



AGENDA
Page County Planning Commission
Regular Meeting
Board of Supervisors Room- County Government Center
103 South Court Street, Luray, VA 22835
July 14, 2026 - 7:00 p.m.

Live Meeting Stream: <http://www.pagecounty.virginia.gov/392/Watch-Meetings-Videos>

Call to Order

- A. Pledge of Allegiance
- B. Moment of Silence
- C. Microphone Reminder
- D. Attendance Roll Call

Adoption of Agenda

Public Hearing

- | | |
|--|-------------------|
| A. Feldman and Three Sons Outdoor Sales LLC and Hawk Peak Land LLC Special Use Permit for Campground | Tracy Clatterbuck |
| B. Zoning Ordinance Amendment: Short Term Tourist Rentals | Tracy Clatterbuck |

Citizen Comments on Agenda Items

New Business

- A. Adoption of Minutes: *June 23, 2026*

Unfinished Business

None

Open Citizen Comment Period

Chairman's Report

Clerk's Report

Adjourn



COUNTY OF PAGE

103 South Court Street, Suite F
Luray, Virginia 22835
(540) 743-4142
Fax: (540) 743-4533

Board of Supervisors:

Clifton "Bucky" Thomas - Chairman - At-Large
Jeremy Baldwin - District 1
Allen Louderback - District 2
Ryan Cabbage - District 3
Susan Kike - District 4
Jeff Vaughan - District 5

County Administrator:

Amity Moler

TO: Page County Planning Commission

FROM: Tracy Clatterbuck, Zoning Administrator I

SUBJECT: Feldman and Three Sons Outdoor Sales, LLC/Hawk Peak Land, LLC- Special Use Permit Application (*Public Hearing*)

DATE: July 8, 2026

SUMMARY:

Application for a special use permit to operate a campground.

BACKGROUND:

Feldman and Three Sons Outdoor Sales, LLC/Hawk Peak Land, LLC has filed an application for a special use permit to operate a campground located off Naked Creek Road, Elkton, VA, and further identified by tax map numbers 110-A-16 (consisting of 24.08 acres) and 110-1-B (consisting of 127.99 acres). Both parcels identified are currently vacant and zoned as Agriculture (A-1).

Note: There is a portion of land with an approximate acreage of 1.203 acres that appears to be located in Rockingham County. This is not currently mapped on their GIS website but documentation has been provided by the applicant (which is included in the packet). According to the Rockingham County Zoning Office, since access to these parcels are located in Rockingham County, they will also require a special use permit application for the operation of the campground. It is staff understanding that the application has been submitted to Rockingham County and is pending their review process.

According to the general development plan dated June 3, 2026, The applicant is proposing a total of 191 total camping sites: 91 pull through sites, one ADA pull through site, 44 back-in sites, one ADA back-in site, 15 luxury cabin sites, 12 standard cabin sites, one ADA cabin site, 10 primitive structure sites, 13 primitive tent sites, and three ADA primitive tent sites. The campground is proposed to have two wells and a septic system as required by the Virginia Department of Health.

The plan includes the following buildings: Guest Services, Security and Camp Store, Club House and Spa, Maintenance Barn, Host/Manager Cabin, Maintenance Supervisor Cabin, Glamping Cabins, Lean-To's, and a Remote Bath House. The plan also includes recreational amenities such as a putting green, a pool area, a zip line, picnic areas, and a playground.

The applicant has provided an overall concept plan, an organizational structure detail of the land and operations, a property management plan, campground rules, an economic impact study, an evacuation plan, and landscaping information. Staff would encourage the commission and board to review the materials provided.

Pursuant to § 125-10 D.(9) of the Page County Zoning Ordinance, campgrounds are only permitted by special use permit in the Agriculture (A-1) zoning district. Campgrounds are subject to the Page County Zoning Ordinance (Chapter 125) and the Page County Campground Ordinance (Chapter 128).

AGENCY COMMENTS:

Virginia Department of Transportation (VDOT) - See referenced letter dated April 1, 2026 from Jeff Nicely with VDOT. Staff recommends that we make requirements from VDOT a condition of the SUP.

Update 7/8/26-

- o The applicant has provided a Traffic Analysis Study, specifically a Turn Lane Warrant Analysis, which was prepared by Parker Design Group, Inc. A copy of the study has been provided in the packet.
- o VDOT conducted a traffic count of Naked Creek Road. As a result of the data collection, Burgess Lindsey has provided updated VDOT comments on the review of the application. A copy has been provided in the packet. Staff recommends all requirements from VDOT be a condition of the SUP.

Health Department- See referenced letter dated April 14, 2026 from Jeffrey Mason with the Page County Health Department. Staff recommends that we make requirements from the Health Department a condition of the SUP.

Building Official- Per James Campbell, Page County Building Official, “No objection to request. Applicable permit will be required prior to construction and/or land disturbance.” Staff recommends that we make requirements from the Building Official a condition of the SUP.

PAGE COUNTY COMPREHENSIVE PLAN:

Per Josh Hahn, Planning Director:

The proposed use is located in the “Environmental Preservation Tier.” Per the Comprehensive Plan, this purpose of this tier is “[t]o preserve (to keep or maintain intact) and protect sensitive environmental lands, valuable open space and forests and steep slopes (25% grade or greater).” (Volume 1-9). Further, the Comprehensive Plan states the following: “This tier includes land that, because of its environmental characteristics or importance to a regional open space system, should experience little or no development. This tier includes land adjacent to the National Park/Forest tier, 100-year floodplains, significant woodlands, and steep slopes. Development may occur only if it does not affect sensitive environmental features, is not unnecessarily subject to damage from natural hazards, and does not affect valuable open space land. Similarly, the County will strongly discourage the construction of wastewater treatment plants, lift stations, and other potential sources of water pollution upstream of reservoirs and recreational water bodies. Low intensity residential or recreational uses may be acceptable in these areas. Public services provided in this tier should meet the needs of planned land uses while protecting identified environmental resources. Disruption of natural open space for public services should be minimized.” (Volume 1-24).

Goals and policies within the Comprehensive Plan (Volume 1, Chapter 3):

- **Goal 2: “Preserve and protect the natural, rural, and open space character of the County, its ecology and environmental features.” (Volume 1-65).**
 - o Policy 2.1: “Preserve a rural lifestyle in the County outside of the towns, Incorporated Areas Tier and Community Service Area Tiers.” (Volume 1-66).
 - o Policy 2.2: “Limit the impacts of development on the community's environmentally sensitive lands and key natural resources.” (Volume 1-66).
 - o Policy 2.3: “Protect environmentally sensitive areas such as perennial streams, floodplains, wetlands, steep slopes and highly erodible soils.” (Volume 1-66).
 - o Policy 2.4: “Preserve valuable open space and forests.” (Volume 1-66).
 - o Policy 2.7: “Require that non-residential developments be designed to preserve and enhance natural features such as vegetation, wildlife, waterways, wetlands, and topography.” (Volume 1-66).
 - o Policy 2.8: “Encourage multiple uses of forested land that are non-intensive and compatible, such as outdoor recreation, wildlife habitats, watershed protection, and selective timber harvesting” (Volume 1-66).
 - o Policy 2.9: “Ensure that development on forestland is compatible with the environmental features

- of that land and does not diminish natural and scenic values.” (Volume 1-66).
 - o Policy 2.25: “Protect the night sky from light pollution particularly as it impacts
 - o Shenandoah National Park and George Washington National Forest.” (Volume 1-68).
- **Goal 6: “Encourage and develop a diverse and viable local economy compatible with the County’s rural character.” (Volume 1-74).**
 - o Policy 6.2: “Encourage economic growth that is compatible with the County’s rural character while generating a positive net cash flow for the County.” (Volume 1-74).
 - o Policy 6.6: “Promote local employment opportunities.” (Volume 1-74).
 - o Policy 6.10: “Allow commercial and industrial uses in rural areas or near existing neighborhoods only if the use: a. Does not unduly impede traffic flow on roads or intersections; b. Is not, and does not, initiate strip development; c. Has direct access to adequate roads, railroads or airports; d. Meets all standards for water, sewage and waste disposal; and e. Does not adversely affect surrounding agricultural or residential activities.” (Volume 1-74).
 - o Policy 6.12: “Enhance the County’s tourism and retail base.” (Volume 1-75).

Tax Map 110-(A)-16 and 110-(1)-B are located on land mostly identified as Moderate Farmland, though approximately 23.6 acres of the two parcels is located on soils identified as Farmland of Statewide Importance, according to NRCS. The northern portion of 110-(A)-16, and all of 110-1-B, are located on moderate or steep slopes. The steepest slopes are located within one of the northeast open space area indicated in the applicant’s concept layout plan dated February 6, 2026. The combined acreage of open space indicated on this plan was 73.04 acres, which is 48% of the combined assessed acreage of 152.075 acres (24.081 acres plus 127.994 acres, respectively). (Note: Chapter 128: Campgrounds requires a minimum of 40% open/recreation area). Nine dwellings are currently located within 500 feet of the parcel’s boundary, including four located across Naked Creek Rd., within Rockingham County. Of the 18 parcels considered by the Zoning Dept. to be adjacent/neighboring properties, a total of 10 have physical addresses. The campground would be accessed from Naked Creek Rd. (Rt. 759), which is a public road in Rockingham County. Planning staff recommends the Planning Commission and Board of Supervisors consider potential adverse impacts presented during the public hearing, should such be scheduled.

STAFF RECOMMENDATIONS:

Staff strongly encourages the commission and board to carefully consider any proposed conditions attached to the SUP. Under Section 128-5.O of the Page County Campground Ordinance, it states the following:

Special use permit requirements. In addition to requirements listed above and in § 128-4C, the special use permit shall also consider the following on a site-by-site basis:

- 1) Maximum number of campsites by type (primitive/developed), campers, and approved guests allowed.
- 2) Accessibility of emergency services.
- 3) Quiet hours.
- 4) Use of portable generators.
- 5) Landscaping. Use of native trees and shrubs are preferred, as well as protection of existing native vegetation. Use of landscaped berms in the greenbelt shall be considered.
- 6) Use of off-road vehicles and gas-powered golf carts.
- 7) Additional fencing and buffer requirements adjacent to roads, existing dwellings and areas of potential growth.
- 8) Impact of traffic on neighborhood and nearby residences, and mitigation thereof.
- 9) Aesthetic standards to ensure the preservation of the rural character of the surrounding area.
- 10) Location and dimensions of recreational facilities.

A copy of draft conditions are included in the packet for discussion.

ADJACENT PROPERTY OWNER NOTIFICATION:

Adjoining property owners were notified as required by the Code of Virginia. Any comments received as of the date of this memo have been forwarded electronically to the Planning Commission. Any further comments received after the date of this memo will be forwarded electronically to the Planning Commission. Hard copies of all written comments will be provided at the public hearing.

MOTION(S):

I move that the Page County Planning Commission recommend approval of the special use permit to operate

a campground with the attached conditions on property located off Naked Creek Road, Elkton, VA, and further identified by tax map numbers 110-A-16 and 110-1-B.

OR

I move that the Page County Planning Commission recommend denial of the special use permit to operate a campground with the attached conditions on property located off Naked Creek Road, Elkton, VA, and further identified by tax map numbers 110-A-16 and 110-1-B.

OR

I move an alternative motion.

ATTACHMENTS:

- Special Use Permit Application and Draft Conditions



County of Page, Virginia
Planning & Community Development
103 South Court St., Suite B
Luray, VA 22835

SPECIAL USE PERMIT

Owner: Feldman and Three Sons Outdoor Sales, LLC
Applicant: Hawk Peak Land, LLC
Tax Map #: 110-(A)-16 and 110-(I)-B
Purpose: Campground

APPROVED _____ DENIED _____
By the Page County Board of Supervisors on _____

1. This special use permit is transferable; it will meet the requirements in and have privileges provided for in the Page County Zoning Ordinance, and any ordinance amendments for the period set forth within the parameters in this special use permit. The special use permit shall remain with the property for a period of fifty (50) years.
2. Feldman and Three Sons Outdoor Sales, LLC/Hawk Peak Land, LLC, or his/her successor(s) and/or assigns (Lessors), shall be in compliance with all county ordinances, the Uniform Statewide Building Code, and all state and federal regulations.
3. The business operator and/or owner shall apply for and maintain a valid Page County business license.
4. This special use permit shall be limited to a maximum of 192 campsites.
5. The project must be in substantial compliance with the general development plan dated June 3, 2026.
6. Proof of liability insurance shall be submitted to the Zoning Administrator prior to operation of the business and upon any subsequent renewal, as applicable. The County of Page shall be named as a certificate holder in the policy.
7. Within one hundred (100) feet of the bank of Naked Creek, existing trees and native woody vegetation shall be preserved to the maximum extent practicable. Tree removal within this area shall be limited to that necessary for approved access points, trails, utility crossings, hazard tree removal, or other improvements shown on the general development plan dated June 3, 2026. The campground operator or designee shall design, construct, and maintain all trails, access points, and recreational amenities in a manner that minimizes streambank disturbance and erosion. Any disturbed areas within the buffer shall be promptly stabilized and revegetated with native vegetation or other approved stabilization measures to prevent erosion and protect water quality.
8. A comprehensive emergency action plan must be developed and filed with the Director of Emergency Services prior to the operation of the campground.

