

PROJECT PROPOSAL

Public Need and Benefit

The Crossroads Tavern, [dba The Crossroads Inn] has been in continuous use, accommodating and entertaining travelers and guests since its construction in 1820 by the Morris family. The Inn is designated as a Virginia Historic Landmark and is listed on the National Register of Historic Places.

Pippin Hill Farm & Vineyards is acquiring its Parcel TMP 87-3B with intentions to preserve and enhance the historical significance and character of both the original Tavern and its gardens, and its adjacent brick structure- formerly a Miller Schoolhouse and Anglican Chapel. This is consistent with the Pippin Hill "Enable" initiative (see supplemental document) to retain and strengthen a locally owned small business; the expansion investment will allow it to achieve the next generation of a boutique hospitality business.

On Parcel 87-3B we propose transforming the former schoolhouse into a communal Meeting House with a concierge, and developing an arrangement of 4 small structures with 3 possible rooms of 385 - 480 sf, designed in a vernacular Virginian style referring to the site's original architectural character while utilizing modern construction methods and materials, yet subordinate to the scale of the Inn.

The cottages are arranged in two distinct clusters scattered along the western slope of Lot 87-3B, offering views to the nearby vineyard and bucolic countryside. Each cluster will be secluded within private gardens planted in native, ornamental and flowering trees, shrubs and perennials and will have its own '*parking garden*' surrounded by plantings as well.

Access to the cottages will be from within Pippin Hill Farm via a proposed internal road which follows the ridgeline between Parcels 87-3B and 87-4, as well as from the existing entrance to the Crossroads Inn at SR. 712. Guests will arrive at the Inn under a proposed Porte cochere, designed to complement the architecture of the Inn.

In addition to the Cottage gardens, other public spaces proposed on site will include: a Village Green of turf lawn, for gatherings, ceremonies and recreation such as croquet, frisbee, kite flying, picnics and barbecuing; a Kitchen Garden for the production of organic vegetables and herbs; and a Mews Garden offering a shaded meander from the Meeting House to the cottages as well as an interconnected arrangement of manicured bicycle and pedestrian pathways.

By creating this historic ensemble of a Tavern, Inn and Meeting House connected to an array of sequestered Cottages with an internal circulation system, we intend to evoke the character and ambiance of a charming, historic village retreat nestled on a verdant hillside.

Events offered at the Inn at Crossroads will continue in the tradition of programs and local guest experiences available to the general public at Pippin Hill Farm for over the past 10 years, such as wine tastings, cooking classes and farm-to-table culinary experiences, workshops in horticulture,

sustainable gardening and organic farming, seminars in local methods of wine production and viticulture, corporate retreats and private events.

The Tavern and Inn will also serve as a nexus for curated tourism opportunities, introducing visitors and guests to the allure of the history, rural lifestyle, historic properties, landmarks and attractions of the Charlottesville and greater Albemarle County region.

How the Special Use will not be a detriment to adjacent lots

Pippin Hill Farm and Vineyard is familiar with the HOA rules of its surrounding neighbors at Bundoran Farm and has a qualified track record of adhering to its regulations and expectations. We intend to follow these regulations which include noise abatements, shielding parked vehicles and adhering to Dark Skies Standards.

How the character of the Zoning District will not be changed by the proposed special use

The character of the zoning district is rural and agrarian in nature with cottages, cabins, houses, barns and sheds dotting the hills and meadows of the surrounding landscape. Our small cottages sequestered amongst canopy trees and gardens will be largely screened from view by passing motorists and neighboring homes, and will actually mimic the existing matrix of the immediate countryside.

How the special use will be in harmony with the intent of the zoning ordinance

We intend to adhere to the regulations of the National Register of Historic Places, the Virginia Landmarks Register and the Virginia Department of Historic Resources. The location and scale of our proposed cottages, porte cochere and gardens fall within those guidelines are indeed complementary and clearly subordinate to the existing scale of the historic Inn and Schoolhouse. We do not propose any new additions or exterior modifications to the historic structure which would adversely impact the historic character or significance of the structure.

Public health, safety and welfare

Our local North Garden Fire Chief, George Stevens, has met with us on site where we discussed our proposed plans. He has suggested we install at least one 10,000 - 20,000 gal. cistern for the purposes of refilling a pumper truck in the event of a fire. That cistern and others are proposed on our Conceptual Site Plan and will be located accordingly, as per the Fire Department's direction.

We have also made contact with an environmental engineering firm, Old Dominion Engineering, that has previously design-engineered wells and wastewater management systems at Pippin Hill Farm and Vineyard. They are currently aware of our proposed development plans and are scheduling a preliminary assessment of the property, and will report to the Blue Ridge Health Department with their findings.

