354

From: Ellen Irvine <irvineellen@hotmail.com>
Sent: Thursday, November 4, 2021 1:59 AM
To: planning <planning@warrencountyva.net>; Joe Petty <jpetty@warrencountyva.net>
Subject: CUP Applications for "Browntown Development Plans"
Importance: High

Re: Wright App. No. 2021-10-07
WCCUP-000137-2021

Dear Planning Department members,

I join those opposed to the CUP applications of Edwin S. Wright (applicant) and Diana Dryer Wright (property owner) to develop a "rural events facility" and "commercial campgrounds." Neither is necessary, useful or an enhancement to the area and there are already-existing alternatives which are far better for the proposed uses than the disingenuous proposals of the applicants. As one life-long resident (in his 70s) said, "we have a 900-acre State Park which fills both uses already--and it is maintained and monitored constantly." In addition, what has happened with the 4-H grounds which has served as a summer camp and activities venue for many years.

Wouldn't this require changing the zoning from agricultural to commercial--and what does that portend for the future--and how does this lend itself to the preservation of the "family land" and its "preventing subdivision for residential lots"?

Mr. Wright lists his residence address as Browntown; a partner lists a McLean, VA address, sending up another red flag about true development intentions.

I have just learned of this CUP applicant and have not yet accessed Chapter 450 regulations governing campgrounds or land use regulations so cannot counter the proposals using County legal guidelines.

I can say that the sketchy description of a 100-space campground and a "rural events facility" with "1-4" full-time employees are highly questionable and open to fire and vandalism issues immediately. It would be impossible to monitor activities of city/out-of-town people to ensure their safe behavior--for example, forest fires are a real fear around here.

Thank you for your consideration against these proposals.

Respectfully submitted,

Ellen Irvine
233 Timberland Place
Bentonville, VA 22610

Emily Ciarrocchi

From: Warren County <No_Reply@warrencountyva.net>
Sent: Thursday, November 11, 2021 9:23 PM
To: Emily Ciarrocchi
Subject: Warren County Government Website contact inquiry [Anne Brown Boyd Earle]

A contact inquiry has been submitted via the employee contact form found at <https://www.warrencountyva.net/> (Warren County Government Website) on 2021-11-11. Please view details below.

Sender Name: Anne Brown Boyd Earle
Sender Email: aearle2000@yahoo.com
Day Phone: 635-1348
Evening Phone: same
Contact Preference: Email

Comments:

Please alert the Board of Supervisors to my strong concerns about the special use permit request for campgrounds and an event venue on farmland in Browntown. I sincerely hope they will DENY THIS REQUEST and permanently put to rest any attempts for this kind of development in that National Historic Site. The roads are inadequate for the kind of traffic these kinds of enterprises would require, and the safety risks with the closest EMT//fire dept. being almost 10 miles away on narrow country roads, just spells a disaster in the making. There may be other areas of the county where a campground and events venue might work, but definitely NOT in Browntown. Thank you!

73.152.86.169 - Generated by Work Force (c) on Thursday, 11 November 2021 21:22

Emily Ciarrocchi

From: Warren County <No_Reply@warrencountyva.net>
Sent: Friday, November 12, 2021 10:08 PM
To: Emily Ciarrocchi
Subject: Warren County Government Website contact inquiry [Stephanie Pearson]

A contact inquiry has been submitted via the employee contact form found at <https://www.warrencountyva.net/> (Warren County Government Website) on 2021-11-12. Please view details below.

Sender Name: Stephanie Pearson
Sender Email: kyle8jenna@gmail.com
Day Phone: --N/A--
Evening Phone: --N/A--
Contact Preference: Either

Comments:
NO commercial development in Browntown! There's a reason we chose to live here, and it's NOT to see it developed!!!

71.219.36.133 - Generated by Work Force (c) on Friday, 12 November 2021 22:08



COUNTY OF WARREN, VIRGINIA

BOARD OF SUPERVISORS AGENDA ITEM

DATE	ITEM	SUBJECT:	PAGE
1/11/2022	#3	Conditional Use Permit #2021-10-08 Edwin Wright <i>Rural Event Facility</i>	1 of 2

EXPLANATION & SUMMARY:

See attached application and staff report.

General standards/conditions. In addition to the specific standards set forth hereinafter with regard to particular conditional uses, all such uses shall satisfy the following general standards:

- (1) The proposed use at the specified location shall be in harmony with the adopted Comprehensive Plan.
- (2) The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
- (3) The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted Comprehensive Plan. The location, size and height of buildings, structures, walls and fences and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
- (4) The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or in conflict with the existing and anticipated traffic in the area.
- (5) Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided.
- (6) In determining whether or not to grant a permit and in determining conditions to be imposed, the governing body shall take into consideration the objectives and intent of this chapter and may impose reasonable conditions that:
 - (a) Abate or restrict noise, smoke, dust or other elements that may affect surrounding properties.
 - (b) Establish setback, side and front yard requirements necessary for orderly expansion and to prevent traffic congestion.
 - (c) Provide for adequate parking and ingress and egress to public streets or roads.
 - (d) Provide adjoining property with a buffer or shield from view of the proposed use if such use is considered to be detrimental to adjoining property.
 - (e) Prevent such use from changing the character and established pattern of development of the community.

After proper advertisement and a public hearing by the Planning Commission, the application has been forwarded to the Board of Supervisors recommending approval with the following conditions:

Planning Commission Move to Approve:

Mr. Kersjes moved to forward this application to the Board of Supervisors, recommending denial due to an inadequate infrastructure for roads and concerns about additional traffic. The motion was seconded by Mrs. Richardson and approved by the Planning Commission by a vote of 4 – 0. Mr. Henry was absent.

1. The applicant shall comply with all Warren County Health Department, Virginia Department of Transportation, Warren County Building Inspections, and Warren County Fire and Rescue regulations and requirements.
2. The parking area for the events shall be in a location approved by the Planning Department.
3. The property shall comply with the County's noise ordinance in Warren County Code Section 123.
4. All events must be within the hours of 9:00AM and 10:00PM.
5. The only access to the property for the events facility shall be off of Gooney Manor Loop with an approved VDOT entrance.
6. Any buildings constructed on the property for the rural events facility shall be cohesive with the agricultural and rural nature of the surrounding area in their appearance.
7. The total number of guests shall be limited to two hundred per event.

PROPOSED OR SUGGESTED MOTION:

I move that the Board of Supervisors approve the conditional use permit request of Edwin Wright for a Rural Event Facility with the conditions as recommended by the Planning Commission and staff.

OR

I move that the Board of Supervisors deny the conditional use permit request of Edwin Wright for a Rural Event Facility (List reasons).

SUBMITTED BY:

Matt Wendling, CFM 
Deputy Planning Director
County Floodplain Manager

DISPOSITION OF BOARD:

☐ **APPROVED** ☐ **OTHER (Describe)**

PROCESSED BY:



Conditional Use Permit: 2021-10-08 / Rural Events Facility
Edwin Wright/The Dryer Farm LP, Applicant /Current Owner
Staff Report for the Planning Commission
Prepared: September 28, 2021 Revised: October 26th, 2021 *MPW*
Staff Contact: Matt Wendling, Deputy Planning Director

SUMMARY OF REQUEST

The applicant is requesting a conditional use permit for a Rural Events Facility on his family's property in Browntown. The property has been in his family for since the 1950's and Mr. Wright took over management of the farm in 2010 and is currently used for grazing cattle and making hay. The property is 150+ acres and has a significant amount of road frontage on Gooney Manor Loop which would qualify it for a number of subdivision rights according to our subdivision ordinance. The owner has stated in lieu of exercising their rights to subdivide as a number of owners have done in the past ten years on this road and currently are doing so, his family would like to establish this land-use in order to preserve the rural quality of the property through agritourism, wedding, and outdoor educational events. The applicant plans to use the existing barn and may construct an outdoor pavilion with a primitive amphitheater, small camping supply store and portable restroom and bathing facilities in the future. The applicant is also applying for a Conditional Use Permit for a Commercial Campground for primitive tent camping on this property. The applicant will need to comply with all supplemental regulations for this use, including the County's other ordinances such as noise and lighting and any outside agency regulations in the establishment of the use.

PROPERTY INFORMATION

Property Location: Gooney Manor Loop
Zoning: Agricultural (A)
Acres: 153.73
Tax Map ID: #47, Parcel 12
Magisterial District: South River
Existing Land Use: Pasture with Barn/Woodlands
This area of the County has not been mapped by FEMA; the property is designated as a Non-Floodzone "X" area but is bisected by Gooney Creek to the east and could be subject to flash flooding.

SURROUNDING ZONING DISTRICTS & USES

North: Agricultural (A)	Use: SFW with Pasture/Woodlands
South: Agricultural (A)	Use: SFW with Pasture/Woodlands
East: Agricultural (A)	Use: SFW with Pasture/Woodlands
West: Agricultural (A)	Use: SFW with Pasture/Woodlands

PROPERTY HISTORY

This property has not had any previous Conditional Use Permits issued for uses in the Agricultural (A) zoning district. There are no code violations showing in our permit/plan management system, Ener-Gov.

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The Future Land Use Map in the Comprehensive Plan identifies this area to be used for agricultural land uses. Rural Events Facilities are now permitted in both the Agricultural and Rural Residential zoning districts. The zoning ordinance was amended November 2020 to allow Rural Events Facilities in the Agricultural Zoning District by conditional use permit. Also portions of the properties will remain as forest and pasture and qualify for land-use taxation status and along with the Agritourism component complies with the rural land-uses.

OUTSIDE AGENCIES

The request has been sent to VDOT, the Warren County Health Department, Warren County Building Inspections, Warren County Fire and Rescue, and the Warren County Sheriff's Office for review. Their comments will be incorporated into this staff report and into the conditions prior to the public hearing.

PROPOSAL:

To allow for a Rural Event Facility to be established on the property identified on Tax Map 47 as parcel 12.

Definition for Rural Events Facilities:

Rural Events Facility – A facility, located on a parcel of land twenty (20) acres or larger in size, utilized for events typically conducted on a single day, for which attendance is permitted by invitation or reservation. Facilities may host usual and customary activities, including, but not limited to, private parties, business meetings, educational seminars, wedding receptions, wedding ceremonies, class/family reunions, showers (i.e., baby, bridal), similar events and activities for nonprofit organizations; and similar events and activities as determined by the Zoning Administrator. This lot is in excess of 20 acres minimum requirement.