9. Campground rules, including but not limited to quiet hours described above, shall be prominently posted and distributed to campground guests. Commented [TLC1]: Added 7/9/26
10. Quiet hours shall be maintained between nighttime hours as specified in § 81 of ordinances of the County of Page, which are between 11:00 p.m. and 6:00 a.m. Sunday through Thursday and 12:00 a.m. and 6:00 a.m. Friday and Saturday. The applicant shall ensure that between those hours, each campsite shall keep noise levels to a level such as to avoid the disturbance of adjoining campsites. Commented [TLC2]: Added 7/9/26
11. No parking for the campground is permitted along Naked Creek Road. All parking shall be located within the designated areas as shown on the concept plan dated June 3, 2026. Commented [TLC3]: Added 7/9/26
12. A turn lane analysis for Route 340 at the intersection with Route 609 shall be performed and, if warranted and recommended by VDOT, must be constructed prior to the campground opening for business. This condition is subject to modification in writing from VDOT. Commented [TLC4]: Added 7/9/26 per recommendations from VDOT
13. All entrance requirements required by the Virginia Department of Transportation (VDOT) shall be completed prior to the operation of the campground. This condition is subject to modification in writing from VDOT. Commented [TLC5]: Added 7/9/26
14. All building code requirements required by the Uniform Statewide Building Code and/or the Page County Building Official shall be completed prior to the operation of the campground. This condition is subject to modification in writing from the Page County Building Official. Commented [TLC6]: Added 7/9/26
15. All health requirements related to water and sewage required by the Virginia Department of Health shall be completed prior to the operation of the campground. This condition is subject to modification in writing from the Virginia Department of Health. Commented [TLC7]: Added 7/9/26
16. Any change of use or expansion of services not included in this special use permit will require an additional, new, or modified special use permit, as required by the Page County Zoning Ordinance, at that time.
17. The Zoning Administrator or their designated representative may visit the site at any time to ensure compliance with the special use permit.
18. Violations: This special use permit may be revoked upon material noncompliance with the terms of the permit, or upon violation of any other relevant terms of the Zoning Ordinance or any other ordinances of the County of Page, Virginia. However, prior to the commencement of any action to revoke this permit, the county shall notify the permit holder in writing of the material in noncompliance or violation, and the permit holder shall have thirty (30) days thereafter to cure the material non-compliance or violation. The notice shall be deemed given when hand delivered to the permit holder or when mailed by certified mail, return receipt requested, to the permit holder.

I (we) the undersigned owner(s)/occupant(s) understand and agree to the foregoing conditions of this special use permit. I further understand that this special use permit may be reviewed on a yearly basis or at any time, the county determines necessary to ensure the compliance with and enforcement of all applicable conditions, codes, and regulations.

Owner(s)

Date

Applicant(s)

Date

Board of Supervisors Chairman

Date

County Administrator

Date

COUNTY OF PAGE
USE PERMIT APPLICATION

FOR OFFICE USE ONLY:

DATE RECEIVED: 3/23/24 DENSITY RANGE: _____

AMOUNT PAID: _____ RECEIPT #: _____

* * * * *

1. The applicant is the owner _____ other ✓ (Check one)

2. OWNER/MAILING ADDRESS OCCUPANT (If other than owner)

Name: **Feldman and Three Sons Outdoor Sales, LLC** Name: **Hawk Peak Land, LLC**

Address: 145 Flyntshire Place

Rockingham, VA, 22801 Simsbury, CT 06070

Phone Number: 860-992-8644 Phone Number: 860-992-8644

3. Site Address: Off Naked Creek Rd, Elkton VA, Page County

4. Directions to property:
Off Naked Creek Road between Fox Mountain Road and Nascar Drive, to the north across Naked Creek.

5. Property size: 151.814 acres; Page County 150.611 ac, Rockingham County 1.203 ac

6. Tax Map Number: 110-A-16 and 110-1-B
Magisterial District: Shenandoah Iron Works

7. Current use of the property: AG1; Hunting, ATV

8. Description of proposed use: RV Park and Campground

Size of building(s), if any: Please see attached.

9. Present Zoning: ✓ A-1 (Agriculture) R (Residential)
 C-1 (Commercial) I (Industrial)
 W-C (Woodland Conservation)

0. Applicants' additional comments, if any:
Please see attached.

I (we), the undersigned, do hereby certify that the above information is correct and true. I (we) further understand that in granting approval of this application, the Board of Supervisors may require that I (we) comply with certain conditions and that such approval shall not be considered valid until these conditions are met. *Please refer to the attached "Power of Attorney" form for those applicants that desire to have a spokesperson, who is not the property owner, represent the application and property.*

Signature of Owner: Feldman and Sinc Outdoor Sales, LLC By TOMER FELDMAN 

Signature of Applicant: Hawk Peak Land, LLC By Marc Lubetkin 

COMMENTS BY PLANNING AND COMMUNITY DEVELOPMENT OFFICE:

ZONING ADMINISTRATOR

DATE

Submit names and complete mailing addresses of ALL adjoining property owners, including property owners across any road or right-of-way (Continue on separate sheet if needed).

Note: Names and address of property owners may be found in the Real Estate and Land Use Office at the Commissioner of Revenue's Office.

NAME	ADDRESS
Ruth Valentine, 110-A-17	3069 Dover, Roanoke, VA, 24018-2111
Wayne Wyant, 110-A-15	19899 Naked Creek, Elkton, VA, 22827-2172
Stacey Grimsley, 110-A-17A, 110-A-17B	11 Po Box, Shenandoah, VA, 22849-0011
Wayne Davis, 110-A-14	1745 Samuels, Elkton, VA, 22827-2718
Leroy Meadows, 110-1-A	455 Jollett, Elkton, VA, 22827-4576
Cornell Meadows, 110-A-55H, 110-A-55D	173 Creek End, Elkton, VA, 22827-4578
Victor Meadows, 110-A-64	156 Creek End, Elkton, VA, 22827-4578
William Gallagher, 110-1-C	5710 Gloster, Bethesda, MD, 20816-2056
Naked Creek Sanctuary, LLC, 110-A-59, 111-A-16	9030 Stony Point, Richmond, VA, 23235-1957

ADJOINING PROPERTY OWNER VERIFICATION:

AS APPLICANT FOR THIS SPECIAL USE PERMIT REQUEST,

I Marc Lubetkin, President (Name)

HEREBY ACKNOWLEDGE THAT I HAVE FAITHFULLY AND CORRECTLY PROVIDED NAMES AND COMPLETE MAILING ADDRESSES OF ALL MY ADJOINING PROPERTY OWNERS AND THOSE DIRECTLY ACROSS THE ROAD OR RIGHT-OF-WAY. I UNDERSTAND THAT FAILURE TO PROVIDE ALL ADJOINING PROPERTY OWNERS WILL LEAVE ME LIABLE FOR ADDITIONAL COSTS FOR RE-ADVERTISEMENT AND NOTICES MAILED AND THAT MY REQUEST COULD BE DELAYED UNTIL PROPER NOTIFICATION HAS BEEN GIVEN TO ALL ADJOINING PROPERTY OWNERS AND THOSE PROPERTY OWNERS ACROSS THE ROAD OR RIGHT-OF-WAY.

2/25/2026
DATE

Hawk Peak Land, LLC MZ
SIGNATURE OF APPLICANT

HAWK PEAK LAND, LLC SUP

Required Responses

Addendums for the actual Application:

Comments from the Applicant

Page County Planning and Community Development:

Elkton/ Shenandoah NP RV, LLC would be the only KOA in Page County Virginia. The RV park is being designed as a high-end KOA that focuses on adult travelers and families. The location off Naked Creek Rd. provides a unique opportunity to have a scenic and serene environment. The RV park will be professionally managed to bring an exceptional level of service and quality to both the campers and the community. We understand how significant it is to be a part of this community and the importance of maintaining the proper environment for all parties. We look forward to having a strong working relationship with the County and responsibly developing this very special property. We have reviewed all the material provided by the County in its expectations for the campground and the required regulations and we intend to meet or exceed these criteria. We thank you in advance for your support.

Sincerely,



Marc Lubetkin, MS, PMP, CHA, FMP
860-992-8644
marc@mlubetkin.com

Size of Buildings

- Guest Services, Security and Camp Store: single story 1840 sq'
- Club House and Spa: 2 story 1240 sq' (2480 sq')
- Maintenance Barn: single story 1800 sq'
- Host/ Manager Cabin: single story 600 sq'
- Maintenance Supervisor Cabin: single story 400 sq'
- Glamping Cabins (10 each): 1.5 story 185 sq' each
- Glamping Cabins (10 each): single story 424 sq' each
- Glamping Cabins (5 each): single story 369 sq' each
- Lean-To's (5 each): single story 120 sq' each
- Remote Bath House: single story 400 sq'
- Pool Shed: single story 200 sq'

Further Details:

- 152 acres (40% reserved as open and recreation space per regulations, 60 acres)
- 200 total camping sites:
 - 150 RV Sites
 - 25 Glamping Cabins
 - 20 Tent Sites (Plus 1 on mountain top for use by all campers by reservation)
 - 5 Lean-Tos
- Campers and guests:
 - Maximum of 4 overnight campers per site. All guests beyond the 4 allowed per site must depart from the RV Park and Campground by the time quiet hours begin.

Please see Site Plan for specifics

HAWK PEAK LAND, LLC SUP

Special Use Permit: Additional Abutters to Naked Creek Property

<u>Name</u>	<u>Address</u>
Jeremy Ream, 110-A-13	633 F, Elkton, VA, 22827-1356
Adam H Williams, 115-A-4	3833 Park, Elkton, VA, 228272323
Chesapeake & Western Railroad, 122-A-37-A	3 Commercial, Norfolk, VA, 23510
Evan O Harpine, 51-A2-16-26	156 Dogwood, Broadway, VA, 228159136

HAWK PEAK LAND, LLC SUP

Special Use Permit: Abutters to Naked Creek Property

Updated list

<u>Name</u>	<u>Address</u>	
Ruth Valentine, 110-A-17	3069 Dover, Roanoke, VA, 24018-2111	Border
Wayne Wyant, 110-A-15	19899 Naked Creek, Elkton, VA, 22827-2172	Border
Stacey Grimsley, 110-A-17A, 110-A-17B	11 Po Box, Shenandoah, VA, 22849-0011	Page
Wayne Davis, 110-A-14	1745 Samuels, Elkton, VA, 22827-2718	Page
Leroy Meadows, 110-1-A	455 Jollett, Elkton, VA, 22827-4576	Page
Cornell Meadows, 110-A-55H, 110-A-55D	173 Creek End, Elkton, VA, 22827-4578	Page
Victor Meadows, 110-A-64	156 Creek End, Elkton, VA, 22827-4578	Page
William Gallagher, 110-1-C	5710 Gloster, Bethesda, MD, 20816-2056	Page
Naked Creek Sanctuary, LLC, 110-A-59, 111-A-16	9030 Stony Point, Richmond, VA, 23235-1957	Page
Jeremy Ream, 110-A-13	633 F, Elkton, VA, 22827-1356	Page
Adam H Williams, 115-A-4	3833 Park, Elkton, VA, 228272323	Rockingham
Chesapeake & Western Railroad, 122-A-37-A	3 Commercial, Norfolk, VA, 23510	Rockingham
Evan O Harpine, 51-A2-16-26	156 Dogwood, Broadway, VA, 228159136	Rockingham

PLEASE HAVE THE FOLLOWING AGENCIES ENTER THEIR COMMENTS BELOW **BEFORE**
SUBMITTING THIS APPLICATION TO THE PLANNING AND COMMUNITY DEVELOPMENT
DEPARTMENT.

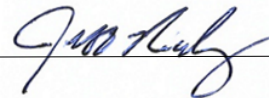
VIRGINIA DEPARTMENT OF TRANSPORTATION- HARRISONBURG RESIDENCY
3536 NORTH VALLEY PIKE
HARRISONBURG, VIRGINIA 22802
(540) 434-2587

See VDOT comment letter dated 4/1/2026 (attached)

4/1/2026

DATE

VDOT OFFICIAL



PAGE COUNTY HEALTH DEPARTMENT
75 COURT LANE
LURAY, VIRGINIA 22835
(540) 743-6528

DATE

HEALTH OFFICIAL

PAGE COUNTY BUILDING OFFICIAL
103 S COURT STREET, SUITE B
LURAY, VIRGINIA 22835
(540) 743-6674

DATE

BUILDING OFFICIAL

SUBDIVISION PROPERTY OWNERS ASSOCIATION

Note

DATE

PRESIDENT OR SECRETARY



HARRISONBURG RESIDENCY LAND USE MEMORANDUM

DATE: April 1, 2026
TO: Tracy Clatterbuck, Page County Zoning Administrator
FROM: Jeff Nicely, Land Development Engineer
RE: Special Use Permit – Hawk Peak Land LLC - Campground

Tracy,

VDOT has reviewed the following Special Use Permit application and comments have been provided as noted:

Applicant: Hawk Peak Land LLC Landowner: Feldman & 3 Sons Outdoor Sales

Site Address: Naked Creek Road Tax Map#: 110-A-16&11-1-B Ph: (860) 992-8644

Request:

The applicant is requesting a special use permit to have a 200 site RV Park and Campground

VDOT Site Specific Comments:

- 1) The location of the proposed commercial entrance does meet VDOT requirements for site distance.
- 2) At the site plan phase, VDOT will review and require the design of the new commercial entrance to meet all applicable state standards. The proposed bridge should be wide enough to allow two-way traffic into/from the site. This is to ensure that RVs and trailer trailers are not queuing (stopped) on the state route Rt. 609 (Naked Creek Road) waiting to turn into the site while another vehicle is exiting. At a minimum the new commercial entrance will be required to be paved to the back of the entrance radius, 24' wide at the back of the entrance with a 25' radius on each side. A 48' long taper on each side will be required where it ties back into the existing pavement of Naked Creek Road.
- 3) A VDOT land use permit will be required for the work to be completed within the VDOT right of way and may be obtained at the VDOT Harrisonburg residency office.

VDOT General Comments:

Should the safety, use, or maintenance level of any existing or proposed entrance to a VDOT maintained highway change in the future, VDOT reserves the right to require additional modifications as warranted by the site specific conditions.

Please feel free to contact me if you have any questions or comments.

Sincerely,

Jeff Nicely
VDOT | Land Development Engineer



HARRISONBURG RESIDENCY

LAND USE MEMORANDUM

DATE: July 8, 2026

TO: Tracy Clatterbuck, CZA, Zoning Administrator I, Page County

FROM: Burgess Lindsey, Area Land Use Engineer

RE: Special Use Permit – Hawk Peak Land LLC - Campground

VDOT has reviewed the following Special Use Permit application, and comments have been provided as noted:

Applicant: Hawk Peak Land LLC Landowner: Feldman & 3 Sons Outdoor Sales

Site Address: State Route 609 Naked Creek Road Tax Map#: 110-A-16&11-1-B Ph: (860) 992-8644

Request:

The applicant is requesting a special use permit to have a 200 site RV Park and Campground

Traffic Data: -ADT: 780 (2026)
-Speed Limit: 45 MPH
-85th percentile speed (measured 400' east of Rte 759 Fox Mountain Rd): 55MPH
-Road width: 19-20 feet with painted centerline

VDOT Site Specific Comments:

- 1) The location of the proposed commercial entrance meets VDOT requirements for sight distance.
- 2) Any access to a state-maintained roadway must be in accordance with Appendix F of the VDOT Road Design Manual.
- 3) At the site plan phase, VDOT will review and require the design of the new commercial entrance to meet all applicable state standards. The proposed bridge should be wide enough to allow two-way traffic in/out of the site. This is to ensure that RVs and trailer trailers are not queuing (stopped) on the State Route Rt. 609 (Naked Creek Road) waiting to turn into the site while another vehicle is exiting. At a minimum, the new commercial entrance will be required to be paved to the back of the entrance radius, 24' wide at the back of the entrance with a 25' radius on each side. A 48' long taper on each side will be required where it ties back into the existing pavement of Naked Creek Road.
- 4) Based on the traffic data collected and the characteristics of the existing road, VDOT has no concerns with Rte 609, however, a turn lane and taper analysis should be performed for Rte 340 at the intersection with Rte 609. If a turn lane or taper is warranted, building it should be a condition of the Special Use Permit.
- 5) A VDOT land use permit will be required for any work within the VDOT right of way and may be obtained at the VDOT Harrisonburg residency office.