Consistency with Comprehensive Plan

Our vision for development is consistent with the values and aspects of the Comprehensive Plan. The proposed development is low-density, preserving the open spaces and rural character of the Albemarle County landscape. Located at an important junction along the Entrance Corridor, we propose to visually enhance the landscape with intensive native plantings on Plank Road.

We are dedicated to the preservation of historic buildings, concerned with pursuing sustainability in new construction, creating and promoting healthy ecosystems as responsible stewards of the land. We will be able to provide educational tours of the restored Tavern, Inn & Schoolhouse for guests and students.

We intend to enhance the economic climate of the region by creating jobs, engaging current and new business partners and creating scholarships and educational opportunities for the community, and continuing our partnership with PVCC for the development of a skilled and trained workforce. In developing the Inn and the Guest Cottages at Crossroads we will continue our successful endeavors in the regional hospitality industry and forge alliances with existing and new agritourism and agribusiness ventures and organizations.

We will also continue and expand our strong affiliations with current contractors and attract new partners to share in our initiatives of new construction, water treatment, LEED initiatives, landscape interventions, and hospitality, food and wine related services.

Our community based educational programs will continue with professionals and master instructors hosting seminars, lectures and workshops in winemaking, craft making, organic gardening and horticulture. Our horticulture team will greatly increase the current plantings & gardens on the Inn property. We have begun taking care of the chickens and rooster on-site and plan to expand the farming operations with an apiary, organic planting beds, composting, and green initiatives.

Impacts on Public Facilities and Public infrastructure

Our proposed project is relegated to development on private land with limited interface with public infrastructure, transportation facilities, public safety facilities, schools and parks. We plan to use existing VDOT permitted entries, and provide clear, unobstructed views for motorists and pedestrians while entering and departing. The vehicle trip calculation for the existing Tavern & Inn is 114 trips per day. The new development would add 49 vehicular trips per day for a total of 163 trips per day for the site.**

Due to our location and adjacency to the Crossroads Entry Corridor on SR 29 and SR 712, we intend to enhance its appearance and bio-diversity by instituting a scheme of lush native plantings and wildflowers. Our roadside shoulder right-of ways will be landscaped and maintained for safety with unobstructed views and sightlines.

This commercial entity is expected to have no impact on public school capacity. Given the scope, we will have staff present 24 hours a day for guests needs and emergencies. Thus, we expect minimal impact on police as situations would be handled by onsite staff and security.

Impacts on Environmental Features

The objective of our proposed development is to create a vibrant, healthy ecosystem by employing the time-tested techniques of bio-engineering and sustainable best management practices we have successfully enacted at Pippin Hill Farm and Vineyard.

The land area of Parcels 87-3B is situated upon a gradual hillside with slopes ranging from 4% -10% and is currently in warm seasonal grasses. Mature, overgrown hedgerows and copses of native and invasive hardwood trees, conifers and shrubs currently exist on the property. We propose to eliminate all invasive species including vines and woody plants replacing them with a planting scheme of canopy, fruiting and flowering species that are native to our region.

All roads, parking gardens, bicycle and pedestrian pathways are to be constructed with pervious surfaces to reduce runoff and facilitate the infiltration of rainwater back to the aquifer.

The Cottage sites will utilize rain gardens and cisterns for rainwater harvesting and recycling.

An engineered New Generation wastewater treatment system, already in use at Pippin Hill, will be installed that will exceed VDH current requirements with the removal of nitrogen, UV disinfection and anaerobic + aerobic field drip dispersal, treating wastewater to potable quality levels.

The proposed Cottages will utilize passive solar designs and ground-based photovoltaic solar arrays to offset electricity consumption. Considering our intentions to limit Rural light pollution, all exterior building and landscape lighting specifications will conform to Dark Sky standards by limiting up-lighting, mitigating lumen output and controlling directionality of light fixtures.

By encouraging biodiversity in our fields, wildflower meadows and gardens, we plant heirloom and native species, insist on limiting spraying of herbicides, practice composting, and hold strict adherence to organic farming standards for our kitchen gardens.

****TRAFFIC CALCULATIONS — VDOT 9th ed**

Existing Inn: 7 Keys (6 Inn plus 1 Well House)
7 x 6.24 Trips per Key = 44 Trips x 65% = **28 Trips**

Existing Tavern Dining: 30 Tavern Seats
30 x 2.86 = **86 Trips**

Total Existing: 114 Trips

Proposed (Total, including Existing)

Hotel Rooms: 19 Keys (12 Cottage Rooms + 4 Inn + 1 Summer Cottage + 2 in Schoolhouse)
19 x 6.24 Trips per Key = 118 Trips x 65% = **77 Trips**

Dining: 30 Tavern Seats
30 x 2.86 = **86 Trips**

Total Proposed: 163 Trips

Net Difference: 163 Trips (proposed) - 114 Trips (existing) = 49 Trips