Supplemental regulations for Rural Events Facilities:

Section 180-55.2 Rural Events Facility:

- A. Rural event facilities shall be located on a lot or parcel adjacent to and have access to a state-maintained road, and the access to and from the property shall have VDOT approval for this type of use. This property does have direct access to Gooney Manor Loop which is a rural state road. The applicant plans to create a walking/biking trail linking their other proposed facility through the family farm, TM43-Parcel 48. The request has been sent to VDOT for review.
- B. There shall be adequate restroom facilities provided at the events center as approved by the Warren County Health Department. This request has been sent to the Health Department for review. The applicant is proposing portable restroom for a period of 2 years until a septic system can be installed for the facility. The property does have a well on the property at this time which services the pastured livestock.
- C. On-site parking shall be provided in an amount equal to one parking space per three guests. Parking will need to be shown on the site plan with the buildings, commercial campground and event areas.
- D. The permanent structures and facilities used for the rural events shall meet the requirements and approval of the Warren County Building Inspections Department. All permits deemed necessary by the Building Inspections Department and Zoning shall be submitted after the review and approval of the site plan.
- E. A plan must be submitted to the Planning Department that includes information regarding adequate parking, traffic control into and around the site, emergency ingress and egress, directional signage, outdoor lighting, bathroom facilities, etc. This plan shall also be approved by the Warren County Sheriff's Office and Warren County Fire and Rescue.
- F. The maximum number of guests will be specified in the conditions for the conditional use permit.
- G. The hours of operation shall be specified in the conditional use permit and **in no case** shall activities continue past 10:00 PM.

OUTDOOR LIGHTING

All outdoor lighting will need to conform to the Warren County Zoning Ordinance requirements and be full cut-off fixtures pointed downward to prevent glare on adjoining properties.

RECOMMENDED CONDITIONS:

Staff recommends if the Planning Commission recommends approval of this request that the following conditions be applied:

1. The applicant shall comply with all Warren County Health Department, Virginia Department of Transportation, Warren County Building Inspections, and Warren County Fire and Rescue regulations and requirements.
2. The parking area for the events shall be in a location approved by the Planning Department.
3. The property shall comply with the County's noise ordinance in Warren County Code Section 123.
4. All events must be within the hours of 9:00AM and 10:00PM.
5. The only access to the property for the events facility shall be off of Gooney Manor Loop with an approved VDOT entrance.
6. Any buildings constructed on the property for the rural events facility shall be cohesive with the agricultural and rural nature of the surrounding area in their appearance.
7. The total number of guests shall **be limited to 200 per event.**

Cc: Edwin Wright/The Dryer Farm LP, Applicant

WARREN COUNTY CONDITIONAL USE PERMIT APPLICATION

Application Number: 2021-10-08
 Date Received: 9-22-2021
 Fee Amount: \$ 500.00
 Date Paid: 9-22-2021

CK# 8995127

Applicant Information:

EDWIN S. WRIGHT

Applicant Name

4151 GOONEY MANOR LOOP BROWNTOWN VA 22610
Address City State Zip

2905 GOONEY MANOR LOOP BROWNTOWN VA 22610
Property Location for conditional use permit if Different than Applicant's Address

703-346-6844 edwinwright@manorlineranch.com
Primary Contact Number Email

THE DRYER FARM LP
Property Owner (if same as applicant, leave blank)

6801 WEMERLY WAY McLEAN VA 22101
Address City State Zip

703-556-8449
Primary Contact Number

Respectfully request that a determination be made by the Warren County Planning Commission and Board of Supervisors on the following request for a Conditional Use Permit for the property described below.

A. Property Information:

- (1) Address/Location: 2905 GOONEY MANOR LOOP BROWNTOWN VA 22610
- (2) Election District: SOUTH RIVER
- (3) Tax Map Number: 47-12
- (4) Subdivision Name: N/A
- (5) Total Area of Property (acres): 153.73
- (6) Total Area to be Used (acres): 153.73
- (7) Total Road Frontage (feet): 1.01 MILES
- (8) Depth of Property (feet): 500'+
- (9) Present Zoning: AGRICULTURE

B. Proposed Use of Property

- (1) State the proposed use(s) for the Conditional Use Permit: RAIAL EVENTS FACILITY
- (2) Current land use and condition of site: AGRICULTURE
- (3) Zoning of surrounding land/property: AGRICULTURE
- (4) Will development be staged? ☒ Yes ☐ No
- (5) Construction Time: 1 MONTH TO 24 MONTHS
- (6) Season, days, and hours of operation: YEAR ROUND
- (7) Will there be a sign? ☒ Yes ☐ No
(If yes, please submit a sketch of the sign(s) showing size and shape and the sign permit check list with this application.)
- (8) Has there been any prior application for a conditional use permit/variance for this property? (If yes, enter the permit number and/or name, date of action, action taken by the Planning Commission, Board of Zoning Appeals and/or Board of Supervisors and a description of the request.) NO
- (9) Number of full time employees: 1-4
- (10) What type of sewage disposal system will be used? ☒ Private ☐ Central ☐ Public
- (11) Number of persons to be served by the sewage disposal system: UP TO 250
- (12) Number of parking spaces to be provided: Regular 100 Handicap AS NEEDED
- (13) What is the proposed landscaping and buffering for this property? EXISTING TREES AND BUSHES

C. Plans Prepared By

Name: EDWIN S. WRIGHT

Address: 4151 GOONEY MANOR LOOP BLOUNTOWN VA 22610

Telephone Number: 703-346-6844

D. Environmental Information

- (1) Will this proposed use adversely impact the community of the environment? (If yes, what are the adverse impact(s) and what is proposed to solve these adverse impacts?) NO

- (2) Will there be any debris generated from the activity? (If yes, where and in what manner will the debris be stored and how and where will it be disposed of?) _____

YES. TRASH AND REFUSE WILL BE COLLECTED ON SITE AND
TRANSPORTED TO BENTONVILLE WASTE TRANSFER STATION
BY OWNER/OPERATOR

- (3) Will any potentially hazardous substances be used and/or stored on the property? (If yes, list the substances, their use and disposal of containers and substance residues.) _____

NO.

- (4) List any potentially hazardous emissions including, but not limited to: fumes, gases, smoke noise, liquid effluent, waste water, dust, and state what measures will be used to control these emissions. SMOKE FROM CAMPFIRE + GRASS DISSIPATES NATURALLY

DUST FROM GRAVEL ROADS WHEN SEVERE, CONTROLLED BY H₂O SPRAY
SANITARY/SEWAGE WILL BE PUMPED OUT + REMOVED AND/OR
CONVENTIONAL SEPTIC SYSTEMS WILL BE BUILT OVER TIME

- (5) Will there be any electrical or electronic activity which will interfere with local communications or telephone, television or radio reception? (If yes, describe the type of activity and potential interference.) _____

NO

- (6) What will be the impact on traffic? _____

INCREASE IN VEHICLE TRIPS PER DAY YEAR ROUND, MOSTLY
EXPECTED ON WEEKENDS, BUT LESS THAN RESIDENTIAL SUBDIVISION

- (7) Will exterior lighting be used? (If yes, state the number of lights and the wattage of each. A lighting plan or lighting contour map may be required to show the nearest candle power as measured at ground level. _____

YES. ONLY DOWN FACING UTILITY LIGHTING, VARIABLE #

**The following documents and/or information are required
to be submitted with the application:**

- ☐ **An application fee of \$500.00.**
Make payable to the Treasurer of Warren County. A non-refundable fee of \$500.00 will be required at the time of submittal.
- ☐ **A Statement of Justification**
This printed or typed statement is to be addressed to the Warren County Planning Commission. It is to summarize your proposed use and highlight any aspects of the request which are not addressed in the application form. Please note, the statement is required to be on 8 ½ x 11 size paper.
- ☐ **A Site Plan/Survey.**
Your site plan should show the property boundaries, existing or proposed structure(s), adjacent roads, and any other pertinent information which would help outline your proposed use. A recent survey with the proposed uses/structures located on it will serve as a site plan for the purposes of this permit. The Planning Director, Planning Commission and/or the Board of Supervisors reserve the right to ask for an engineered site plan, if they deem it necessary for evaluation of the proposed conditional use permit.
- ☐ **Sewage Disposal and Well Site.**
Location of the existing or proposed septic system & drainfield and the well site are to be indicated on the survey or central/public connection location.
- ☐ **A copy of the deed to the property verifying the current ownership.**
A copy may be obtained at the Warren County Courthouse, Circuit Clerk's Office.
- ☐ **A statement verifying that real estate taxes have been paid.**
This may be obtained from the Treasurer's Office in Suite 800 of the Warren County Government Center.
- ☐ **Environmental and Community Impact Statements**
The Planning Director, the Planning Commission, and/or the Board of Supervisors reserve the right to ask for an environmental and/or community impact statements, prepared by a certified engineer or other person qualified to perform such work, if they deem it necessary for evaluation of the proposed request.
- ☐ **List of chemicals stored on the site**
A complete list of chemicals to be stored on the site in the form of an oath/statement for Industrial zoned properties only.
- ☐ **Location Map**
A map clearly legible, showing the location of the proposed project in relation to surrounding publicly maintained roads and showing the use of surrounding properties. County staff can assist in obtaining this information.
- ☐ **Directions to your property from the Warren County Government Center.**
EXIT PARKING LOT TO NORTH // TURN R ON E. 3RD // TURN R. ON N.
COMMERCE (BYLAN) // TURN R ON SOUTH STREET // TURN L ON S. ROYAL //
TURN L ON BROWNTOWN RD // CONTINUE PAST VILLAGE OF
BROWNTOWN // VEER R ONTO GOONEY MANOR LOOP //
CONTINUE TO 2905 GOONEY MANOR LOOP - CINDERBLOCK BARN ON R.

I/we the undersigned, do hereby respectfully agree to comply with any conditions required by the Board of Supervisors of the County of Warren, Virginia, and authorize the County personnel to go upon the property for the purpose of making site inspections. Expenses incurred in securing professional assistance in connection with the review of this application for a Conditional Use Permit, shall be charged to the applicant.

Edna A. Wright
Applicant Signature

18 AUG 2021

Date

Diana Dyer Wright, General Partner of The Dyer Farm LP
Property Owner Signature

Date

Aug. 30, 2021

Accepted by: _____

Date: _____

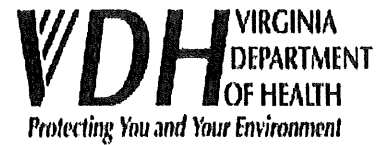
PLEASE NOTE: If the required documents are not provided and/or the application is incomplete, your application will not be placed on the Planning Commission Agenda.

NOTES

Lord Fairfax Health District



Warren County Health Department
465 West 15th Street, Suite 200
Front Royal, Virginia 22630
Tel. (540) 635-3159 ~ Fax (540) 635-9698
www.vdh.virginia.gov



October 6, 2021

Matt Wendling, Deputy Planning Director
County of Warren - Department of Planning
200 North Commerce Avenue, Suite 400
Front Royal, Virginia 22630

RE: Request for comments for Conditional Use Permits for Commercial Campgrounds and Rural Events Facilities. 2021-10-07, 2021-10-08, 2021-10-09, 2021-10-10
Tax Map# 44-25 & 47-12

Dear Mr. Wendling,

I have reviewed your requests for comments for proposed commercial campgrounds and rural events facilities at the referenced properties and offer the following comments:

Our office would have no objections provided all applicable sections of Chapter 450, Rules and Regulations Governing Campgrounds are met.