VDOT General Comments:

Should the safety, use, or maintenance level of any existing or proposed entrance to a VDOT maintained highway change in the future, VDOT reserves the right to require additional modifications as warranted by the site-specific conditions.

Thank you for the opportunity to comment. Please feel free to contact me at 540-434-2587 if you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Burgess Lindsey", with a stylized, cursive script.

Burgess Lindsey, P.E.
VDOT | Area Land Use Engineer
540-434-2587 | burgess.lindsey@vdot.virginia.gov

PLEASE HAVE THE FOLLOWING AGENCIES ENTER THEIR COMMENTS BELOW **BEFORE**
SUBMITTING THIS APPLICATION TO THE PLANNING AND COMMUNITY DEVELOPMENT
DEPARTMENT.

VIRGINIA DEPARTMENT OF TRANSPORTATION- HARRISONBURG RESIDENCY
3536 NORTH VALLEY PIKE
HARRISONBURG, VIRGINIA 22802
(540) 434-2587

DATE

VDOT OFFICIAL

PAGE COUNTY HEALTH DEPARTMENT
75 COURT LANE
LURAY, VIRGINIA 22835
(540) 743-6528

See Attached Letter dated 4/14/2026

4/14/2026
DATE

HEALTH OFFICIAL

PAGE COUNTY BUILDING OFFICIAL
103 S COURT STREET, SUITE B
LURAY, VIRGINIA 22835
(540) 743-6674

DATE

BUILDING OFFICIAL

SUBDIVISION PROPERTY OWNERS ASSOCIATION

None

DATE

PRESIDENT OR SECRETARY

April 14, 2026

Feldman and Three Sons Outdoor Sales, LLC
145 Flyntshire Pl
Rockingham, VA 22801

Hawk Peak Land, LLC
107 E Wealogue St
Simsbury, CT 06070

RE: Request for Comments (HD #139-26-072) – Proposed Campground to be located off
Naked Creek Rd, Elkton VA 22827 / TM #110-A-16 and 110-1-B

Dear Applicant,

I have reviewed the request for comments regarding the property located at the above referenced address, in Page County (property identified on tax map #110-A-16 & 110-1-B, and I offer the following comments (Note: Final Page County Health Department approval is contingent on applicant meeting expectations listed below):

- Applicant would need to submit VDH Campground Application with a to scale layout drawing of the proposed campground to the Page County Health Department (local Health Department). Layout drawing to include boundaries and dimensions of the proposed campground / number, location and dimensions of all sites / number, description and location of proposed sanitary facilities such as toilets, lavatories, showers, sewer lines, etc. This would need to be approved prior to beginning construction.
- Applicant would need to submit a Food Service Plan Review Packet for any proposed food service area for approval prior to beginning construction.
- Applicant would need to submit a Pool Plan Review Packet for approval prior to beginning construction.
- Applicant would need to contract with a Private Onsite Soil Evaluator (OSE) and Professional Engineer (PE) to provide the local Health Department with an Application for an Onsite Sewage Disposal System and supporting documentation to adequately service the proposed campground wastewater disposal needs (to include campsite connections, a service building, etc.). It shall be unlawful to discharge sewage, sink wastewater, shower wastewater, or other putrescible wastes in such a manner as to enter the ground surface, subsurface, or a body of water.
- Applicant will need to contact the Office of Drinking Water Field Office located in Lexington VA (804) 864-750, in regard to Approved Public Water Supply to service the proposed Campground.

Additional Comments:

- Each campground shall provide an adequate number of sanitary facilities.
 - Campsites with individual sewer connections used solely for self-contained camping units or cabins with indoor plumbing and approved sewage disposal shall not count towards the number of campsites used to determine the minimum number of facilities.
 - All service buildings and toilets, urinals, lavatories, showers, and other appurtenances located therein shall be maintained in a state of good repair and shall be always kept in a clean and sanitary condition.
 - Sanitary facilities shall be located no farther than 500 feet from any campsite served by such building nor closer than 30 feet from any campsite.
- Collection and disposal of garbage and refuse shall be in an approved manner, and of such frequency as to prevent a nuisance or health hazard to campers or adjacent areas.
- Campground permit holders shall develop and maintain an emergency response plan. This plan shall include identification of a point of contact during emergency incidents and a written plan for communicating emergency response information to campers. The plan shall also include provisions for camper safety, identification, and evacuation in the event of natural disasters, fires, or other emergencies. Contact telephone numbers for local police, fire response, and emergency medical services shall be posted in a central location in all campgrounds.

This report is only intended for the above referenced request. There is no implied guarantee of future septic system performance based on this report. In the event of any sewage disposal malfunction, immediate pump and haul will be required, and the system will need to be repaired or replaced if possible.

Please call me at (804) 904-2761 if you have any questions.

Sincerely,



Jeffrey Mason

Environmental Health Technical Specialist

Enclosed:

PLEASE HAVE THE FOLLOWING AGENCIES ENTER THEIR COMMENTS BELOW **BEFORE**
SUBMITTING THIS APPLICATION TO THE PLANNING AND COMMUNITY DEVELOPMENT
DEPARTMENT.

VIRGINIA DEPARTMENT OF TRANSPORTATION- HARRISONBURG RESIDENCY
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VDOT OFFICIAL

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DATE

HEALTH OFFICIAL

PAGE COUNTY BUILDING OFFICIAL
103 S COURT STREET, SUITE B
LURAY, VIRGINIA 22835
(540) 743-6674

*No objection to request. Applicable permit will
be required prior to construction and/or land disturb.
4-16-26*

DATE

Joe Campbell
BUILDING OFFICIAL

SUBDIVISION PROPERTY OWNERS ASSOCIATION

None

DATE

PRESIDENT OR SECRETARY

Page County Campground Application

The name and address of the person applying to be the permit holder, and a designation of whether that person is the owner or the intended operator of the campground. Proof of land ownership and/or lease is required.

Organizational Structure

Hawk Peak RV, Inc

- Holding Company for Hawk Peak Land, LLC and Elkton/ Shenandoah NP RV, LLC
- 100% owned by Marc Lubetkin

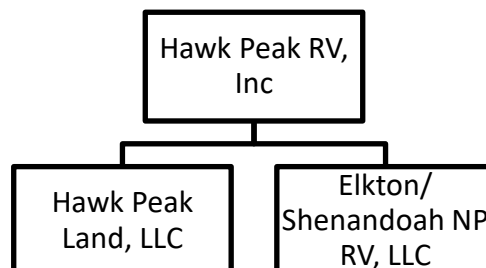
Hawk Peak Land, LLC

- Owns the Land
- 100% owned by Hawk Peak RV, Inc

Elkton/ Shenandoah NP RV, LLC

- Operating Company for the RV Park
- 100% owned by Hawk Peak RV, Inc

Marc Lubetkin, Operator
107 East Weatogue St.
Simsbury, CT 06070
860-992-8644
Marc@mlubetkin.com



A narrative, at a minimum, identifying the applicant and/or operator, owner of the proposed project, a history of the owner(s) and/or applicant(s) and or operator(s) campground experience, including, but not limited to, a list of all campgrounds currently owned or being operated as well as those previously owned or operated, any legal challenges, claims, or regulatory violations in which the owner(s) and/or applicant(s) and/or operator(s) were named or identified, and the name of any proposed entity under which they intend to operate, if different.

Greetings, my name is Marc Lubetkin and I am the operator for the proposed RV park. Elkton/ Shenandoah NP RV, LLC is a new company specifically built for the construction and operation of this RV park. This is my first foray into owning and operating an RV park. However, I have over 40 years of experience in the hospitality industry, as an owner, operator, professor, chief cook and bottle washer. I'm an avid outdoorsman. In addition to the work experience, I also have multiple years of education including a master's degree in management. I am currently the developer, owner, and operator for the last 14 years of the Red Stone Pub in Simsbury CT. There are no current or previously existing legal challenges, claims, or regulatory violations. The operating entity is Elkton/ Shenandoah NP RV, LLC. Please see the attached resume for Marc Lubetkin.

A property management plan demonstrating how the proposed campground will be managed and how the impact on neighboring properties will be minimized. A copy of proposed campground rules shall be included. A copy of the proposed evacuation plan shall be included.

Please see attached.

Property Management Plan for Elkton/ Shenandoah NP RV, LLC Campground

Strategies for Effective Operations and Neighbor Impact Minimization

Introduction

The purpose of this property management plan is to outline comprehensive strategies for the operation, maintenance, and sustainable development of the proposed campground. This plan seeks to ensure that the campground is managed in a manner that provides an enjoyable and safe experience for guests while proactively minimizing any potential negative impacts on neighboring properties. The plan addresses site management, operational protocols, environmental stewardship, community relations, and mitigation measures designed to preserve the quality of life for adjacent landowners and the broader community.

1. Site Management and Operations

1.1 Campground Layout and Design

The campground will be thoughtfully designed to integrate harmoniously with its surroundings. The layout will include:

- Designated camping areas, clearly delineated from buffer zones adjacent to neighboring properties.
- Centralized amenities (e.g., restrooms, showers, picnic areas) to minimize guest movement near property boundaries.
- Screening vegetation and fencing along perimeter boundaries to provide privacy and limit visual and noise intrusion.
- Internal circulation routes designed to minimize vehicle traffic and lighting near neighboring properties.

1.2 Staffing and Security

Professional on-site management will be implemented, including:

- A dedicated property manager responsible for day-to-day operations, guest relations, and issue resolution.
- 24/7 security presence or remote monitoring to deter trespassing, unauthorized access, and disturbances.
- Clear signage indicating property boundaries for the awareness of guests and staff.

1.3 Guest Policies and Education

All guests will be provided with a comprehensive orientation upon arrival, including:

- Rules regarding noise levels, campfire use, waste disposal, and respect for property boundaries.
- Information about nearby private properties and the importance of remaining within campground limits.
- Code of conduct to encourage respectful and responsible behavior at all times.

2. Environmental Stewardship

2.1 Waste Management

Efficient and environmentally friendly waste management will be prioritized, including:

- Provision of adequate refuse collection points, clearly marked and regularly serviced.
- Recycling and composting stations to minimize landfill waste.
- Regular monitoring of waste areas to prevent overflow and wildlife attraction.

2.2 Water Management

To protect local water resources and mitigate runoff, the plan includes:

- Installation of low-flow fixtures in restrooms and showers to conserve water.
- Stormwater management systems, such as rain gardens or bioswales, to filter runoff before it reaches neighboring lands.
- Clear guidelines for proper greywater disposal, with enforcement by management staff.

2.3 Habitat Protection

1. Preservation of existing vegetation and strategic planting of native species as natural buffers.
2. Construction activities limited to designated development zones to reduce habitat disturbance.
3. Educational signage to inform guests about local flora and fauna and promote responsible recreation.

3. Noise and Light Management

3.1 Noise Control

To minimize disturbances to neighboring properties:

- Quiet hours will be strictly enforced between 9:00 PM and 8:00 AM.
- Use of amplified music or public address systems will be prohibited near property lines.
- Campfires and communal gathering areas will be located centrally, away from boundaries.

- Routine patrols by staff will ensure compliance with noise policies.

3.2 Lighting Design

Outdoor lighting will be designed to minimize light pollution and intrusion:

- Downward-facing, shielded fixtures will be used throughout the property.
- Motion-sensor lights in common areas to reduce unnecessary illumination.
- No bright lighting along perimeter boundaries; only low-intensity pathway lights as needed for safety.

4. Traffic and Access Management

4.1 Vehicular Access

Traffic flow will be managed to reduce congestion and impact on neighboring roads:

- Primary access via a designated entrance, located away from residential driveways or sensitive areas.
- Clearly marked internal roads with speed limits to ensure safety and reduce dust.
- Adequate on-site parking to prevent guests from parking on adjacent properties or public roads.

4.2 Pedestrian Pathways

- Defined walking trails to direct foot traffic away from property boundaries.
- Signage and natural barriers to discourage trespassing onto neighboring lands.

5. Community and Neighbor Relations

5.1 Open Communication

Maintaining positive relationships with neighboring property owners is a priority:

- Regular updates to neighbors about campground activities, development, and management contacts.
- Clear channels for neighbors to voice concerns or report issues, such as a dedicated phone line or email.
- Invitation to nearby residents to attend annual meetings or open houses regarding campground management.

5.2 Conflict Resolution

Should issues arise, the following process will be followed:

- Prompt and respectful investigation of complaints by management.
- Implementation of corrective actions and follow-up communication with affected neighbors.
- Documentation of all reported concerns and actions taken for accountability and improvement.

5.3 Shared Stewardship Initiatives

Where possible, the campground will collaborate with neighbors on:

- Invasive species control, habitat restoration, and fire prevention planning.
- Community clean-up events or educational workshops.

6. Emergency Preparedness and Safety

6.1 Emergency Response Planning

A comprehensive emergency response plan will be developed, covering:

- Fire safety protocols, including clear campfire policies, fire-fighting equipment, and staff training.
- Evacuation procedures for campers and coordination with local emergency services.
- First aid kits and trained staff available on-site at all times. On-site AED maintained.

6.2 Health and Sanitation

- Regular inspection and maintenance of restroom and shower facilities.
- Strict adherence to health codes and sanitary standards.
- Protocols for handling illness outbreaks or environmental hazards.

7. Monitoring and Continuous Improvement

7.1 Regular Assessments

Ongoing evaluation of campground operations will include:

- Periodic noise, light, and waste management audits.
- Guest and neighbor satisfaction surveys to inform improvements.
- Review of incident logs and policy effectiveness annually.

7.2 Adaptive Management

Management will remain flexible and responsive to feedback:

- Policy updates in response to new concerns or evolving best practices.
- Continued staff education and training on neighbor relations and environmental protection.

Conclusion

This property management plan is designed to ensure the responsible operation of the proposed campground, with a strong commitment to minimizing impacts on neighboring properties. Through considerate site design, robust operational protocols, environmental stewardship, open communication, and ongoing monitoring, the campground will serve as a model for harmonious coexistence within the community. The management team is dedicated to upholding these standards and fostering positive relationships with guests, neighbors, and the environment alike.

ELKON/ SHENANDOAH NP KOA CAMPGROUND RULES

The following rules are intended to provide an enjoyable camping experience for you and your neighbors. Parents are expected to inform their children of these rules and are responsible for their supervision. Violation of these rules could result in an early departure without a refund.

REGISTRATION: All campers, guests and pets must be registered at the office upon arrival and prior to entering the campground. All fees are paid in advance. Registered campers are responsible for ensuring their visitors have properly registered at the office and that all camp rules are followed.

CAMPSITE CHECK-IN TIME (2PM) AND CHECK-OUT TIME (12 NOON):

All balances due will be charged to the credit card on file at 4:00pm on the reserved date of arrival. If checking in before 2pm or after 5pm, please contact the office to make arrangements.

PARKING: Registered guests must park in their assigned sites. We allow one (1) RV and one (1) operational vehicle per site. Overflow parking is available in the designated lot. Boats, jet skis and/or box trailers are to be parked in the designated lot. Please contact the office to make the proper arrangements.

GUESTS: Facilities in the park are for use by registered guests only. There can be no more than a total of 4 people per site. All visitors must leave the property by 9pm if they are not a registered guest. Please register all overnight guests by 5pm with the office.

USE AND UTILITY PAYMENTS: Use and utility payments are due on the first of every month. Late fees may apply and are described in the late fee section of your License Agreement.

RETURNED CHECKS: All returned checks will be charged a handling fee of \$25.00. The aforementioned late fees will be applied until paid in full. Checks will not be accepted following a returned check incident.

YOUR SITE: The space you are licensing is neat, clean and adequate for recreational stays. Campers are required to keep their sites in the same condition throughout your stay and must be in the same condition when you check out. Do not make any changes to the site without prior written consent from the KOA management. This includes decking, furniture and any physical changes to your site. Keep your site free of litter including, but not limited to, cigarette/cigar butts, animal droppings and debris. Do not let items accumulate under or around your RV. You may not sublease your site. No major vehicle repairs will be permitted at your site. The operation of an onsite business on your RV site is prohibited. No excessive ornamental items are allowed on your site. All lighting must be down focused or kept low.

RV AGE AND CONDITION: We reserves the right to refuse any RV based on appearance or condition. Rigs over 10 years of age will be accepted upon inspection of a well maintained condition. We also do not accept live-in horse trailers, FEMA trailers or RVs with window air conditioners. Truck campers are accepted but must not be dropped from the truck.

DRUGS: The possession, sale or manufacturing of illegal drugs or paraphernalia is prohibited in all areas of the property.

SPEED LIMIT: Speed limit is 10 mph - NO EXCEPTIONS. Excessive speeding on the property will result in a first warning. If the infraction continues, we will ask you to leave the property. No refunds will be issued.

MAIL: We provide mail service while you are staying. Also, the Post Office is a few miles away and they provide PO Boxes. Unclaimed Mail after 30 days sent to this address will be returned to sender. We accept UPS, FEDEX and Amazon deliveries. We are not responsible for the condition of your mail or packages.

RV AND VEHICLE WASHING: RV and vehicle washing are only allowed in the designated RV wash area for a fee.

GOLF CARTS AND ATVs/FOUR WHEELERS: Children are prohibited from operating golf cards on the property. Only adults with valid driver's license are permitted to operate vehicles on the property.

MOBILE TECH SERVICES: We do not provide repairs to your RV. In an emergency, we will allow a Mobile Tech to work on your camper while on the property. Please advise management if you have a Mobile Tech coming on property.

QUIET HOURS: 9:00pm to 8:00am The quality of rest and relaxation of our guests is important to us. Please refrain from any loud noises and disturbances during this time period. All electronics (example: TVs, Radios and Tablets) must be at a minimum volume. Also be aware that speaking voices can carry throughout the campground. If you are an early check-out, please be respectful of your neighbors as you ready your RV to continue your journey.

SMOKING: Smoking is permitted in your RV, at your campsite and designated smoking areas. Smoking is **not** permitted in any glamping cabins. Smoking is **not** permitted in any building, public space, swimming area, laundry and shower facilities or in any area where it may cause concern to your fellow campers. Do NOT dispose of your cigarette/cigar butts on the ground anywhere on the property.

CAMPFIRES: All campfires must be contained in a designated fire pit.

PETS: Our campsite is pet friendly. Pet owners are exclusively responsible for their pets at all times. This park has a two (2) pet maximum for each site with no exceptions.

Elkton/ Shenandoah NP KOA Campground Rules

Pets cannot be left unattended and must be on a leash when not in your RV. No pet will be allowed to roam free at any time. All pet droppings must be picked up immediately. Do not put any pet debris in the pond. Noisy and/or aggressive pets will not be allowed to stay. One warning will be issued before you will be asked to remove your pet from the property. Pets are not allowed in the restrooms, laundry, swimming pool area or any other indoor facility. You are completely liable for the actions of your pet in the event of any claims. Failure to comply with our pet rules will result in you being asked to leave the property. Outside fencing for your pets must be pre-approved by the office. Should your pet escape and run off the property, please alert management so we can alert our neighbors.

GREY WATER: The discharge of grey water into the environment has been found to be a significant risk to public health. Grey water can act as a carrier for a number of bacteria approaching or exceeding what may be found in black water. Please make sure your waste water (grey water) outlets are connected to the sewer pipe and that all connections are secure and do not leak.

SWIMMING POOL: **WARNING!** There is no lifeguard on duty. There is absolutely no diving in the pool. Anyone seen diving will be restricted from further use of the pool. Pool hours are 8:00am to 9:00pm. Pool will be open from May 1st to November 1st. No children under the age of 14 years old are allowed at the pool without adult supervision. Toddlers in diapers must wear swim pants. Pool rules must be observed at all times. There is no smoking. Food and beverages must be in an unbreakable container. All swimming is at your own risk. Please make sure the gate is completely closed upon entering and leaving the pool area.

CATCH AND RELEASE FISHING POND: Absolutely no swimming or wading allowed in the pond. Do not allow your pets to swim in the pond. Do not litter in the pond area. Fishing is allowed but please remember that this pond is catch (take a picture) and release.

GARBAGE: Please bag your garbage and use the RV site designated garbage and recycling containers or use the dumpsters located near the overflow parking area. Only household generated garbage should be placed in the dumpsters. No hazardous or flammable materials are to be thrown in the dumpsters. This includes but is not limited to ash from grills, cigarettes, broken furniture, rugs or mattresses. PLEASE DO NOT BE A LITTER BUG!

SHOWER AREAS: All minors under the age of 18 must be accompanied by a parent or guardian. We work hard to maintain the cleanliness of our facilities. There is no smoking, food or beverages of any kind allowed in the shower area. Please leave your pets at home. Our shower areas are climate controlled for your comfort. Please keep the outer doors closed at all times.

LAUNDRY ROOM: The laundry room is to be used by adults only. Please use care when operating the machines and clean the area when you are finished. There is no

smoking, food, beverages or pets allowed in the laundry room. This area is also climate controlled for your comfort, so please keep all doors closed.

CLOTHESLINES: Clotheslines of any kind are not allowed in the park. This includes hanging your clothes from trees and fences.

ALCOHOL: The use of alcohol is limited to your own site and used responsibly in the common areas.

FIREWORKS: NO fireworks or sparklers of any kind are permitted. Shooting of any fireworks on the entire property is grounds for immediate removal from the park, with no refunds.

PARK BOUNDARIES: NO trespassing on adjacent properties. All property lines are clearly marked. RESPECT our neighbors.

AIR CONDITIONERS: Air Conditioners should not be left on when the RV is unoccupied. Not respecting this rule may result in additional electric fees assessed and payable as billed.

MINORS: Minors under the age of 18 should never be left alone on the campground property under any circumstances. Children are not allowed in the restroom or washrooms without adult supervision. Your children must be supervised at all times. Disregard for campground rules by minor children will result in immediate eviction without notice or refund.

MOWING: The grass is mowed and edged weekly in the spring and summer months and as needed in the remaining months. While we make every effort to prevent damage to units, we are not responsible for damage to your RV, vehicles, golf carts or other property including your sewer line.

WATER: We are on a water conservation program - year round - do not waste water.

PRIVACY: Please respect the privacy of other campers by not walking between or through occupied sites. Use designated roads and pathways when walking.

Anyone exhibiting behavior that does not respect the peace and serenity of the park, such as excessive drinking, swearing, fighting or any other illegal activity will be removed from the campground. Violence or the threat of violence will not be tolerated. Display or discharge of any weapon on the campground will result in immediate eviction without refund.

We cannot be responsible for injury due to wind, water, fire or negligence by you or a fellow camper. Some of these rules were put in place by our insurance provider, some by the State of Virginia and some by us. They were made for your safety and to ensure an

enjoyable camping experience for all of our guests. PLEASE OBEY THE RULES AS THEY WILL BE ENFORCED.

Economic Impact Study: Proposed 200-Site RV Park in Elkton, Virginia

Analyzing Potential Effects on the Local Economy

Executive Summary

This report assesses the projected economic impact of a proposed 200-site recreational vehicle (RV) park in Elkton, Virginia. The study evaluates the project's potential to generate employment, increase local spending, boost tax revenues, and stimulate tourism and community benefits. Key findings indicate that the RV park would create new jobs, contribute to local and state tax bases, enhance tourism, and provide amenities that improve quality of life for residents and visitors. Considerations around environmental management and infrastructure needs are also addressed.

Introduction

Elkton, Virginia, is considering the development of a 200-site RV park to capitalize on regional tourism and outdoor recreation trends. This report is prepared for local officials, investors, and community stakeholders to objectively analyze the economic effects of the proposed park. The study's objectives are to quantify direct, indirect, and induced economic impacts, assess tax revenue implications, and examine community benefits and challenges.

Project Description

The proposed RV park would be located in Elkton, offering convenient access to local attractions, including Shenandoah National Park and the South Fork of the Shenandoah River. The park would feature 200 full-service RV sites, including water, electricity, and sewer hookups, as well as amenities such as a clubhouse, general store, laundry facilities, playgrounds, walking trails, and picnic areas. The project aims to attract seasonal and short-term visitors, providing a family-friendly destination for outdoor enthusiasts.

Methodology

This study employs a multi-step approach to estimate economic impacts:

- Review of comparable RV park developments in similar communities
- Input-output analysis to model direct, indirect, and induced effects
- Consultation with local government and tourism authorities
- Assessment of tax revenue streams based on projected occupancy and visitor spending

- Evaluation of community and environmental considerations

Data sources include industry benchmarks, regional economic multipliers, and stakeholder interviews.

Direct Economic Impacts

Construction Phase

Development of the RV park will require significant investment in site preparation, infrastructure, and amenities. Based on industry standards, the construction phase is expected to generate:

- 50–75 temporary construction jobs
- \$5–\$6 million in local spending on materials, labor, and services

These expenditures will benefit local contractors, suppliers, and service providers.

Operational Phase

Once operational, the RV park is projected to employ:

- 5–15 full-time equivalent positions (management, maintenance, hospitality, retail)
- Seasonal employment opportunities during peak periods

Annual direct spending by the park (wages, supplies, services) is estimated at \$600,000–\$800,000.

Indirect and Induced Impacts

The RV park will stimulate additional economic activity through visitor spending at local restaurants, shops, fuel stations, and attractions. Using regional multipliers, indirect and induced impacts are expected to include:

- \$1.2–\$1.8 million in annual local business revenue from RV park visitors
- Creation of 10–15 additional jobs in hospitality, retail, and tourism sectors
- Expansion of supply chain opportunities for local vendors

The multiplier effect will amplify the initial economic benefits, supporting a broader range of local businesses.

Tax Revenue Analysis

The RV park will contribute to municipal, county, and state tax revenues through:

- Property taxes on land and improvements
- Sales taxes on goods and services purchased by visitors

- Transient occupancy taxes (if applicable)

Estimated annual tax contributions:

- \$.73/ \$100 of assessed value
- \$50,000–\$70,000 in property taxes
- \$120,000–\$180,000 in sales and occupancy taxes

These funds can support local infrastructure, public services, and community initiatives.

Tourism and Community Benefits

The RV park will further position Elkton as a gateway for outdoor recreation, increasing visitation and supporting the town's tourism sector. Key benefits include:

- Attracting new visitors and extending average length of stay
- Enhancing recreational opportunities for residents and tourists
- Fostering community engagement through events and shared spaces
- Supporting local businesses and cultural offerings

Quality of life improvements may include expanded access to trails, parks, and family-friendly amenities.

Conclusion and Recommendations

The proposed 200-site RV park in Elkton, Virginia, presents a compelling opportunity to stimulate local economic growth, diversify tourism offerings, and enhance community amenities. The project is expected to generate jobs, increase local spending, and contribute to tax revenues, while also providing recreational benefits for residents and visitors. To maximize positive impacts and address challenges, stakeholders should pursue transparent planning, invest in infrastructure and environmental stewardship, and foster ongoing community dialogue. Further study is recommended to refine impact estimates and ensure sustainable development.

SECTION 3

ECONOMIC IMPACT OF CAMPING & OUTDOOR HOSPITALITY



Camping remains a significant driver for the economy. In 2024, total expenditures climbed to \$61 billion, demonstrating the substantial impact of camping and outdoor hospitality on local communities.

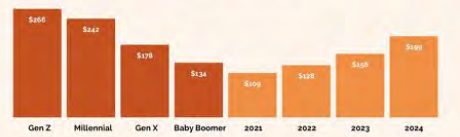
18



Last year, campers who opted to stay closer to home supported their local and neighboring communities by dining at restaurants, shopping at local stores and purchasing essentials like groceries and firewood. In fact, overall daily spending reached an all-time high of \$200 per day—an increase of \$43 year-over-year. Glampers spent the most while camping, averaging \$251 per person per day, approximately 22% more than RVers.