See <https://law.lis.virginia.gov/admincode/title12/agency5/chapter450/>.

Also, See Campground Exemptions Summary attached.

All proposed buildings and facilities must be connected to an approved onsite sewage system and water supply. Temporary facilities will not be approved.

The applicant should contact Virginia Department of Health Office of Drinking Water, Culpeper Field Office at (540) 829-7337 to inquire about the requirements for developing a public water supply.

The applicant should contact a private Onsite Soil Evaluator (OSE) and/or licensed professional engineer (PE) to design an onsite sewage system(s) that can accommodate the projected sewage flow from all proposed facilities.

Respectfully,

A handwritten signature in black ink, appearing to read "Jim Davis", is written over the word "Respectfully,".

Jim Davis, REHS
Environmental Health Supervisor



Campground Exemptions Summary

Primitive Campsites (section 183)

**All primitive campsites
are exempt from:**

(70) Numbering and marking of
campsites

(100) Sink and shower requirements
(same as other campsites)

(130) Vegetation control requirements

**Primitive campsites of 10 or
fewer are exempt from:**

(80) Providing potable water

Must be a sign at the
entrance stating that no potable
water is provided.

*If water isn't provided-slop sinks not required.

(120) Garbage cans & trash disposal:

Must have sign at
entrance stating campers must
pack out their own trash

Temporary Campgrounds (section 187)

Not Required:	-Numbering and marking of campsites(70)	-Permanent bathrooms (100)
	-Minimum size, density of campsites (70)	-Permanent slop sinks (90)
	- <i>Permanent piped</i> water supply (80)	-Dump Stations (90)

Requires Instead: (187) **Portable toilets** 1 per 75 persons, at least 1 ADA-compliant

Portable sinks and showers allowed, but not required

Portable greywater containers required *unless* : -no piped water

-cooking/fires are prohibited

-portable sinks and showers are provided

Water *is* required, but may use bottled water if campers are notified in advance

Water may be hauled in from approved source- -food-grade tanker with food-grade hoses
-protected from backflow and contamination
-maintain 1 ppm chlorine residual

From: David Beahm
To: Chloe Phillips
Cc: Matt Wendling; Paula Fristoe
Subject: Request for Comments 2021-10-08 – Edwin S Wright – Conditional Use Permit for Rural Events Facility – WCCUP-000138-2021
Date: Friday, October 8, 2021 5:26:00 PM
Attachments: image001.png
image004.png

Comments 2021-10-08 – Edwin S Wright – Conditional Use Permit for Rural Events Facility – WCCUP-000138-2021:

NOTE: Prior Electrical Meter Replacement that was issued an Agricultural Exemption cannot be used to serve any portion of this activity unless it is fully permitted, reviewed, inspected and approved through the normal processes that are required. It may however continue to be used solely for the intent it was issued.

- Erosion and Sediment Control (ESC) Items:
 - Minimal land disturbance is indicated within the application, but given the complexity of this request there may be much more than minimal. As such, for this type of work scope, an application and permit are required for ESC permit, which would be a normal submission including a full plan review application
 - Additionally, the activity appears that it would exceed one (1) acre and would require submission to the Department of Environmental Quality (DEQ) for Stormwater. Approval by DEQ (Construction General Permit) would be required prior to any ESC Permit and any type of Building Permit being issued by Warren County.
- Building Inspections Items:
 - If or when any building construction related activity (structure, electrical, plumbing, mechanical, etc.) were to start, it would be subject to the normal requirements of application, review and approval prior to work beginning.
 - All building requirements are based on the Virginia Uniform Statewide Building Code (USBC).

If anything should change in the scope additional requirements may be required.

Respectfully,

		Warren County Building Inspections Office	
David C. Beahm, CBO Building Official		220 North Commerce Avenue Suite 400 Front Royal, VA 22630	
dbeahm@warrencountyva.net		540/636-9973 FAX 540/636-4698	
		www.warrencountyva.net	

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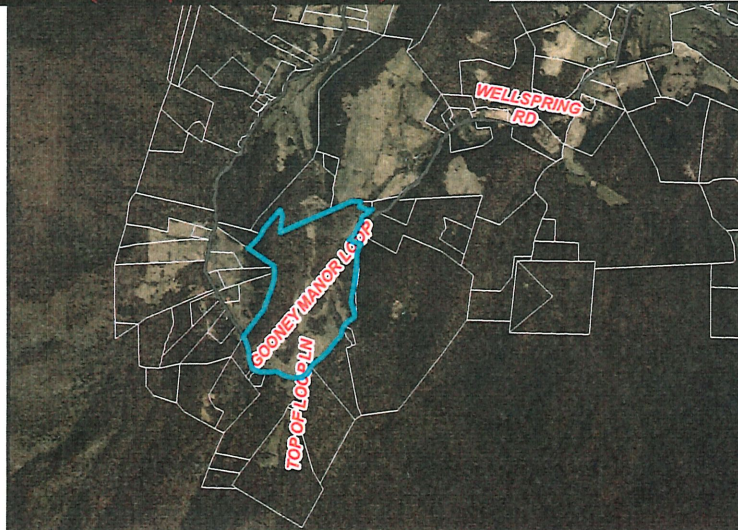
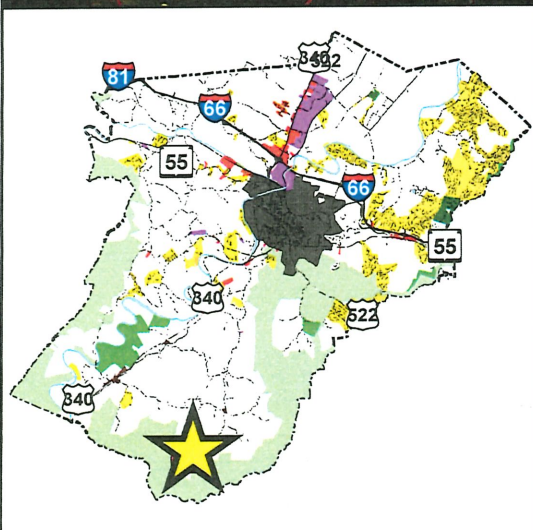
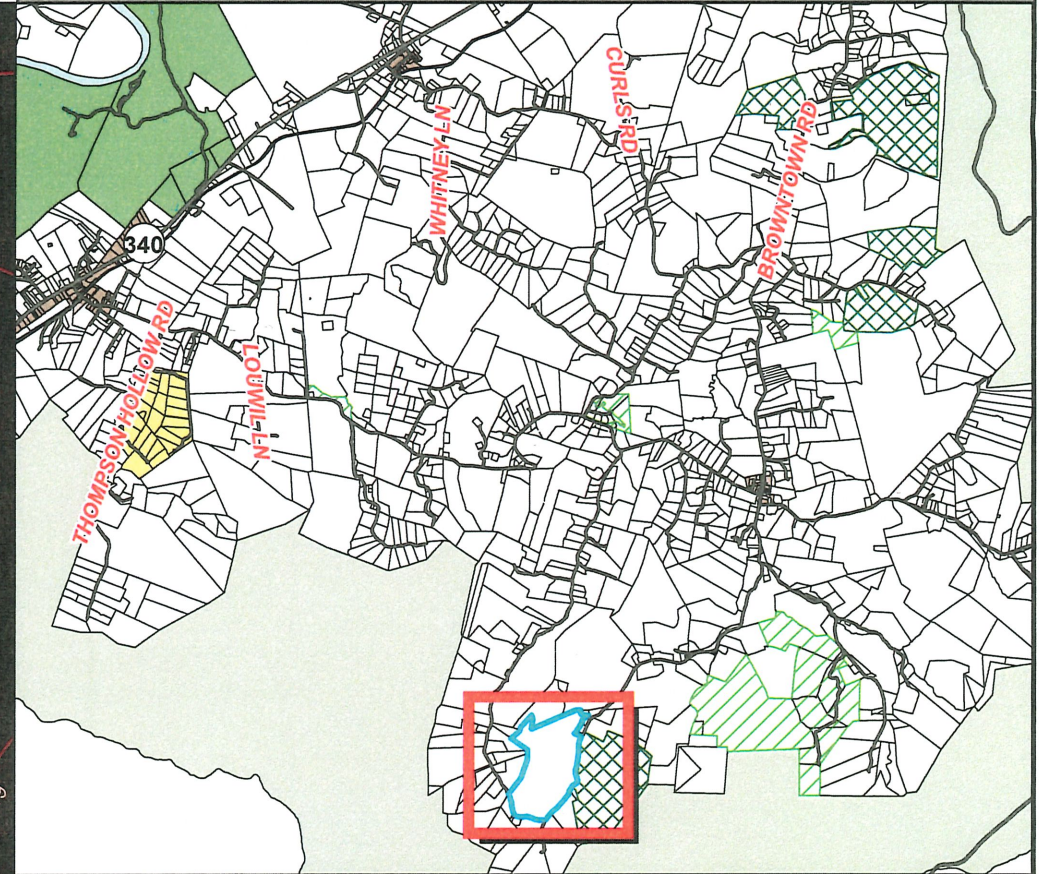
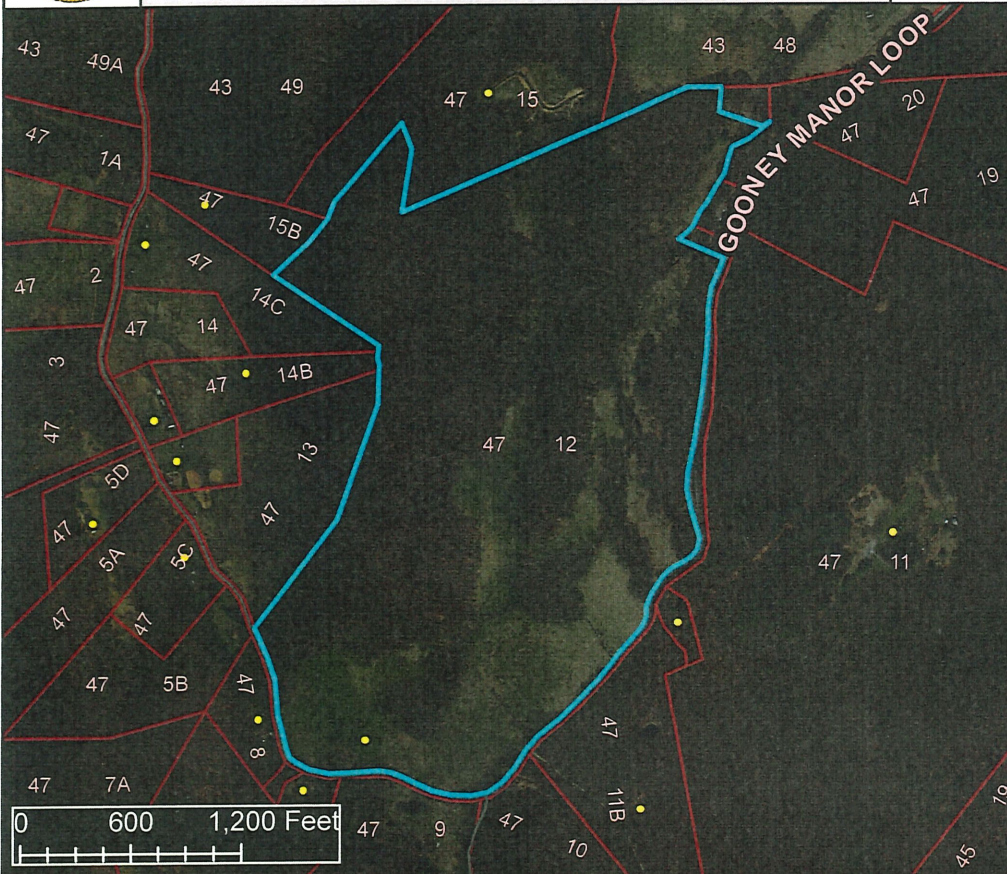
Warren County VA