Spending in Local Communities Dollars per Day

Younger campers spend significantly more during their trips, which could be due to lack of gear and their desire to experience food tourism while traveling.



19

Top three Sought-After Experiences

When asked what experiences campers were most interested in, the top 3 included activities with little to no additional costs.



Campfire Experiences



Hiking



Nature Walks

Travel Spending Today

Earlier in the year, travelers were optimistic about their ability to spend more on travel experiences, with 24% planning to spend the same or more than in 2024. With recent shifts in the economy, the percentage of travelers who say they plan to spend less while traveling has doubled from 13% to 26% in just three months. Canadians are feeling the impact even more, with 31% saying they plan to spend less than last year.

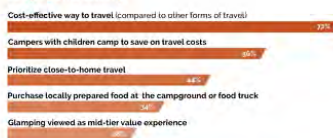
Projected Change in Travel Spending



Boomers are more cautious about upcoming travel spending, with 36% stating they will spend less than last year. Millennials seem to be less concerned—71% plan to spend the same or more on travel than they did last year.

Among those who are decreasing the amount they plan to spend while camping, the primary reason is due to the increased cost of goods & services (42%).

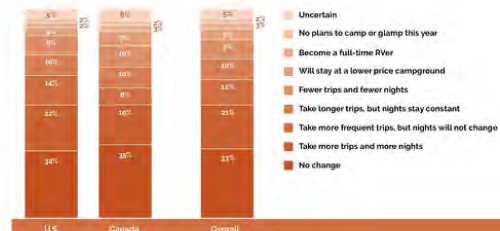
Camping Affordability



Outdoor Hospitality Remains an Affordable Travel Option

Camping and outdoor hospitality has widely been viewed as an affordable travel option, allowing an opportunity for people to explore nature and take a vacation, even during times of economic uncertainty. Experiencing the outdoors remains to be a top choice for cost-conscious travelers.

2025 Camping Outlook



Travel Impacted by Economic Uncertainty



Travel Adjustments Due to Economic Conditions



The rising costs of travel have impacted about 8-in-10 campers. Campers are adjusting their travel plans, spending less while traveling without giving up their trips, with only 5% planning fewer nights under the stars compared to last year.

The evolution of camping, combined with flexible accommodation options, provides both seasoned and new campers with exciting opportunities to engage in outdoor hospitality.

21

Elkton/ Shenandoah NP KOA

Campground Emergency Action Plan

Ensuring Safety and Preparedness in Outdoor Retreats

Introduction

Camping is a cherished way to connect with nature, create memories, and rejuvenate the spirit. While the outdoors brings many joys, it also presents unpredictable hazards—ranging from severe weather to wildfires and medical emergencies. A comprehensive campground evacuation plan ensures campers, staff, and visitors can swiftly and safely respond to danger. This document outlines a detailed evacuation strategy, incorporating preparation, communication, responsibilities, routes, and post-evacuation measures.

1. Objectives and Scope

The primary objective of a campground evacuation plan is to safeguard every individual's life and minimize property damage during emergencies. This plan applies to all persons within the campground—campers, staff, contractors, and visitors—regardless of the season or duration of stay.

2. Risk Assessment

- Natural Hazards: Wildfires, floods, severe storms, tornadoes, landslides, earthquakes, extreme heat or cold.
- Human-Caused Incidents: Hazardous material spills, gas leaks, acts of violence, and lost persons.
- Medical Emergencies: Sudden illnesses, injuries, or animal attacks.
- A thorough assessment of the campground's geography, local weather patterns, and proximity to hazards informs this evacuation plan's structure.

3. Preparation and Prevention

- Signage and Maps: Clearly marked trails, emergency exits, assembly points, and evacuation routes. Maps are provided to all campers upon arrival.
- Emergency Kits: We stock accessible kits with first aid supplies, flashlights, batteries, whistles, radios, blankets, water, and non-perishable food.
- Training: We regularly train our staff on emergency procedures, first aid, and the use of emergency equipment. We conduct evacuation drills with campers during peak season.
- Communication: We have established reliable communication channels—radio, PA system, mobile alerts, and physical runners as needed.

Elkton/ Shenandoah NP KOA Campground Emergency Action Plan

- Visitor Registration: Maintain an up-to-date log of all persons onsite, including contact information and special needs.

4. Emergency Recognition and Alert System

- We have implemented an early warning system capable of issuing alerts for all potential hazards.
- We have designated staff to monitor weather reports, local news, and emergency alerts.
- We have developed a distinct air horn signal to indicate the need for immediate evacuation.
- We provide information in multiple languages and accessible formats as necessary.

5. Roles and Responsibilities

- Campground Manager: Directs overall evacuation, initiates alerts, coordinates with emergency services, and ensures plan implementation.
- Staff Team Leads: Oversee zone evacuations, account for all people in designated sections, and assist those needing extra help.
- Medical Personnel: Provide first aid and assist individuals with medical needs during evacuation.
- Campers: Follow staff instructions, proceed to designated assembly points, and help maintain calm and order.
- Emergency Services: Local fire, police, and medical responders coordinate with campground management during major incidents.

6. Evacuation Routes and Assembly Points

- Follow the established primary evacuation routes, clearly marked and free of obstructions; we also identified alternate routes for blocked paths.
- Assembly points are at the primary buildings including the Guest Services/ Camp Store, Club House, Maintenance Barn, Pavillion, and Remote Bathrooms).
- We have ensured routes are accessible to those with mobility impairments and accommodate vehicles as necessary.
- We have equipped assembly areas with basic shelter, water, and communication tools.

7. Evacuation Procedures

- Alert: Upon hazard detection, we will activate the alert system and communicate the nature of the emergency and the required action.
- Assembly: Campers and staff proceed calmly to assembly points, bringing only essential items.
- Assistance: Staff assist individuals with disabilities, children, and anyone requiring help.
- Accountability: Staff or designated campers perform a roll call using the visitor log, reporting any missing persons to emergency responders immediately.

- Evacuation: If further evacuation (e.g., offsite relocation) is necessary, we will load organized groups onto vehicles or lead them by foot along designated routes.
- Communication: We will maintain regular updates with campers and coordinate with emergency services throughout the process.

8. Special Considerations

- Nighttime Evacuation: We have ensured paths are illuminated and will provide flashlights or headlamps as necessary.
- Non-English Speakers: Use visual aids and multilingual staff or volunteers.
- Pets and Animals: We allow time and procedures for safely securing pets.
- Weather: Prepare for adverse conditions with protective gear and contingency shelters.
- Make sure everyone understands the evacuation route from the RV and the cabin.
- Make sure campers know how to use their fire extinguisher in their RV and cabin.
- In the event of a flood, move away from Naked Creek to higher ground. For those with an RV near the flood area, you will be alerted when and where to move your RV.
- Each camper should maintain a family first aid kit, flashlights, in communication with other family members.

9. Post-Evacuation Actions

- Do not re-enter the campground until authorities declare it safe.
- Provide ongoing communication regarding the status of the emergency and next steps.
- Offer support for those affected—medical care, psychological first aid, and information on lost property.
- Conduct a debrief with staff and campers to assess the evacuation, gather feedback, and identify improvements for future readiness.
- Document the incident and response for regulatory compliance and insurance purposes.

10. Review and Continuous Improvement

- Review and update the evacuation plan annually or following any incident.
- Incorporate lessons learned from drills, actual events, and feedback from the community.
- Engage local emergency services in planning and training exercises.
- Ensure all staff and campers are informed of updates and changes upon arrival or employment.

11. Fire Danger:

As part of the emergency action plan, campground staff will monitor the national weather service for flag warnings. When red flags are issued, four hours prior to the warning being in effect, the manager

Elkton/ Shenandoah NP KOA Campground Emergency Action Plan

will make sure all outdoor burning is extinguished and educate campers to not start any fires until the warning is lifted.

12. Example Evacuation Scenario

Scenario: Approaching Wildfire

- Staff monitoring radio receives a wildfire warning for the region; wind is expected to shift toward the campground.
- The campground manager sounds the evacuation siren and announces via loudspeakers: "Wildfire approaching. All campers proceed to Assembly Points, leave non-essential items. Staff assist as assigned."
- Staff sweep all zones, guiding campers, checking facilities, and assisting anyone in need.
- At Assembly Points, roll call is performed. Missing persons are reported to fire services.
- If the wildfire advances, campers and staff board vehicles or walk to the designated relocation site, following the marked evacuation route upwind and uphill of the fire.
- Communication is maintained with emergency responders and updates are provided to all evacuees until the all-clear is received.

12. Conclusion

A sound campground evacuation plan is an essential foundation for any safe outdoor experience. With forethought, training, and clear communication, even the most unexpected crises can be managed efficiently. Regular practice, review, and adaptability ensure that campers and staff remain prepared—allowing all to enjoy the beauty of nature with confidence and peace of mind.

Elkton/ Shenandoah NP KOA Emergency Numbers

Agency	Phone#
Emergency	911
Park Office	TBD
Park Emergency Contact	TBD
Elkton Police Department (non-emergency)	(540) 298-9441
Elkton Fire Department (non-emergency).....	(540) 405-0006
Shenandoah Police Department (non-emergency)	(540) 652-8193
Shenandoah Fire Department (non-emergency).....	(540) 652-8888
Virginia Department of Health (non-emergency)	(540) 665-8611
Virginia Department of Environmental Quality	(804) 698-4000
Virginia Emergency Management Agency (non-emergency)	(804) 674-2400

INSERT Evacuation Site Plan Here With Routes, Paths,
Alternates, And Assembly Areas Marked.

Best Native Plants for Yards and Gardens in Elkton, Virginia

A Guide to Sustainable and Beautiful Landscaping

Nestled in the picturesque Shenandoah Valley, Elkton, Virginia enjoys a temperate climate, scenic mountain views, and a rich native flora. Homeowners and gardeners who aspire to create vibrant, sustainable landscapes will find a wealth of native plant options, each uniquely suited to the region's soil, weather, and wildlife. Native plants are invaluable: they require less maintenance, provide crucial habitat for pollinators, support healthy ecosystems, and enhance the natural beauty of any yard or garden. This guide explores some of the best native plants for Elkton, VA, their benefits, and how to incorporate them into your landscape.

Why Choose Native Plants?

Native plants have evolved over thousands of years to thrive in the local environment. Choosing them for your yard or garden offers numerous advantages:

- **Low Maintenance:** Native plants are adapted to the local climate, requiring less water, fertilizer, and pesticides.
- **Wildlife Support:** These plants provide food and habitat for native insects, birds, and other animals.
- **Improved Soil Health:** Deep-rooted native species reduce erosion and increase soil fertility.
- **Pest and Disease Resistance:** Being acclimated to local pests and diseases, native plants typically require fewer interventions.
- **Year-Round Beauty:** Many natives offer seasonal interest, from spring blooms to fall foliage and winter structure.

Native Trees for Elkton Gardens

Planting native trees can create shade, enhance privacy, and form the backbone of your landscape.

Red Maple (*Acer rubrum*)

Red maple is a versatile tree with stunning scarlet fall foliage. It tolerates a range of soils and moisture conditions, making it suitable for many yards. In spring, its red flowers attract pollinators.

Eastern Redbud (*Cercis canadensis*)

Valued for its early spring display of pinkish-purple blossoms, the Eastern redbud is a small, ornamental tree perfect for gardens and small spaces. Its heart-shaped leaves add summer interest.

Flowering Dogwood (*Cornus florida*)

The dogwood's white or pink blooms are a harbinger of spring in Virginia. This understory tree also produces red berries that birds love.

White Oak (*Quercus alba*)

A majestic, long-lived tree, the white oak supports over 500 species of caterpillars, making it a vital link in the food web for birds and other wildlife.

Serviceberry (*Amelanchier arborea*)

Serviceberry offers delicate white flowers in early spring, followed by edible berries and vibrant fall color. Its multi-season beauty and modest size make it ideal for home landscapes.

Native Shrubs for Structure and Wildlife Value

Shrubs add layers, structure, and year-round appeal to gardens.

Virginia Sweetspire (*Itea virginica*)

This shade-tolerant shrub boasts fragrant white flower spikes in late spring and brilliant burgundy foliage in autumn.

Winterberry Holly (*Ilex verticillata*)

A deciduous holly with glossy green leaves and bright red berries that persist into winter, providing a vital food source for birds.

Buttonbush (*Cephalanthus occidentalis*)

With its unique spherical blossoms, buttonbush attracts butterflies and bees. It thrives in wet or boggy areas, making it perfect for rain gardens.

Oakleaf Hydrangea (*Hydrangea quercifolia*)

Offering elegant white blooms in summer and stunning deep red foliage in fall, oakleaf hydrangea brings multi-season interest and supports pollinators.

Arrowwood Viburnum (*Viburnum dentatum*)

This adaptable shrub produces clusters of white flowers, dark blue berries, and vibrant fall color. The berries are a favorite of songbirds.

Perennials and Wildflowers: Color and Pollinator Power

Native perennials and wildflowers offer effortless beauty while supporting butterflies, bees, and other pollinators.

- Black-Eyed Susan (*Rudbeckia hirta*): Golden-yellow flowers bloom from early summer into fall, attracting butterflies and providing seeds for birds.
- Purple Coneflower (*Echinacea purpurea*): A pollinator magnet with daisy-like purple blooms and a long flowering period.
- Bee Balm (*Monarda didyma*): Vibrant red or pink blooms bring hummingbirds and bees to your garden. *Monarda* thrives in moist soils.
- Butterfly Weed (*Asclepias tuberosa*): Essential for monarch butterflies, this milkweed species displays bright orange flowers and tolerates dry, sunny locations.
- Wild Bergamot (*Monarda fistulosa*): Attractive lavender blossoms and fragrant foliage make this wildflower a pollinator favorite.
- Blue False Indigo (*Baptisia australis*): Spikes of blue flowers in late spring, plus attractive seed pods and foliage for the rest of the season.
- Joe-Pye Weed (*Eutrochium purpureum*): Tall, stately plants with clusters of mauve-pink blooms that draw butterflies, especially swallowtails.
- Cardinal Flower (*Lobelia cardinalis*): Striking red flowers in late summer are irresistible to hummingbirds; prefers moist soils and partial shade.
- Goldenrod (*Solidago* spp.): Late-season blooms of gold support migrating pollinators and add a burst of color as summer wanes.
- Wild Columbine (*Aquilegia canadensis*): Delicate, nodding red-and-yellow flowers bloom in spring and are popular with hummingbirds.

Groundcovers and Grasses for Elkton Landscapes

Groundcovers help suppress weeds, conserve moisture, and provide visual continuity. Native grasses add movement and texture.

- Pennsylvania Sedge (*Carex pensylvanica*): A soft, fine-textured sedge that forms low, lush mats in shade or partial sun, perfect as a lawn alternative.
- Eastern Star Sedge (*Carex radiata*): A shade-tolerant groundcover with graceful, arching leaves.
- Little Bluestem (*Schizachyrium scoparium*): This blue-green grass turns coppery-orange in fall and provides seeds and shelter for birds.
- Switchgrass (*Panicum virgatum*): Tolerant of wet or dry soils, with airy flower panicles and upright structure.
- Virginia Creeper (*Parthenocissus quinquefolia*): A vigorous vine with dazzling red fall foliage; excellent for covering fences or trellises.

Design Tips for Native Plant Gardens

- Group plants by sun and moisture needs to ensure healthy growth and reduce maintenance.
- Use layers—combine trees, shrubs, perennials, and groundcovers to mimic natural habitats and support more wildlife.
- Include a variety of bloom times to provide food for pollinators throughout the growing season.
- Leave some leaf litter and seed heads for overwintering insects and birds.
- Avoid pesticides and synthetic fertilizers to help protect beneficial insects and soil health.

Where to Find Native Plants

Many nurseries in Virginia now specialize in native plants. Look for reputable sources certified by organizations such as the Virginia Native Plant Society. Locally, check with garden centers in Elkton, Harrisonburg, or Charlottesville, or explore plant sales at nature centers or botanical gardens.

Resources for Further Learning

- Virginia Native Plant Society: Offers plant lists, guides, and events for native gardening.
- Piedmont Native Plant Database: Searchable online database for plants suited to Virginia's Piedmont region.
- Shenandoah Chapter of VNPS: Local events, plant walks, and expertise.
- Pollinator Partnership: Regional plant guides for supporting bees and butterflies.
- USDA PLANTS Database: Detailed information on native species and their range.

Conclusion

Choosing native plants for your Elkton, VA yard or garden is a rewarding decision—for you, for wildlife, and for the environment. Whether you want vibrant wildflowers, stately trees, or easy-care groundcovers, Virginia's native flora offers options for every taste and space. With a thoughtful selection and design, your landscape can thrive in harmony with the Shenandoah Valley's natural rhythms, offering beauty and life for generations to come.



February 23, 2026

via email: jcampbell@pagecounty.virginia.gov

Mr. James Campbell
Page County Building Official
Floodplain Administrator
103 South Court Street
Luray, VA 22835

Re: Project Review Request for Lansing Town Center
± 17 Acres at Center Drive, Lansing, Leavenworth County, Kansas

Dear Mr. Campbell,

On behalf of The U.S. Department of Agriculture (USDA), Rural Development (RD), Rural Business-Cooperative Service (RBS) and Hawk Peak RV, Inc. (Hawk Peak RV, the applicant), Logic Environmental, Inc. (LOGIC) is initiating consultation with the Page County Floodplain Administrator to obtain feedback and concurrence from interested parties on financing a proposal. The proposal described below is partially within a floodplain, according to the FEMA Flood Insurance Rate Map (FIRM). The RBS is being asked to consider providing financial assistance under its Business and Industry (B&I) loan program for the proposal described below.

Project Description

Hawk Peak RV proposes to develop an RV campground on an undeveloped property along Naked Creek Road north of downtown Elkton, Virginia. More specifically, the project will take place on approximately 152 acres of two Page County tax parcels (Tax Map: 110-A-16 & 110-1-B). The project site currently supports forest, a portion of Naked Creek, and approximately 4.5 acres of farmland.

The proposed project will include the construction of 150 RV camping spots, 25 log cabins, 25 tent and glamping sites, bathhouses/restrooms, laundry facilities, a registration building, a maintenance building, a pool and spa, a central clubhouse that will include a kitchen and lounge, and a convenience store for essentials and local products. The maximum

Georgia
3400 McClure Bridge Road, Suite F602
Duluth, Georgia 30096
770.817.0212

North Florida
3390 Kori Road
Jacksonville, Florida 32257
www.logicenvironmental.com

building height will be 30 feet. The outside recreation area will include a playground, a putting green, and a fire pit. A zip line will be constructed in the middle of the camping areas. The project site will be connected to on-site well and septic systems. The maximum depth of ground disturbance will be three feet for utilities. Roadways will be paved for vehicle access and parking throughout the site. The site will be accessible via one driveway that will cross over Naked Creek, which will be wide enough to accommodate RVs. A garden will be planted north of the deluxe log cabins. The north 50 acres of the site will be preserved is and no ground disturbance will occur in this area. A 100-foot buffer from the site boundary will be maintained around the camp sites. Adjacent properties include a church, residences, and wooded properties.

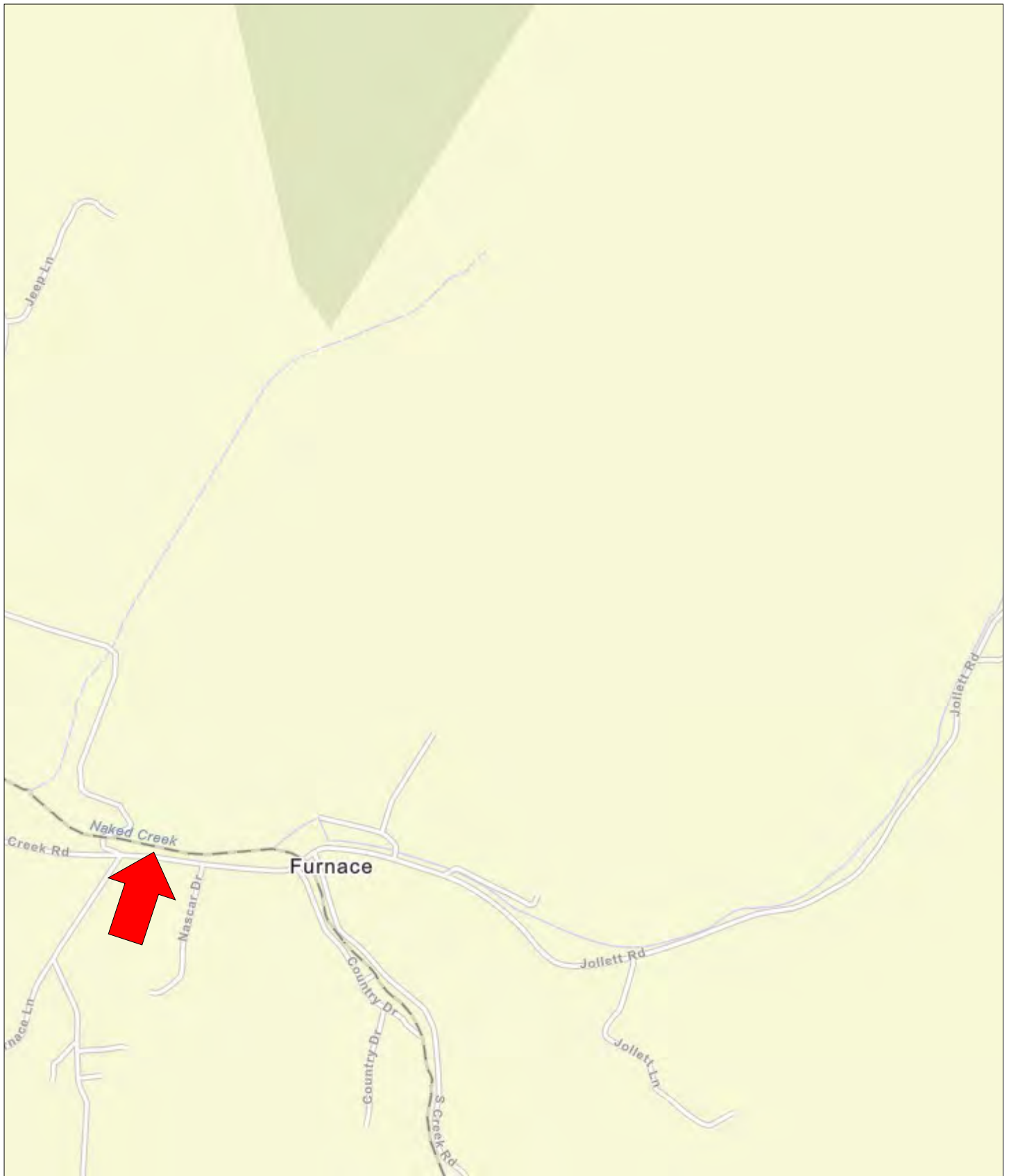
Please review the above information and the enclosed maps. After completing your review, please send any comments on this proposal or your letter of concurrence to Logic Environmental, Inc. If you choose not to respond within 30 days of correspondence, the RBS will assume that you have chosen not to respond and may proceed with its decision. If you have any questions concerning this proposal, please do not hesitate to contact me at 770-817-0212 or kpalopoli@logicenvironmental.com.

Thank you,

A handwritten signature in black ink that reads "Killian Palopoli". The signature is written in a cursive, flowing style.

Killian Palopoli
Environmental Scientist

Attach.