CUP Location Map



Rural Events Facility
Applicants: Edwin Wright

TM 47-----12
2905 Gooney Manor Loop



Zoning

Agricultural	Rural Residential
Commercial	Right of Way
Industrial	Front Royal
Residential One	Federal Land
Residential Two	State Land
Suburban Residential	Water
Village Residential	VOF Conservation Easements
	WC Conservation Easements

Map produced by
Warren County GIS 2021
Department of Planning



COUNTY OF WARREN, VIRGINIA

BOARD OF SUPERVISORS AGENDA ITEM

DATE	ITEM	SUBJECT:	PAGE
1/11/2022	#4	Conditional Use Permit #2021-10-09 Edwin Wright <i>Commercial Campground</i>	1 of 2

EXPLANATION & SUMMARY:

See attached application and staff report.

General standards/conditions. In addition to the specific standards set forth hereinafter with regard to particular conditional uses, all such uses shall satisfy the following general standards:

- (1) The proposed use at the specified location shall be in harmony with the adopted Comprehensive Plan.
- (2) The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
- (3) The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted Comprehensive Plan. The location, size and height of buildings, structures, walls and fences and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
- (4) The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or in conflict with the existing and anticipated traffic in the area.
- (5) Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided.
- (6) In determining whether or not to grant a permit and in determining conditions to be imposed, the governing body shall take into consideration the objectives and intent of this chapter and may impose reasonable conditions that:
 - (a) Abate or restrict noise, smoke, dust or other elements that may affect surrounding properties.
 - (b) Establish setback, side and front yard requirements necessary for orderly expansion and to prevent traffic congestion.
 - (c) Provide for adequate parking and ingress and egress to public streets or roads.
 - (d) Provide adjoining property with a buffer or shield from view of the proposed use if such use is considered to be detrimental to adjoining property.
 - (e) Prevent such use from changing the character and established pattern of development of the community.

After proper advertisement and a public hearing by the Planning Commission, the application has been forwarded to the Board of Supervisors recommending approval with the following conditions:

Planning Commission Move to Approve:

Mr. Kersjes moved to forward this application to the Board of Supervisors, recommending denial due to an inadequate infrastructure for roads and water. The motion was seconded by Mrs. Richardson and approved by the Planning Commission by a vote of 3-1 with Mr. Longo voting against the motion to deny. Mr. Henry was absent.

1. The applicant shall comply with all Warren County Health Department, Virginia Department of Transportation, Warren County Building Inspections, and Warren County Fire and Rescue regulations and requirements.
2. A commercial campground site plan shall be approved by the Planning Department.
3. An open burning management plan shall be submitted to the Warren County Fire Marshall and Planning Department.
4. A woodland management and preservation plan shall be submitted to the Virginia Tech Cooperative Extension office for review and submitted with the site plan.
5. The property shall comply with the County's noise ordinance in Warren County Code Section 123.
6. All events associated with the campground must be within the hours of 9:00AM and 10:00PM.
7. The only access to the property for the commercial campground shall be off of Gooney Manor Loop with an approved VDOT entrances.
8. Any buildings constructed on the property for the Commercial Campground shall be cohesive with the agricultural and rural nature of the surrounding area in their appearance.
9. The total number of campsites shall not exceed 100.

PROPOSED OR SUGGESTED MOTION:

I move that the Board of Supervisors approve the conditional use permit request of Edwin Wright for a Commercial Campground with the conditions as recommended by the Planning Commission and staff.

OR

I move that the Board of Supervisors deny the conditional use permit request of Edwin Wright for a Commercial Campground (List reasons).

SUBMITTED BY:

Matt Wendling, CFM 
Deputy Planning Director
County Floodplain Manager

DISPOSITION OF BOARD:

☐ **APPROVED** ☐ **OTHER (Describe)**

PROCESSED BY:



15 September 2021

Warren County Planning Commission
220 N. Commerce Avenue
Front Royal, VA 22630

Dear Commissioners,

I am applying for a Conditional Use Permit for a Commercial Campground on my family's property in Browntown. I moved back to our farm in 2010 with the purpose of finding ways to keep it from being split up and sold off in little pieces. One of the ways I am hoping to do this is through agritourism by bringing visitors out to our land to enjoy the natural beauty and peaceful remoteness of our community, which is consistent with the goal stated in the Warren County Comprehensive Plan to 'preserve the County's rural character.' My hope is that our agritourism plans will help us afford to keep more of our land as beautiful agricultural space, will encourage our neighbors to find ways to protect their own land from unwanted residential development, and will bring visitors to our area who will contribute to our local economy without adding as much burden to traffic, public services, and amenities as full time residential occupancy.

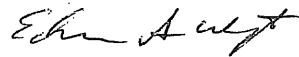
The parcel in this application is more than 100 acres located off Wellspring Road in Browntown (Tax Map 44 25). We would like to develop as many as 100 camp sites with a network of gravel roads and hiking paths that will give visitors access to hilltop views and several miles of hiking on our property. This parcel and our proposed camping sites meet the Warren County code requirements for tree coverage, size, spacing, and density. We plan to use existing entrances to our farm and to install additional wayfinding and agritourism signage at these entrances.

We are working with a local engineering company to determine the optimal size of bathroom and shower facilities in relation to number of campsites and our current best information is that we will build a bathroom and shower facility with its own septic field for each group of approximately 25 campsites. We will also install at least one well on the property.

Since we would like the opportunity to see how this experience goes and incorporate some guest feedback and visitation data into the location and size of permanent sites and facilities, we are asking for a 24 month period during which we can use portable trailers for bathroom facilities, which we will maintain in good repair and sanitary conditions just like any permanent facility. Our proposed permanent facilities will include 2-4 bath buildings modeled generally after those found in the National Parks and State Parks; a central pavilion and amphitheater; spaces for classes and food preparation; information stations; and a small store with general camping, grocery, and hygiene supplies for guests. These sanitary stations and service buildings will comply with regulations in Warren County Code 180-41 F and G.

It is our hope that through agritourism we and our neighbors can find alternatives to residential development and keep our agricultural districts open and appealing resources for our community and visitors alike.

Thank you,

A handwritten signature in cursive script, appearing to read "Edna A. Wright".

Manor Line Ranch – Campground Sign Template

Size: 36" circle.



Manor Line Ranch Campground Possible Site Examples

The two figures shown below are taken from the National Park Service Campground Development Guidelines (Draft Publication, 2020), and show examples of drive-in and walk-in camp sites. We expect to have one parking space per camp site, and while we specifically do not intend to allow visitors to bring their own RV we would like to have campground owned RV's permanently parked on site for a glamping experience alongside our rustic campground experience.

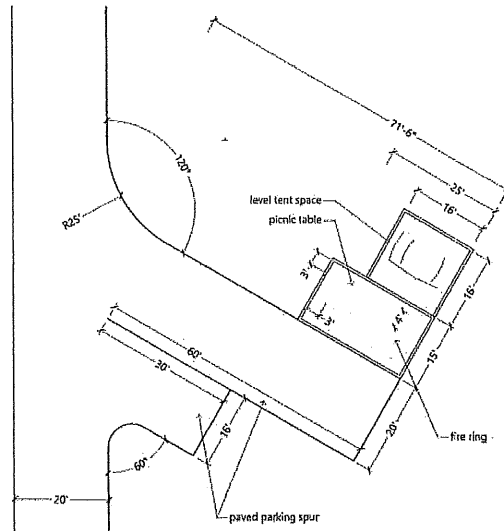


Figure 3.48 Accessible double campsite with tent pad, picnic table, fire ring, and two paved parking spurs.

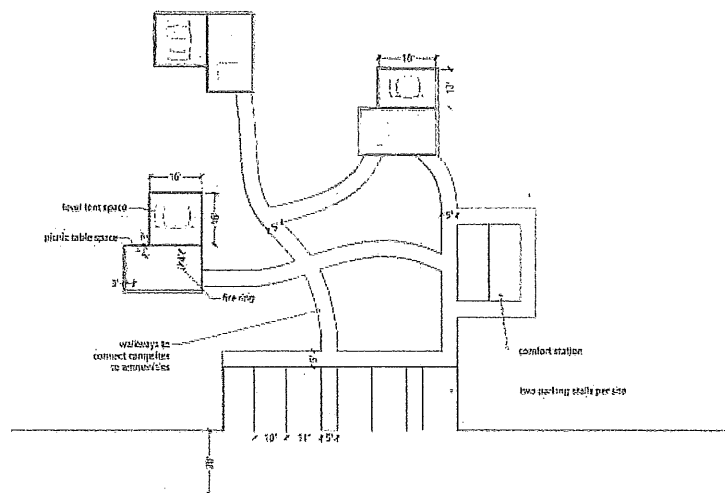


Figure 3.51 Accessible walk in campsite with parking stalls, walkways to three campsites, and a comfort station.

WARREN COUNTY CONDITIONAL USE PERMIT APPLICATION

Application Number: 2021-10-9
 Date Received: 9-22-2021
 Fee Amount: \$ 500.00
 Date Paid: 9-22-2021

CK# 8995130

Applicant Information:

EDWIN S. WRIGHT

Applicant Name

4151 GOONEY MANOR LOOP BROWNTOWN VA 22610
 Address City State Zip

DRIVEWAY ONLY
GOONEY MANOR LOOP BROWNTOWN VA 22610
 Property Location for conditional use permit if Different than Applicant's Address (OR WELSPRING RD)
 (ACTUAL ADDRESS)

703-346-6844 edwinwright@manorlineranch.com
 Primary Contact Number Email

ELIZABETH S. WRIGHT

Property Owner (if same as applicant, leave blank)

6801 WEMBERLY WAY MCLEAN VA 22601
 Address City State Zip

703-356-8949
 Primary Contact Number

Respectfully request that a determination be made by the Warren County Planning Commission and Board of Supervisors on the following request for a Conditional Use Permit for the property described below.