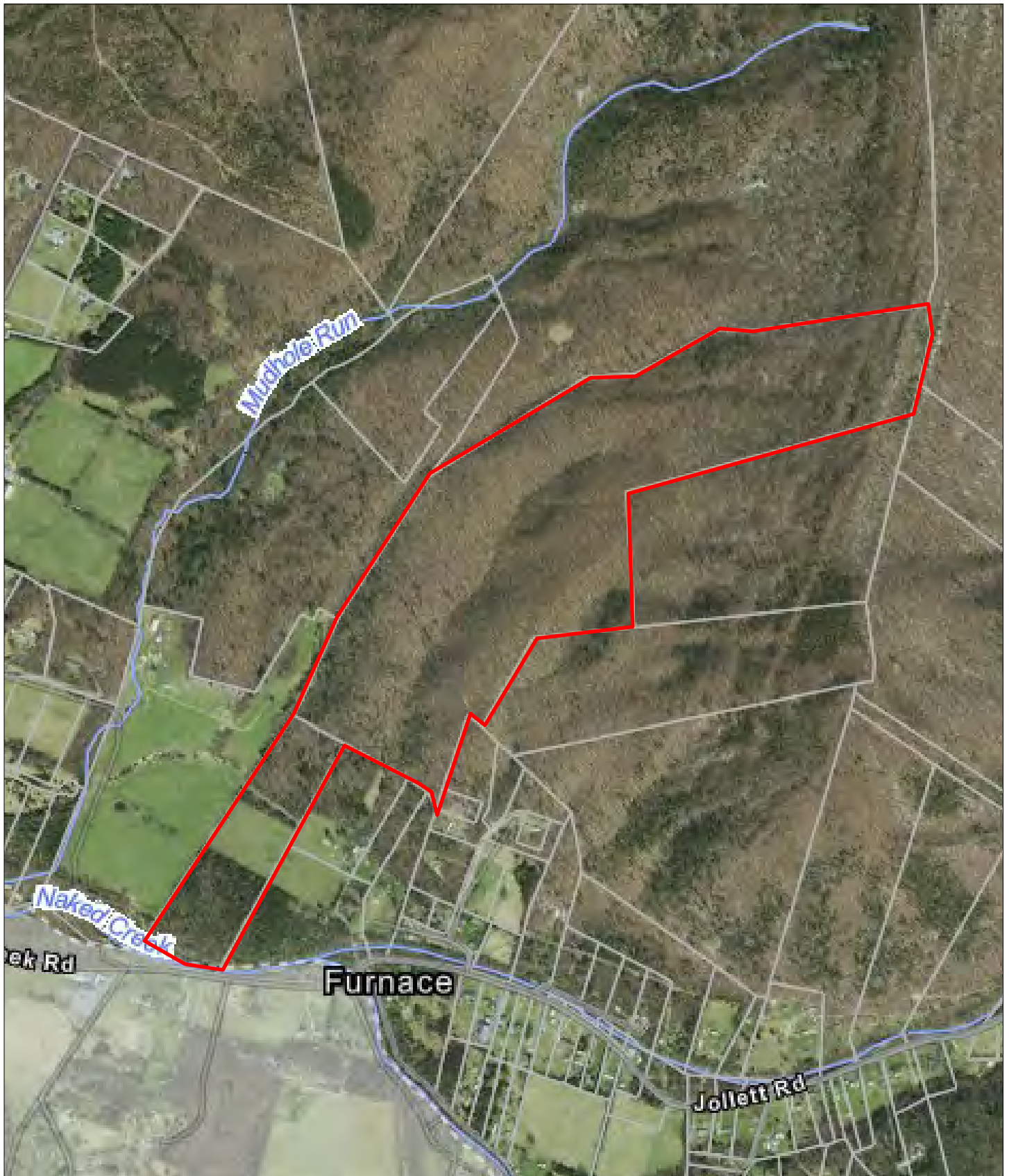


Not to Scale

LOGIC
ENVIRONMENTAL

SITE LOCATION MAP

152 Acres on Naked Creek Road
Elkton, Virginia



Not to Scale

LOGIC
ENVIRONMENTAL

PAGE COUNTY TAX MAP

152 Acres on Naked Creek Road
Elkton, Virginia

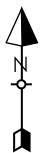
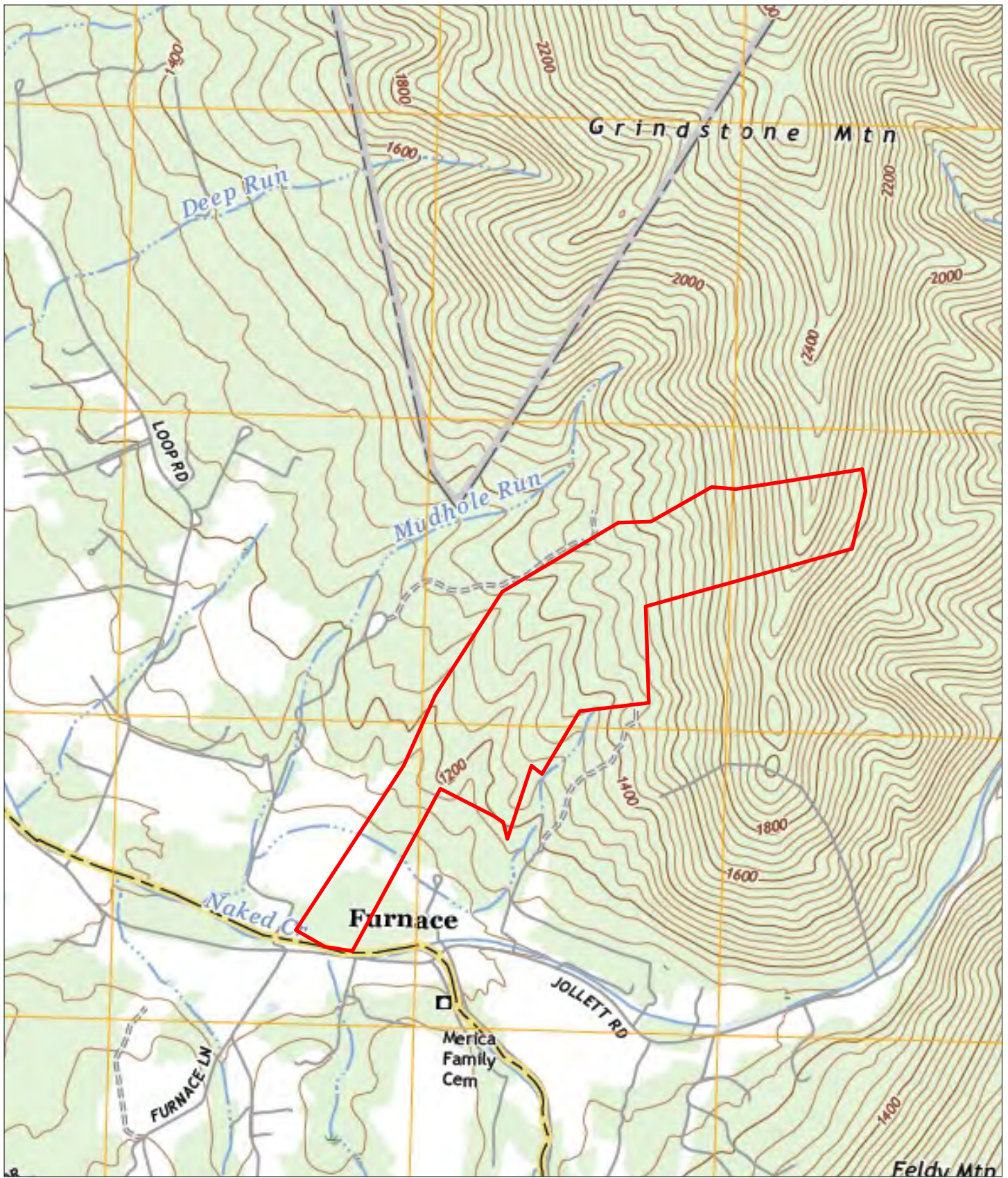


Not to Scale

LOGIC
ENVIRONMENTAL

AERIAL IMAGE (2024)

152 Acres on Naked Creek Road
Elkton, Virginia



Not to Scale

LOGIC
ENVIRONMENTAL

TOPOGRAPHIC MAP (2022)

152 Acres on Naked Creek Road
Elkton, Virginia



Photo 1.
Naked Creed.
(facing WNW)



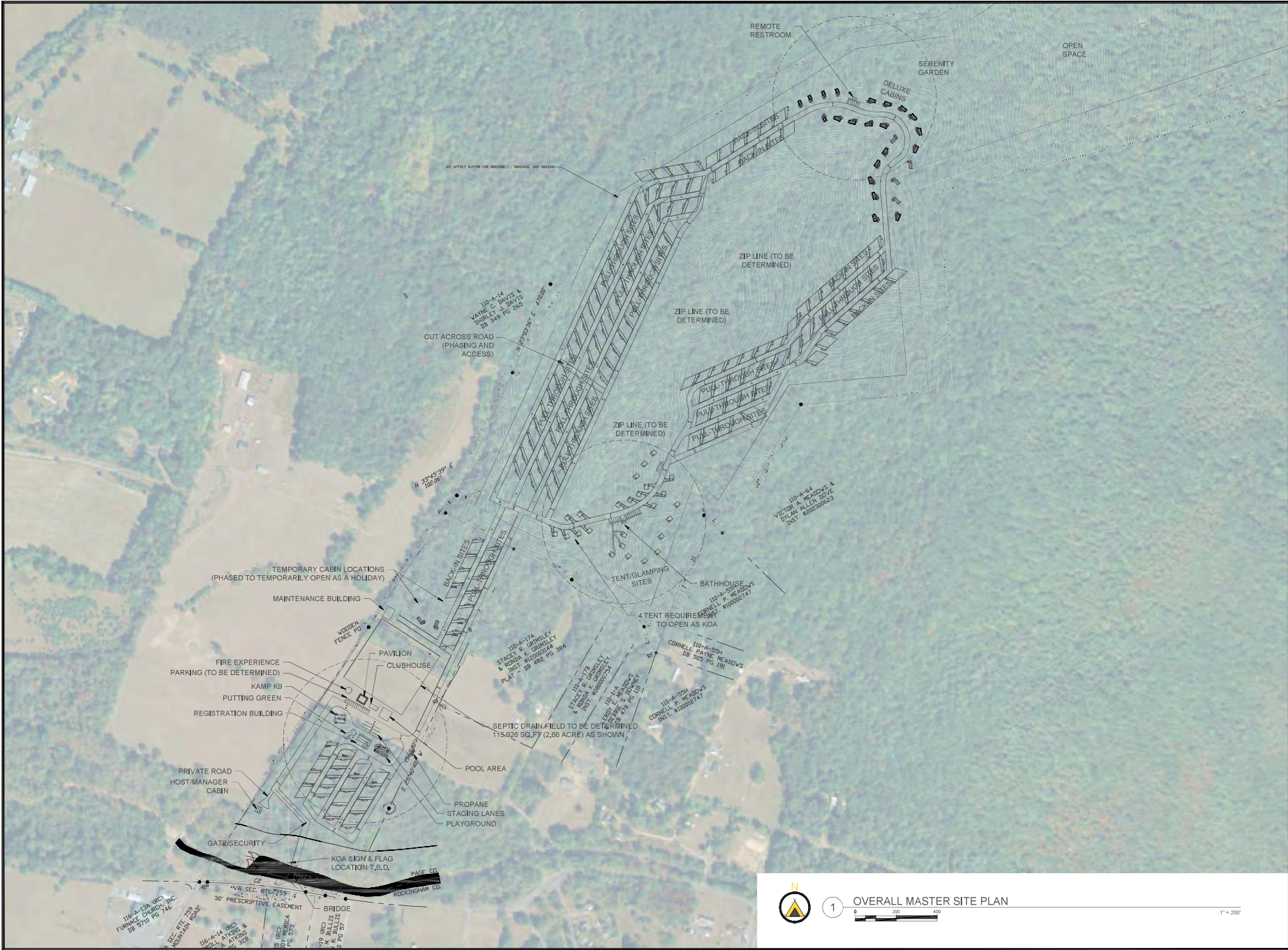
Photo 2.
Farmed area.
(facing NW)



Photo 3.
Electrical lines.
(facing W)



Photo 4.
Woods on north portion of site.
(facing N)



PROPERTY OF
KAMPGROUNDS OF AMERICA, INC.
REPRODUCTION WITHOUT WRITTEN
PERMISSION IS PROHIBITED.

ELKTON/SHENANDOAH NP
KAMPGROUND DEVELOPMENT PLAN - OVERALL SITE PLAN
FRANCHISE NUMBER: 46196
KAMPGROUNDS OF AMERICA, INC. BILLINGS, MONTANA

DATE:
11-17-2025
REVISION:
REV.
DRAWN BY:
CML

SCALE:
1" = 200'



KO1
1 OF #



1 OVERALL MASTER SITE PLAN

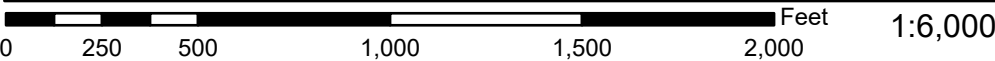


1" = 200'

National Flood Hazard Layer FIRMMette



78°33'58"W 38°27'12"N



Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
OTHER FEATURES		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
OTHER FEATURES		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
OTHER FEATURES		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
MAP PANELS		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/7/2026 at 4:11 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Tracy Clatterbuck

From: Tracy Clatterbuck
Sent: Tuesday, March 3, 2026 8:06 AM
To: 'kpalopoli@logicenvironmental.com'; 'ehecker@logicenvironmental.com'
Cc: James Campbell; Michelle Long
Subject: RE: Project Review Request - Elkton Shenandoah NP KOA

Good Morning,

Thank you for sending the material for us to review. We have not yet received the special use permit application with the full details of the project/plan. The project must comply with the Page County Floodplain Ordinance which may be found here:

<https://ecode360.com/40536630>

Please let us know if you have any questions.
Thank you,

Tracy Clatterbuck, CZA
Zoning Administrator I

Page County Planning & Community Development
103 S Court Street, Suite B, Luray, VA 22835
Office Phone: (540) 743-1324
Direct Line: (540) 843-3403
Work Cell Phone: (540) 892-3613
Website: www.pagecounty.virginia.gov



From: Killian Palopoli <kpalopoli@logicenvironmental.com>
Sent: Monday, February 23, 2026 2:00 PM
To: James Campbell <jcampbell@pagecounty.virginia.gov>
Cc: Elizabeth Hecker <ehecker@logicenvironmental.com>
Subject: Project Review Request - Elkton Shenandoah NP KOA

[NOTICE: DO NOT CLICK on links or open attachments unless you are sure the content is safe. No email should ever ask you for your username or password.]

Good afternoon,

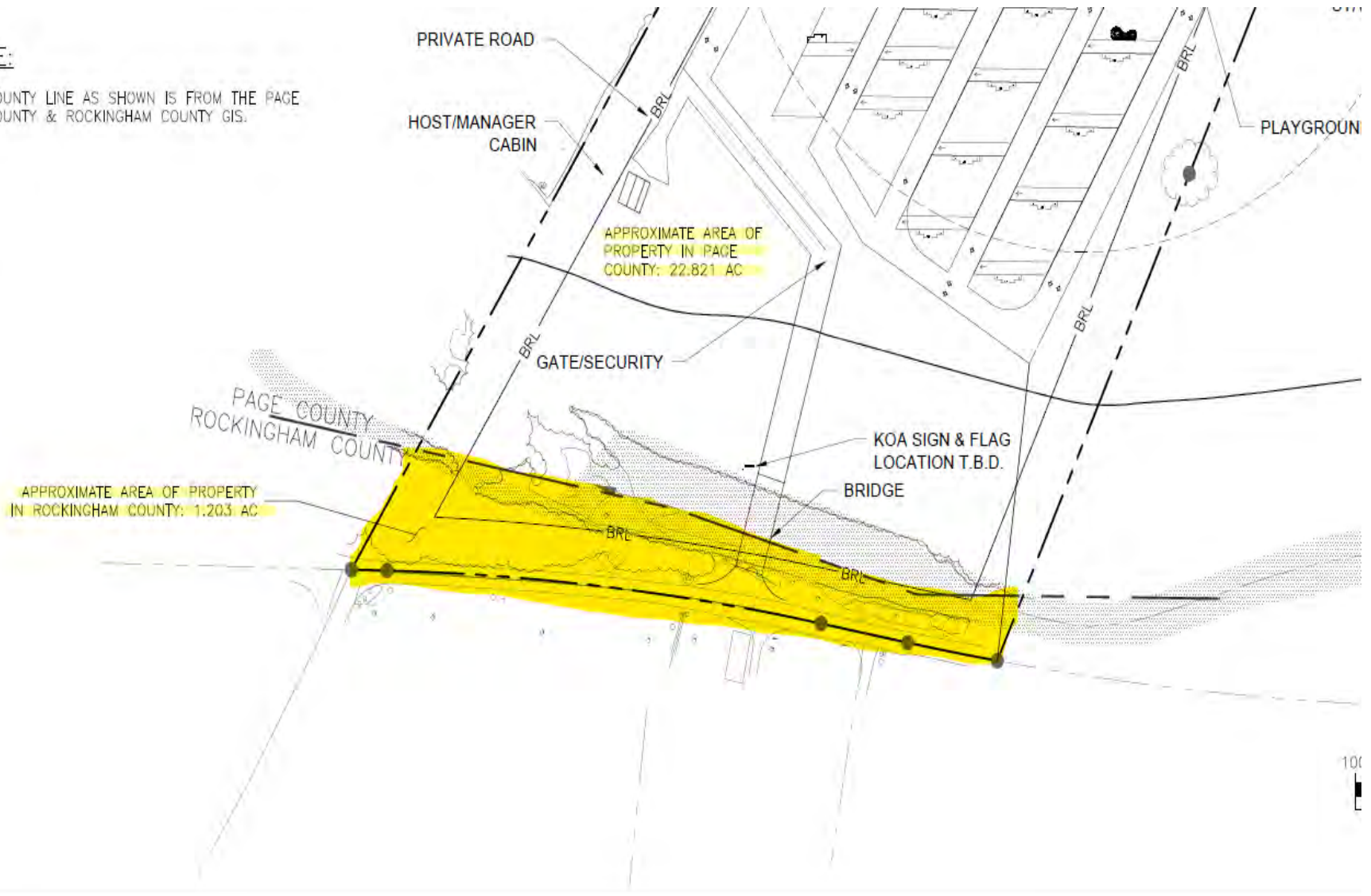
Please see the attached project review request for the proposed campground in Elkton, VA that is partially within a floodplain. If you have any questions or require any additional information for your review, please let me know.

Thank you,

Killian Palopoli (she/her)
Environmental Scientist
Logic Environmental, Inc.
3390 Kori Road, Suite 8
Jacksonville, FL 32257
Office: (770) 817-0212
Email: kpalopoli@logicenvironmental.com

NOTE:

1. COUNTY LINE AS SHOWN IS FROM THE PAGE COUNTY & ROCKINGHAM COUNTY GIS.



P:\2025\10444 - hawk peak rv park\8. design\4. cwg\CIVIL\COMPOSITE\10444-HPCG-SUP-PAGE-T100 © Racey Engineering, PLLC 2025. All Rights Reserved. Any reuse or modification of these documents, including drawings and specifications, without written verification or signature of Racey Engineering, PLLC is strictly prohibited.