A. Property Information:

- (1) Address/Location: GOONEY MANOR LOOP BROWNTOWN VA 22610
- (2) Election District: SOUTH RIVER
- (3) Tax Map Number: 44-25
- (4) Subdivision Name: N/A
- (5) Total Area of Property (acres): 100.96
- (6) Total Area to be Used (acres): 100.96
- (7) Total Road Frontage (feet): 0'
- (8) Depth of Property (feet): 500' +
- (9) Present Zoning: AGRICULTURE

B. Proposed Use of Property

- (1) State the proposed use(s) for the Conditional Use Permit: COMMERCIAL CAMPGROUND
- (2) Current land use and condition of site: AGRICULTURE
- (3) Zoning of surrounding land/property: AGRICULTURE
- (4) Will development be staged? ☒ Yes ☐ No
- (5) Construction Time: 1 MONTH TO 24 MONTHS
- (6) Season, days, and hours of operation: YEAR ROUND, 24-7
- (7) Will there be a sign? ☒ Yes ☐ No
(If yes, please submit a sketch of the sign(s) showing size and shape and the sign permit check list with this application.)
- (8) Has there been any prior application for a conditional use permit/variance for this property? (If yes, enter the permit number and/or name, date of action, action taken by the Planning Commission, Board of Zoning Appeals and/or Board of Supervisors and a description of the request.) NO
- (9) Number of full time employees: 1-4
- (10) What type of sewage disposal system will be used? ☒ Private ☐ Central ☐ Public
- (11) Number of persons to be served by the sewage disposal system: UP TO 250
- (12) Number of parking spaces to be provided: Regular 100 Handicap AS NEEDED
- (13) What is the proposed landscaping and buffering for this property? _____

EXISTING TREES AND BUSHES

C. Plans Prepared By

Name: EDWIN S. WRIGHT

Address: 4151 GOONEY MANOR LOOP BRAINTOWN VA 22610

Telephone Number: 703-346-6844

D. Environmental Information

- (1) Will this proposed use adversely impact the community of the environment? (If yes, what are the adverse impact(s) and what is proposed to solve these adverse impacts?) _____
NO

- (2) Will there be any debris generated from the activity? (If yes, where and in what manner will the debris be stored and how and where will it be disposed of?) _____
YES. TRASH AND REFUSE WILL BE COLLECTED ON SITE AND
TRANSPORTED TO BENTONVILLE WASTE TRANSFER STATION
BY OWNER/OPERATOR
- (3) Will any potentially hazardous substances be used and/or stored on the property? (If yes, list the substances, their use and disposal of containers and substance residues.) _____
NO.
- (4) List any potentially hazardous emissions including, but not limited to: fumes, gases, smoke noise, liquid effluent, waste water, dust, and state what measures will be used to control these emissions. SMOKE FROM CAMPFIRES + GRILLS DISSIPATES NATURALLY
DUST FROM GRAVEL ROADS, WHEN SEVERE, CONTROLLED BY H₂O SPRAY
SANITARY/SEWAGE WILL BE PUMPED OUT + REMOVED AND/OR
CONVENTIONAL SEPTIC SYSTEMS WILL BE BUILT OVER TIME
- (5) Will there be any electrical or electronic activity which will interfere with local communications or telephone, television or radio reception? (If yes, describe the type of activity and potential interference.) _____
NO
- (6) What will be the impact on traffic? _____
INCREASE IN VEHICLE TRIPS PER DAY YEAR ROUND, MOSTLY
EFFECTED ON WEEKENDS, BUT LESS THAN RESIDENTIAL SUBDIVISION
- (7) Will exterior lighting be used? (If yes, state the number of lights and the wattage of each. A lighting plan or lighting contour map may be required to show the nearest candle power as measured at ground level. _____
YES. ONLY DOWN FACING VULITY LIGHTING, VARIABLE #

**The following documents and/or information are required
to be submitted with the application:**

☐ **An application fee of \$500.00.**

Make payable to the Treasurer of Warren County. A non-refundable fee of \$500.00 will be required at the time of submittal.

☐ **A Statement of Justification**

This printed or typed statement is to be addressed to the Warren County Planning Commission. It is to summarize your proposed use and highlight any aspects of the request which are not addressed in the application form. Please note, the statement is required to be on 8 1/2 x 11 size paper.

☐ **A Site Plan/Survey.**

Your site plan should show the property boundaries, existing or proposed structure(s), adjacent roads, and any other pertinent information which would help outline your proposed use. A recent survey with the proposed uses/structures located on it will serve as a site plan for the purposes of this permit. The Planning Director, Planning Commission and/or the Board of Supervisors reserve the right to ask for an engineered site plan, if they deem it necessary for evaluation of the proposed conditional use permit.

☐ **Sewage Disposal and Well Site.**

Location of the existing or proposed septic system & drainfield and the well site are to be indicated on the survey or central/public connection location.

☐ **A copy of the deed to the property verifying the current ownership.**

A copy may be obtained at the Warren County Courthouse, Circuit Clerk's Office.

☐ **A statement verifying that real estate taxes have been paid.**

This may be obtained from the Treasurer's Office in Suite 800 of the Warren County Government Center.

☐ **Environmental and Community Impact Statements**

The Planning Director, the Planning Commission, and/or the Board of Supervisors reserve the right to ask for an environmental and/or community impact statements, prepared by a certified engineer or other person qualified to perform such work, if they deem it necessary for evaluation of the proposed request.

☐ **List of chemicals stored on the site**

A complete list of chemicals to be stored on the site in the form of an oath/statement for Industrial zoned properties only.

☐ **Location Map**

A map clearly legible, showing the location of the proposed project in relation to surrounding publicly maintained roads and showing the use of surrounding properties. County staff can assist in obtaining this information.

☐ **Directions to your property from the Warren County Government Center.**

EXIT PARKING LOT TO NORTH // TURN R ON E. 3rd // TURN R ON N
COMMERCE (BYPASS) // TURN R. ON SOUTH STREET // TURN L ON S. ROYAL //
TURN L ON BROWNTOWN RD // CONTINUE EAST VILLAGE OF BROWNTOWN //
VEER R. ONTO GOWNEY MANOR LOOP // CONTINUE ± 1.5 miles TO DRIVEWAY
ON RIGHT.

I/we the undersigned, do hereby respectfully agree to comply with any conditions required by the Board of Supervisors of the County of Warren, Virginia, and authorize the County personnel to go upon the property for the purpose of making site inspections. Expenses incurred in securing professional assistance in connection with the review of this application for a Conditional Use Permit, shall be charged to the applicant.

Edna A. Wright
Applicant Signature

18 Aug 2021
Date

Edna A. Wright
Property Owner Signature

9/12/21
Date

Accepted by: _____

Date: _____

PLEASE NOTE: If the required documents are not provided and/or the application is incomplete, your application will not be placed on the Planning Commission Agenda.

NOTES

Matt Wendling

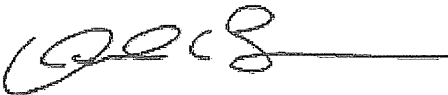
From: David Beahm
Sent: Friday, October 8, 2021 5:02 PM
To: Chloe Phillips
Cc: Matt Wendling; Paula Fristoe
Subject: Request for Comments 2021-10-09 – Edwin S Wright – Conditional Use Permit for Commercial Campground – WCCUP-000139-2021

Comments 2021-10-09 – Edwin S Wright – Conditional Use Permit for Commercial Campground – WCCUP-000139-2021:

- Erosion and Sediment Control (ESC) Items:
 - Minimal land disturbance is indicated within the application, but given the complexity of this request there may be much more than minimal. As such, for this type of work scope, an application and permit are required for ESC permit, which would be a normal submission including a full plan review application
 - Additionally, the activity appears that it would exceed one (1) acre and would require submission to the Department of Environmental Quality (DEQ) for Stormwater. Approval by DEQ (Construction General Permit) would be required prior to any ESC Permit and any type of Building Permit being issued by Warren County.
- Building Inspections Items:
 - If or when any building construction related activity (structure, electrical, plumbing, mechanical, etc.) were to start, it would be subject to the normal requirements of application, review and approval prior to work beginning.
 - All building requirements are based on the Virginia Uniform Statewide Building Code (USBC).

If anything should change in the scope additional requirements may be required.

Respectfully,



Warren County Building Inspections

David C. Beahm, CBO
Building Official

220 North Commerce /
Sui
Front Royal, VA

dbeahm@warrencountyva.net

www.warrencountyva.net

540/636
FAX 540/636

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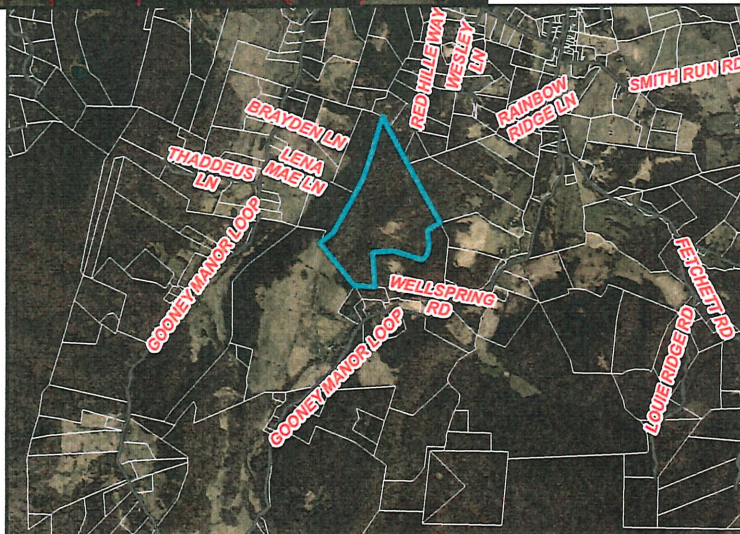
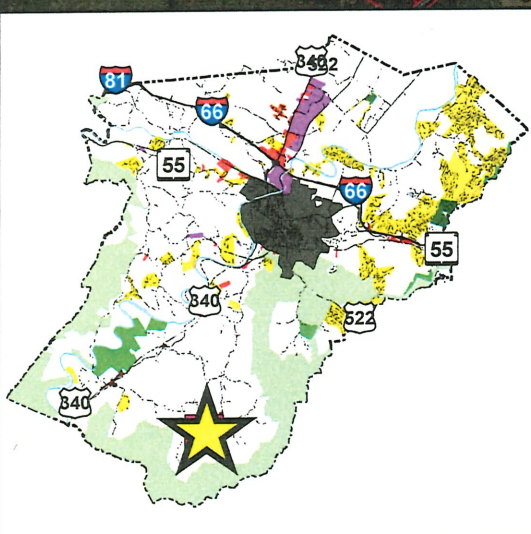
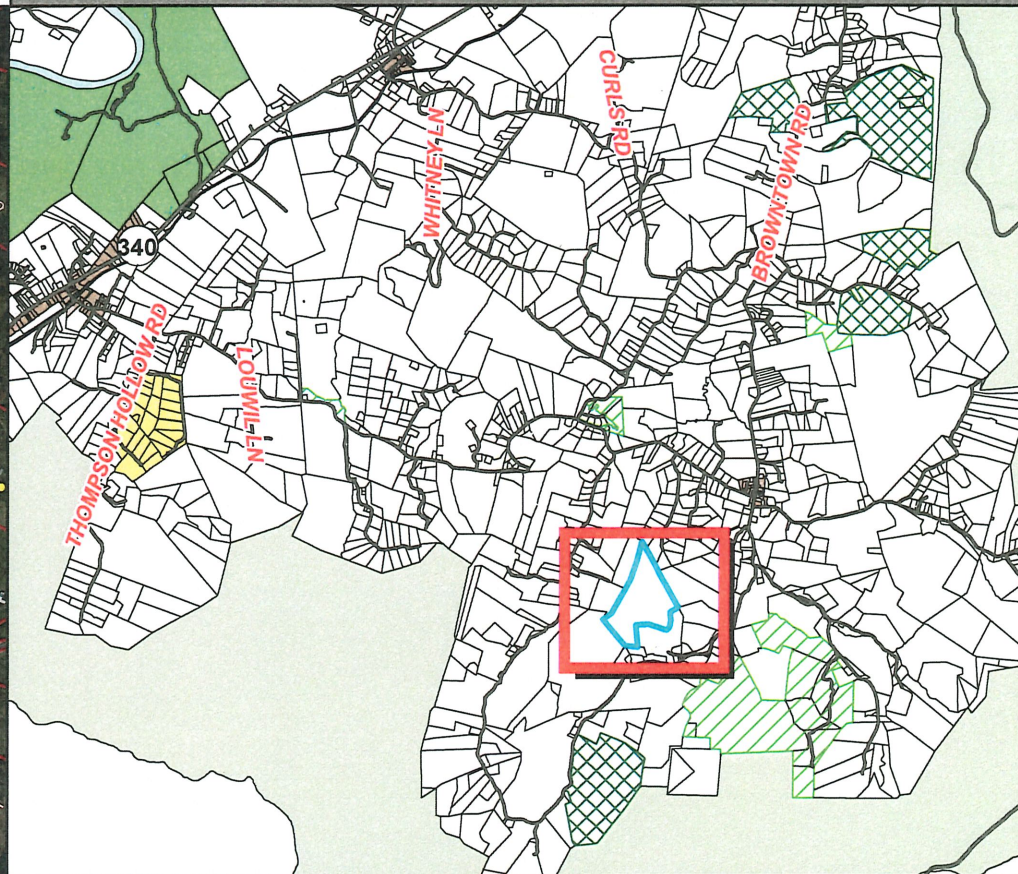
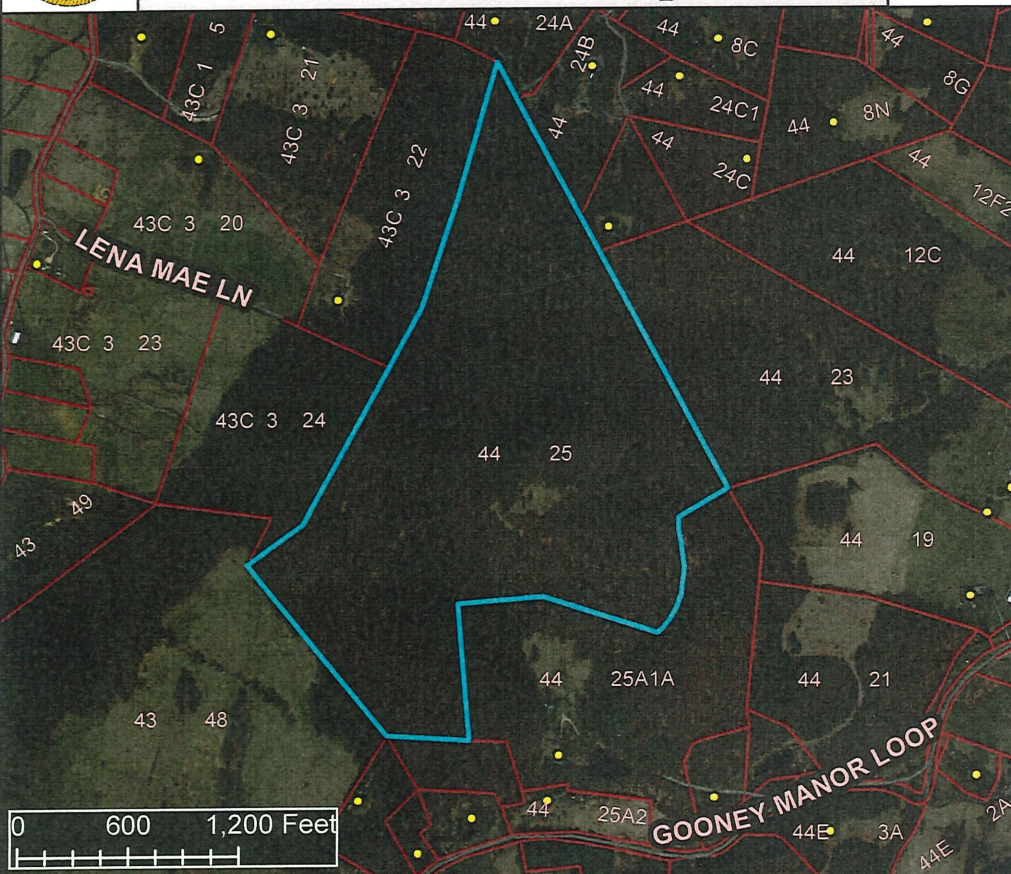
Warren County VA

CUP Location Map



Commercial Campground
Applicants: Edwin Wright

TM 44-----25



Zoning

Agricultural	Rural Residential
Commercial	Right of Way
Industrial	Front Royal
Residential One	Federal Land
Residential Two	State Land
Suburban Residential	Water
Village Residential	VOF Conservation Easements
	WC Conservation Easements

Map produced by
Warren County GIS 2021
Department of Planning



COUNTY OF WARREN, VIRGINIA

BOARD OF SUPERVISORS AGENDA ITEM

DATE	ITEM	SUBJECT:	PAGE
1/11/2022	#5	Conditional Use Permit #2021-10-10 Edwin Wright <i>Rural Event Facility</i>	1 of 2

EXPLANATION & SUMMARY:

See attached application and staff report.

General standards/conditions. In addition to the specific standards set forth hereinafter with regard to particular conditional uses, all such uses shall satisfy the following general standards:

- (1) The proposed use at the specified location shall be in harmony with the adopted Comprehensive Plan.
- (2) The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
- (3) The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted Comprehensive Plan. The location, size and height of buildings, structures, walls and fences and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
- (4) The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or in conflict with the existing and anticipated traffic in the area.
- (5) Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided.
- (6) In determining whether or not to grant a permit and in determining conditions to be imposed, the governing body shall take into consideration the objectives and intent of this chapter and may impose reasonable conditions that:
 - (a) Abate or restrict noise, smoke, dust or other elements that may affect surrounding properties.
 - (b) Establish setback, side and front yard requirements necessary for orderly expansion and to prevent traffic congestion.
 - (c) Provide for adequate parking and ingress and egress to public streets or roads.
 - (d) Provide adjoining property with a buffer or shield from view of the proposed use if such use is considered to be detrimental to adjoining property.
 - (e) Prevent such use from changing the character and established pattern of development of the community.

After proper advertisement and a public hearing by the Planning Commission, the application has been forwarded to the Board of Supervisors recommending approval with the following conditions:

Planning Commission Move to Approve:

Mrs. Richardson moved to forward this application to the Board of Supervisors, recommending denial due to an inadequate infrastructure for roads and concerns about additional traffic. The motion was seconded by Mr. Kersjes and approved by the Planning Commission by a vote of 3-1 with Mr. Longo voting against the motion to deny. Mr. Henry was absent.

1. The applicant shall comply with all Warren County Health Department, Virginia Department of Transportation, Warren County Building Inspections, and Warren County Fire and Rescue regulations and requirements.
2. The parking area for the events shall be in a location approved by the Planning Department.
3. The property shall comply with the County's noise ordinance in Warren County Code Section 123.
4. All events must be within the hours of 9:00AM and 10:00PM.
5. The only access to the property for the events facility shall be off of Gooney Manor Loop with an approved VDOT entrance.
6. Any buildings constructed on the property for the rural events facility shall be cohesive with the agricultural and rural nature of the surrounding area in their appearance.
7. The total number of guests shall be limited to two hundred per event.

PROPOSED OR SUGGESTED MOTION:

I move that the Board of Supervisors approve the conditional use permit request of Edwin Wright for a Rural Event Facility with the conditions as recommended by the Planning Commission and staff.

OR

I move that the Board of Supervisors deny the conditional use permit request of Edwin Wright for a Rural Event Facility (List reasons).

SUBMITTED BY:

Matt Wendling, CFM 
Deputy Planning Director
County Floodplain Manager

DISPOSITION OF BOARD:

☐ **APPROVED** ☐ **OTHER (Describe)**

PROCESSED BY:

wccup.000140.2021

**WARREN COUNTY
CONDITIONAL USE PERMIT APPLICATION**

Application Number: 2021-10-10
Date Received: 9-22-2021
Fee Amount: \$ 500.00
Date Paid: 9-22-2021

ck#8995131

Applicant Information:

EDWIN S. WRIGHT
Applicant Name

4151 GOONEY MANOR LOOP BROWNTOWN VA 22610
Address City State Zip

DRIVEWAY ON ↓
GOONEY MANOR LOOP BROWNTOWN VA 22610
Property Location for conditional use permit if Different than Applicant's Address (or ☐ WELSPRING RD
ACTUAL ADDRESS)

703-346-6844 edwinwright@manorlineranch.com
Primary Contact Number Email

ELIZABETH S. WRIGHT
Property Owner (if same as applicant, leave blank)

6801 WEMBEELY WAY MCLEAN VA 22601
Address City State Zip

703-356-8949
Primary Contact Number

Respectfully request that a determination be made by the Warren County Planning Commission and Board of Supervisors on the following request for a Conditional Use Permit for the property described below.

A. Property Information:

- (1) Address/Location: GOONEY MANOR LOOP BROWNTOWN VA 22610
- (2) Election District: SOUTH RIVER
- (3) Tax Map Number: 44-25
- (4) Subdivision Name: N/A
- (5) Total Area of Property (acres): 100.96
- (6) Total Area to be Used (acres): 100.96
- (7) Total Road Frontage (feet): 0'
- (8) Depth of Property (feet): 500' +
- (9) Present Zoning: AGRICULTURE

B. Proposed Use of Property

- (1) State the proposed use(s) for the Conditional Use Permit: RURAL EVENTS FACILITY
- (2) Current land use and condition of site: AGRICULTURE
- (3) Zoning of surrounding land/property: AGRICULTURE
- (4) Will development be staged? ☒ Yes ☐ No
- (5) Construction Time: 1 MONTH TO 24 MONTHS
- (6) Season, days, and hours of operation: YEAR ROUND 8am - 11pm
- (7) Will there be a sign? ☒ Yes ☐ No
(If yes, please submit a sketch of the sign(s) showing size and shape and the sign permit check list with this application.)
- (8) Has there been any prior application for a conditional use permit/variance for this property? (If yes, enter the permit number and/or name, date of action, action taken by the Planning Commission, Board of Zoning Appeals and/or Board of Supervisors and a description of the request.) NO
- (9) Number of full time employees: 1-4
- (10) What type of sewage disposal system will be used? ☒ Private ☐ Central ☐ Public
- (11) Number of persons to be served by the sewage disposal system: UP TO 250
- (12) Number of parking spaces to be provided: Regular 100 Handicap AS NEEDED
- (13) What is the proposed landscaping and buffering for this property? _____

EXISTING TREES AND BUSHES

C. Plans Prepared By

Name: EDWIN S. WRIGHT

Address: 4151 GOONEY MANOR LOOP BRAINTOWN, VA 22610

Telephone Number: 703-346-6844

D. Environmental Information

- (1) Will this proposed use adversely impact the community of the environment? (If yes, what are the adverse impact(s) and what is proposed to solve these adverse impacts?) _____
NO

- (2) Will there be any debris generated from the activity? (If yes, where and in what manner will the debris be stored and how and where will it be disposed of?) _____

YES. TRASH AND REFUSE WILL BE COLLECTED ON SITE AND
TRANSPORTED TO BENTONVILLE WASTE TRANSFER STATION
BY OWNER/OPERATOR

- (3) Will any potentially hazardous substances be used and/or stored on the property? (If yes, list the substances, their use and disposal of containers and substance residues.) _____

No.

- (4) List any potentially hazardous emissions including, but not limited to: fumes, gases, smoke noise, liquid effluent, waste water, dust, and state what measures will be used to control these emissions. SMOKE FROM CAMPFIRES + GRILLS DISSIPATES NATURALLY

DUST FROM GRAVEL ROADS, WHEN SEVERE, CONTROLLED BY H₂O SPRAY
SANITARY/SEWAGE WILL BE PUMPED OUT + REMOVED AND/OR
CONVENTIONAL SEPTIC SYSTEMS WILL BE BUILT OVER TIME

- (5) Will there be any electrical or electronic activity which will interfere with local communications or telephone, television or radio reception? (If yes, describe the type of activity and potential interference.) _____

No

- (6) What will be the impact on traffic? _____

INCREASE IN VEHICLE TRIPS PER DAY YEAR ROUND, MOSTLY
EXPECTED ON WEEKENDS, BUT LESS THAN RESIDENTIAL SUBDIVISION

- (7) Will exterior lighting be used? (If yes, state the number of lights and the wattage of each. A lighting plan or lighting contour map may be required to show the nearest candle power as measured at ground level. _____

YES. ONLY DOWN FACING UTILITY LIGHTING, VARIABLE #

**The following documents and/or information are required
to be submitted with the application:**

☐ **An application fee of \$500.00.**

Make payable to the Treasurer of Warren County. A non-refundable fee of \$500.00 will be required at the time of submittal.

☐ **A Statement of Justification**

This printed or typed statement is to be addressed to the Warren County Planning Commission. It is to summarize your proposed use and highlight any aspects of the request which are not addressed in the application form. Please note, the statement is required to be on 8 1/2 x 11 size paper.

☐ **A Site Plan/Survey.**

Your site plan should show the property boundaries, existing or proposed structure(s), adjacent roads, and any other pertinent information which would help outline your proposed use. A recent survey with the proposed uses/structures located on it will serve as a site plan for the purposes of this permit. The Planning Director, Planning Commission and/or the Board of Supervisors reserve the right to ask for an engineered site plan, if they deem it necessary for evaluation of the proposed conditional use permit.

☐ **Sewage Disposal and Well Site.**

Location of the existing or proposed septic system & drainfield and the well site are to be indicated on the survey or central/public connection location.

☐ **A copy of the deed to the property verifying the current ownership.**

A copy may be obtained at the Warren County Courthouse, Circuit Clerk's Office.

☐ **A statement verifying that real estate taxes have been paid.**

This may be obtained from the Treasurer's Office in Suite 800 of the Warren County Government Center.

☐ **Environmental and Community Impact Statements**

The Planning Director, the Planning Commission, and/or the Board of Supervisors reserve the right to ask for an environmental and/or community impact statements, prepared by a certified engineer or other person qualified to perform such work, if they deem it necessary for evaluation of the proposed request.

☐ **List of chemicals stored on the site**

A complete list of chemicals to be stored on the site in the form of an oath/statement for Industrial zoned properties only.

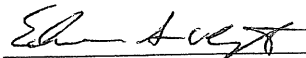
☐ **Location Map**

A map clearly legible, showing the location of the proposed project in relation to surrounding publicly maintained roads and showing the use of surrounding properties. County staff can assist in obtaining this information.

☐ **Directions to your property from the Warren County Government Center.**

EXIT PARKING LOT TO NORTH // TURN R ON E. 3rd // TURN R ON N
COMMERCE (BYPASS) // TURN R ON SOUTH STREET // TURN L ON S. ROYAL //
TURN L ON BROWNTOWN RD // CONTINUE PAST VILLAGE OF BROWNTOWN //
VEER R ONTO GODFREY MANOR LOOP // CONTINUE ± 1.5 miles TO DRIVEWAY
ON RIGHT.

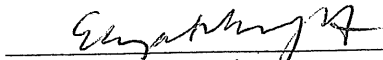
I/we the undersigned, do hereby respectfully agree to comply with any conditions required by the Board of Supervisors of the County of Warren, Virginia, and authorize the County personnel to go upon the property for the purpose of making site inspections. Expenses incurred in securing professional assistance in connection with the review of this application for a Conditional Use Permit, shall be charged to the applicant.



Applicant Signature

18 AUG 2021

Date



Property Owner Signature

9/12/21

Date

Accepted by: _____

Date: _____

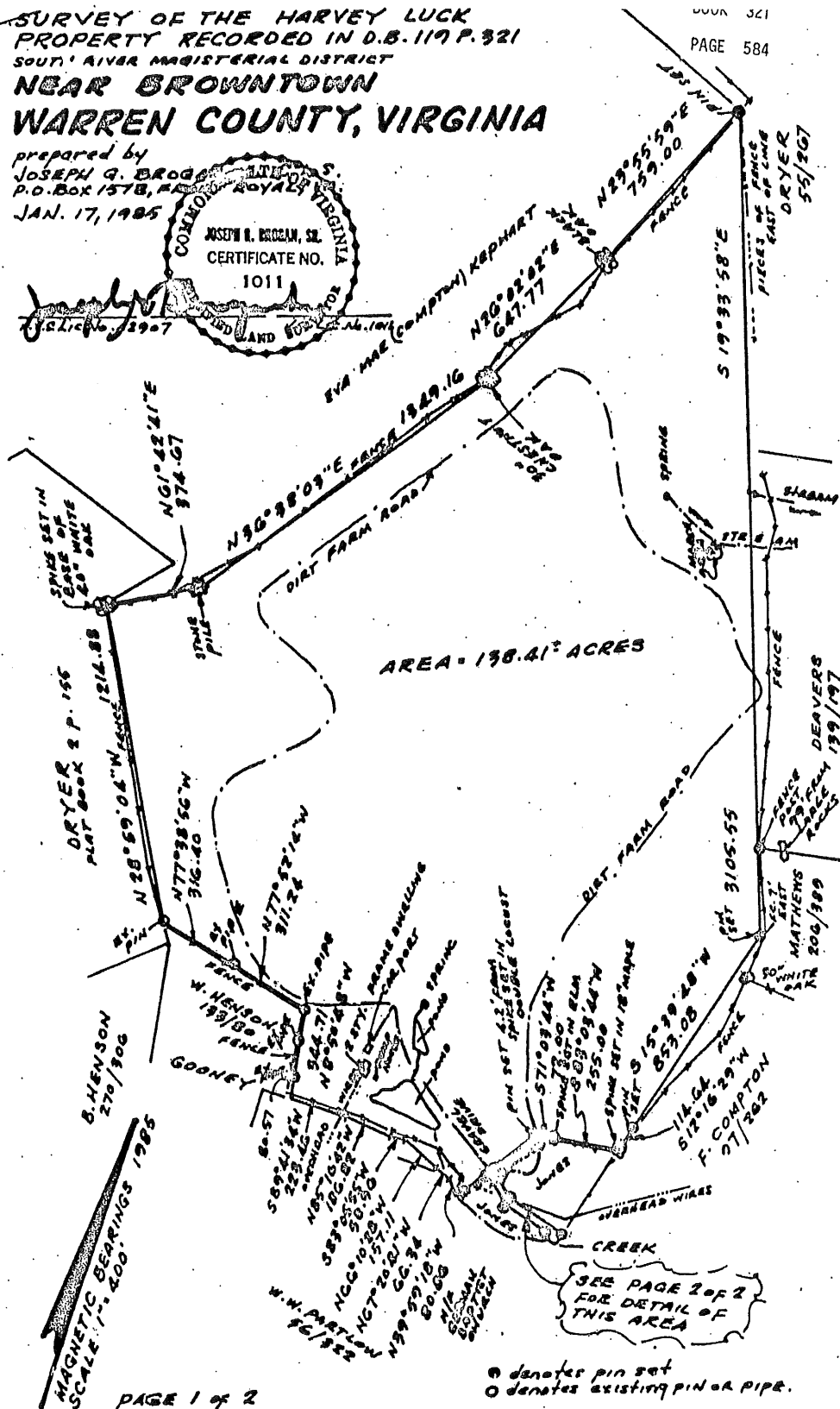
PLEASE NOTE: If the required documents are not provided and/or the application is incomplete, your application will not be placed on the Planning Commission Agenda.

NOTES

prepared by
JOSEPH G. BROGA
P.O. BOX 1578, FAIRBANKS, ALASKA
JAN. 17, 1985

prepared by
JOSEPH G. BROGA
P.O. BOX 1578, FAIRBANKS, ALASKA
JAN. 17, 1985

JOSEPH R. BROWN, SR.
CERTIFICATE NO
1011A



@ denotes pin set
 O denotes existing pin or pipe.

Matt Wendling

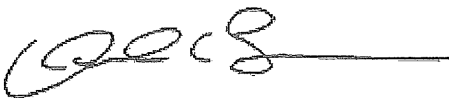
From: David Beahm
Sent: Friday, October 8, 2021 5:43 PM
To: Chloe Phillips
Cc: Matt Wendling; Paula Fristoe
Subject: Request for Comments 2021-10-10 – Edwin S Wright – Conditional Use Permit for Rural Events Facility – WCCUP-000140-2021

Comments 2021-10-10 – Edwin S Wright – Conditional Use Permit for Rural Events Facility – WCCUP-000140-2021:

- Erosion and Sediment Control (ESC) Items:
 - Minimal land disturbance is indicated within the application, but given the complexity of this request there may be much more than minimal. As such, for this type of work scope, an application and permit are required for ESC permit, which would be a normal submission including a full plan review application
 - Additionally, the activity appears that it would exceed one (1) acre and would require submission to the Department of Environmental Quality (DEQ) for Stormwater. Approval by DEQ (Construction General Permit) would be required prior to any ESC Permit and any type of Building Permit being issued by Warren County.
- Building Inspections Items:
 - If or when any building construction related activity (structure, electrical, plumbing, mechanical, etc.) were to start, it would be subject to the normal requirements of application, review and approval prior to work beginning.
 - All building requirements are based on the Virginia Uniform Statewide Building Code (USBC).

If anything should change in the scope additional requirements may be required.

Respectfully,



Warren County Building Inspections

David C. Beahm, CBO
Building Official

220 North Commerce /

Sui
Front Royal, VA

540/636

FAX 540/636

dbeahm@warrencountyva.net

www.warrencountyva.net

THIS MESSAGE IS INTENDED SOLELY FOR THE INDIVIDUAL(S) NAMED IN THE HEADER. THIS MESSAGE MAY CONTAIN MATERIAL THAT IS PRIVILEGED OR CONFIDENTIAL. IF YOU ARE NOT ONE OF THE INTENDED RECIPIENTS, PLEASE DO NOT READ, COPY, USE, OR DISCLOSE THIS MESSAGE TO OTHERS; PLEASE NOTIFY THE SENDER BY REPLYING TO THIS MESSAGE; AND THEN PLEASE DELETE THIS MESSAGE FROM YOUR SYSTEM. THANK YOU.



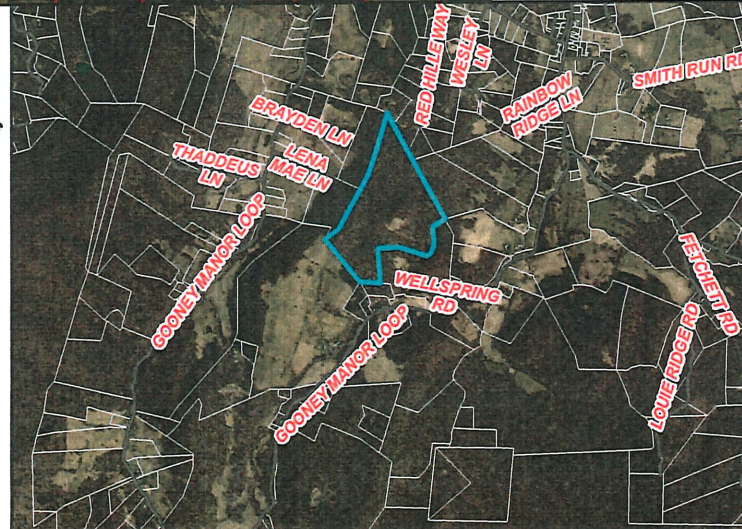
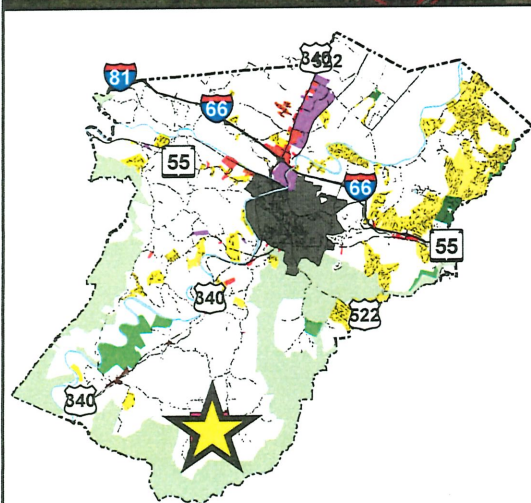
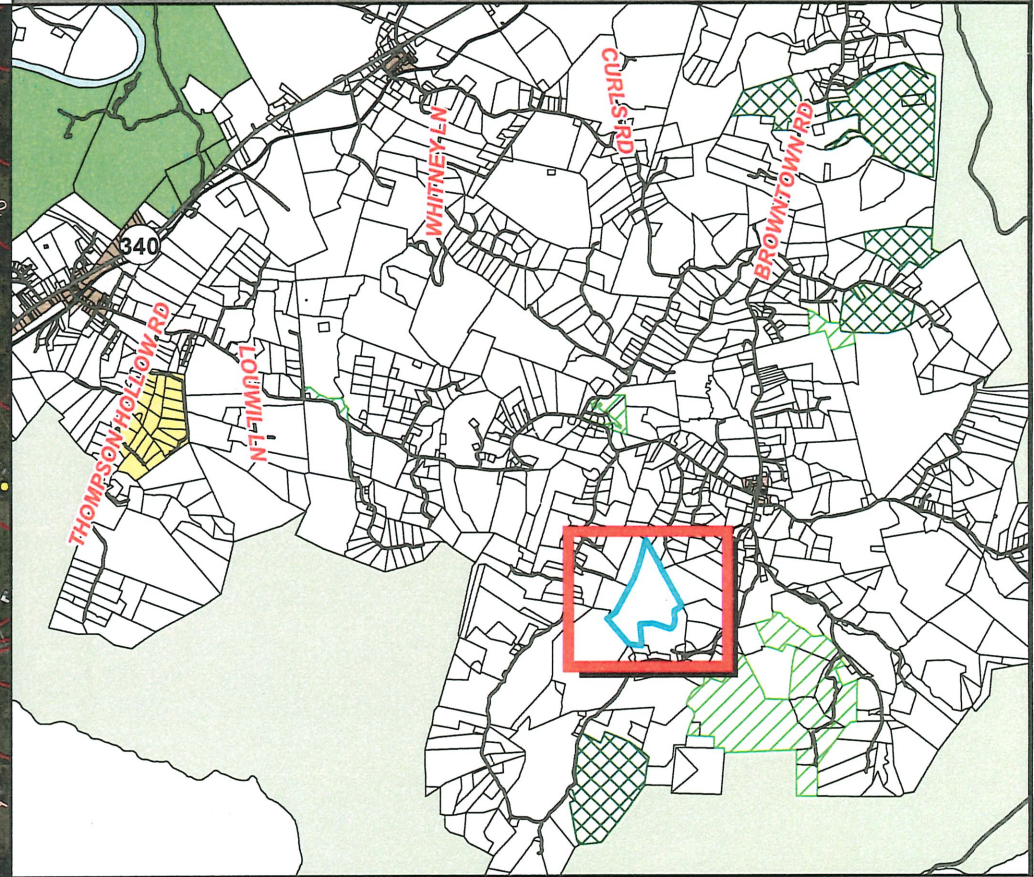
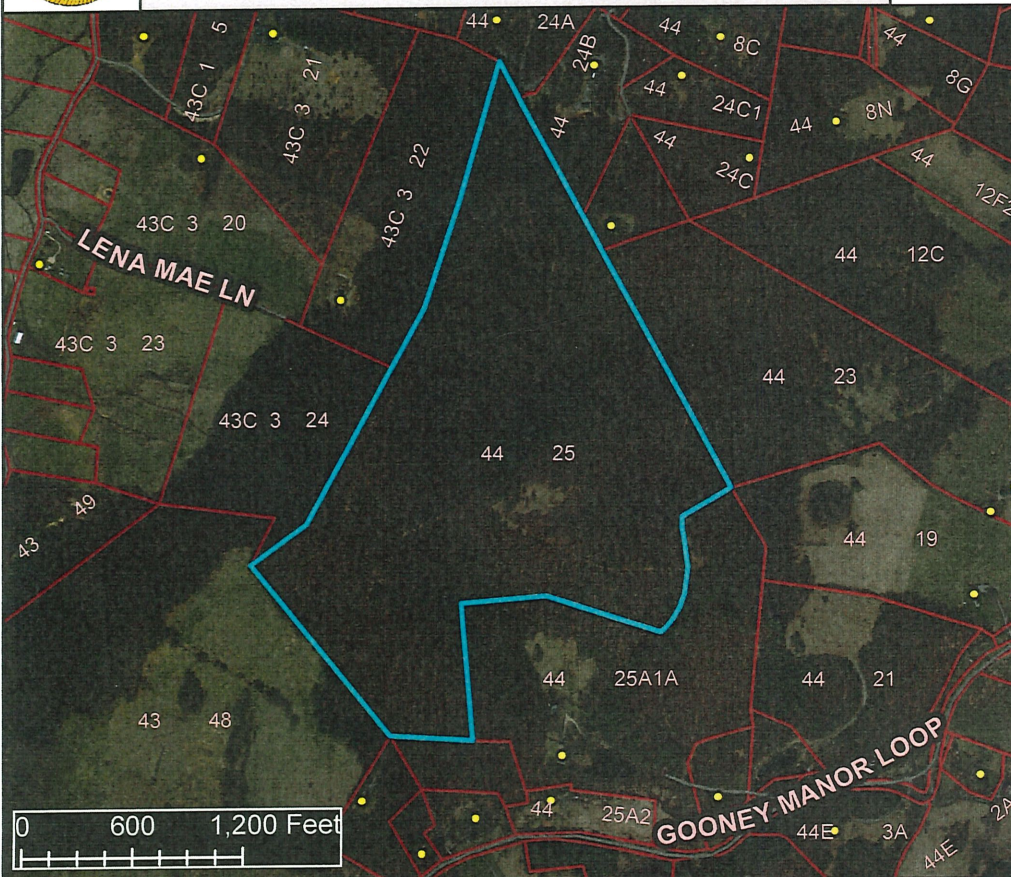
Warren County VA

CUP Location Map



Rural Events Facility
Applicants: Edwin Wright

TM 44-----25



Zoning

Agricultural	Rural Residential
Commercial	Right of Way
Industrial	Front Royal
Residential One	Federal Land
Residential Two	State Land
Suburban Residential	Water
Village Residential	VOF Conservation Easements
	WC Conservation Easements

Map produced by
Warren County GIS 2021
Department of Planning