PROJECT SITE SUMMARY:

SITE ADDRESS:

OWNER/APPLICANT:

CONTACT:

ADDRESS:

TELEPHONE NO:

PROJECT ENGINEER:

CONTACT:

ADDRESS:

TELEPHONE NO:

PAGE COUNTY

TAX MAP/PARCEL ID:

DEED BOOK/INST NO:

PRESENT ZONING:

MAG DISTRICT:

FLOOD ZONE; FEMA MAP NO.:

PRESENT USE:

PROPOSED USE:

PROPERTY AREA:

TOTAL DISTURBED AREA:

NAKED CREEK ROAD
3.5 MI FROM THE INTERSECTION W RTE 340

MARC LUBETKIN
MARC@REDSTONEPUBS.COM
107 E. WEATOGUE STREET
SIMSBURY, CT 06070

860-992-8644

RACEY ENGINEERING, PLLC
TYLER S. AUSTIN, P.E., LS
312 WEST MAIN STREET
LURAY, VIRGINIA 22835
540-743-9227

110-A-16, 110-1-B

INST#: 2025-18605

A1 (AGRICULTURE)

PAGE: JOLLETT

ZONE A, V, A99; 51139C0275D

VACANT / AGRICULTURE

COMMERCIAL (CAMP GROUND)

151.814 ACRES

LOD AREA ACRES

Sheet List Table	
Sheet Number	Sheet Title
T100	COVER
C100	AERIAL VIEW
C200	LAYOUT INDEXT SHEET
C200A	SOUTH END LAYOUT
C200B	NORTH END LAYOUT
C201	LAYOUT PLAN – EXPANDED
C202	LAYOUT PLAN – EXPANDED
C203	LAYOUT PLAN – EXPANDED
C204	LAYOUT PLAN – EXPANDED
C205	LAYOUT PLAN – EXPANDED
C206	LAYOUT PLAN – EXPANDED
C207	LAYOUT PLAN – EXPANDED
C208	LAYOUT PLAN – EXPANDED
C209	LAYOUT PLAN – EXPANDED
C500	DETAILS
C501	DETAILS
C502	DETAILS
C503	DETAILS
C504	DETAILS
C505	DETAILS
C506	DETAILS

GENERAL
DEVELOPMENT
PLAN
FOR
HAWK PEAK RV
RESORT
PAGE COUNTY, VIRGINIA
JOLLETT DISTRICT
TAX MAP #110-A-16 & 110-1-B

PROPOSED USE:

THIS GENERAL DEVELOPMENT PLAN SHOWS THE CONSTRUCTION
OF A CAMP GROUND THAT WILL CONTAIN LUXARY AND
PRIMITIVE CABINS, RV CAMP & PRIMITIVE CAMP SITES.

VICINITY MAP

SCALE: 1" = 2,000'

PROJECT COORDINATES

38° 26' 52.09" N
78° 33' 44.68" W

No. 1

GENERAL DEVELOPMENT PLAN

Submittal / Revision

Date 05/21/26

No. 2

GENERAL DEVELOPMENT PLAN-REV#1

06/03/26

No. 3

DESIGNED:BBN

DRAWN:BBN

CHECKED:TSA

HAWK PEAK RV RESORT

COVER

GENERAL DEVELOPMENT PLAN

PAGE COUNTY

RACEY PROJECT NUMBER: 10444

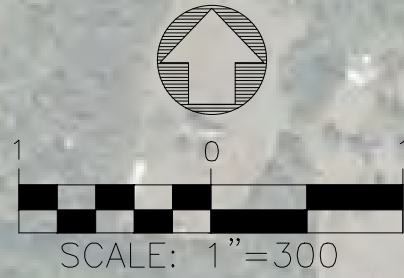
PUBLISH DATE: 6/5/2026

T100



NOTE:
1. COUNTY LINE AS SHOWN IS FROM THE PAGE COUNTY & ROCKINGHAM COUNTY GIS.

PAGE COUNTY /
ROCKINGHAM COUNTY LINE



HAWK PEAK RV RESORT
AERIAL VIEW
GENERAL DEVELOPMENT PLAN
PAGE COUNTY

C100

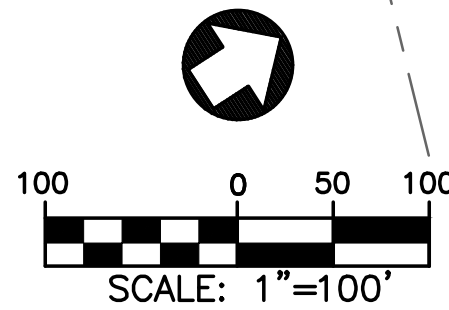
RACEY PROJECT NUMBER: 10444 PUBLISH DATE: 6/5/2026



312 WEST MAIN ST. - P.O. BOX 387
HAWK CREEK, VA 22643
PH: (540) 433-9227 FAX: (540) 743-6018

SCHEMATIC
DRAWINGS REVIEW
SET

No.	Submital	Revision	Date
1	GENERAL DEVELOPMENT PLAN		05/21/26
2	GENERAL DEVELOPMENT PLAN-REV#1		06/03/26



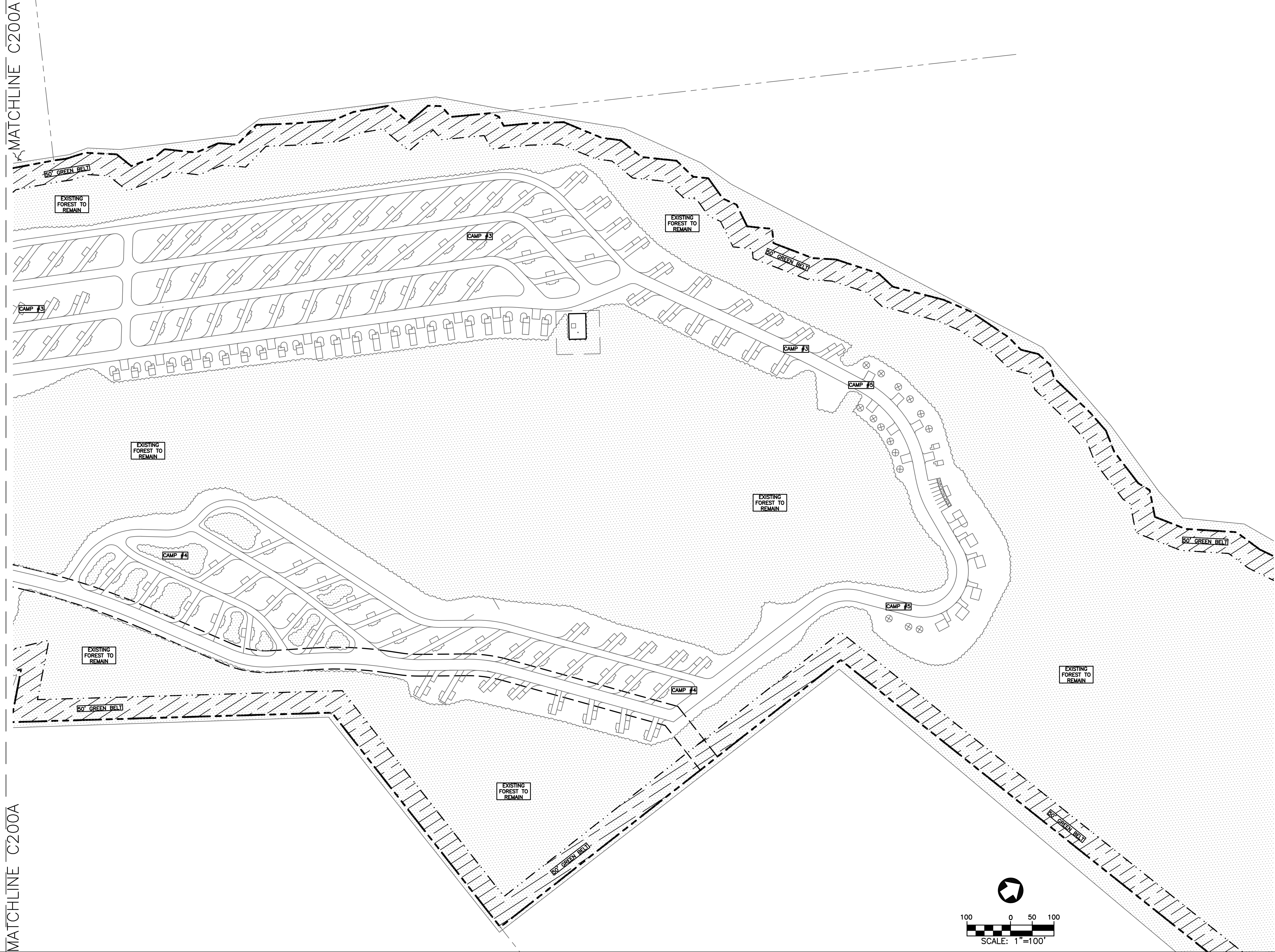
MATCHLINE C200B

RACEY
ENGINEERING, LLC
312 WEST MAIN ST. - P.O. BOX 387
LURAY, VA 22835
PH: (540) 743-2227 - FAX: (540) 743-6118
DRAWN:BBN
DESIGNED:BBN
CHECKED:TSA

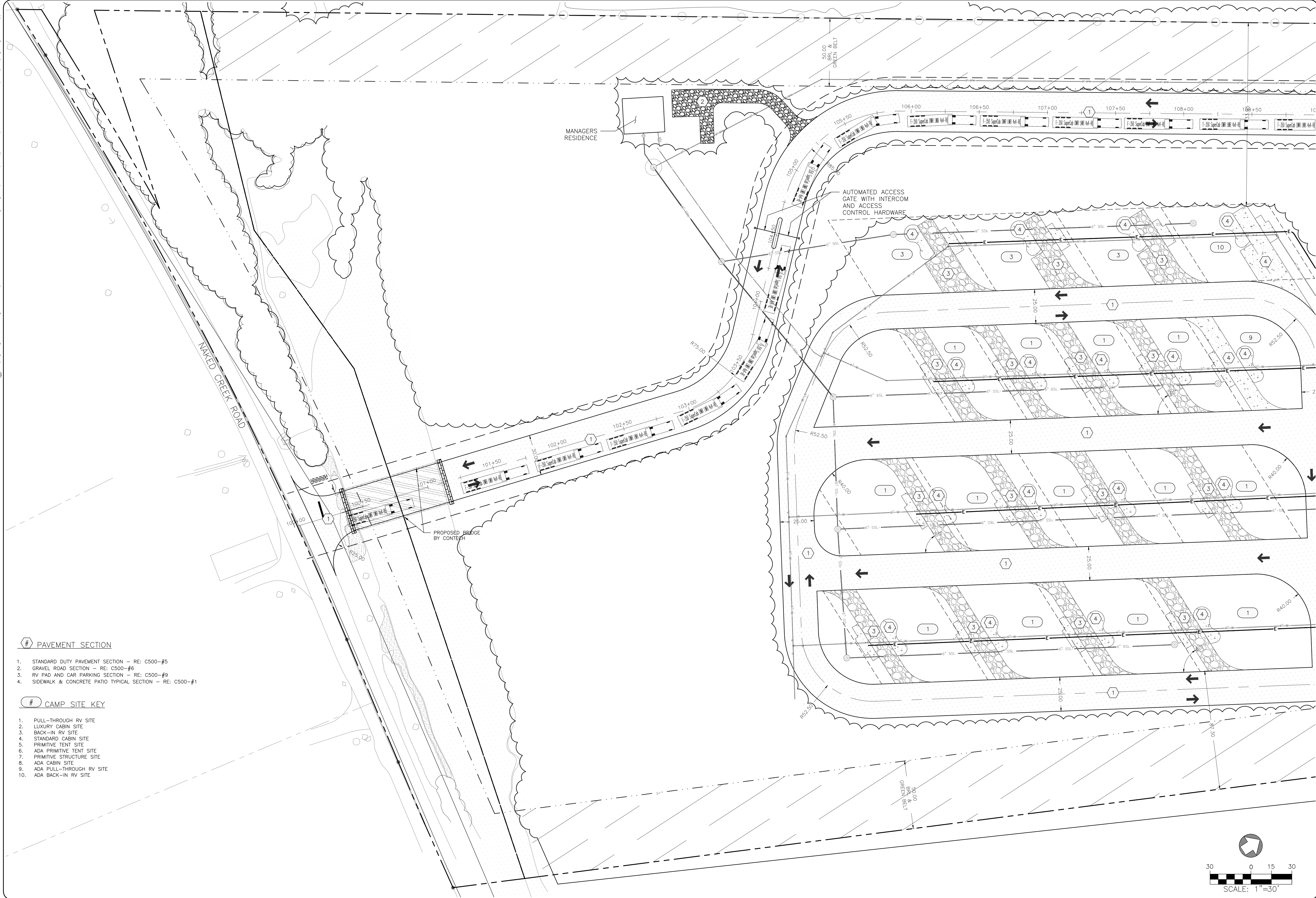
RACEY PROJECT NUMBER: 10444 PUBLISH DATE: 6/5/2026

DESIGNED:BBN DRAWN:BBN CHECKED:TSA

No.	Submital / Revision	Date
1	GENERAL DEVELOPMENT PLAN	05/21/26
2	GENERAL DEVELOPMENT PLAN-REV#1	06/05/26



HAWK PEAK RV RESORT		NORTH END LAYOUT		GENERAL DEVELOPMENT PLAN		PAGE COUNTY		RACEY PROJECT NUMBER: 10444		PUBLISH DATE: 6/5/2026		C200B	
SCHEMATIC DRAWINGS REVIEW SET												RACEY ENGINEERING, PLLC 312 WEST MAIN ST. - P.O. BOX 387 PH: (540) 743-9227 - FAX: (540) 743-6018 DRAWN:BBN CHECKED:TSA	
No. / Revision												Date	
GENERAL DEVELOPMENT PLAN												05/21/26	
GENERAL DEVELOPMENT PLAN-REV#1												06/05/26	



No.	Submission / Revision	Date
1	GENERAL DEVELOPMENT PLAN	05/21/26
2	GENERAL DEVELOPMENT PLAN-REV#1	06/05/26

SCHEMATIC DRAWINGS REVIEW SET

RACEY ENGINEERING, PLLC
312 WEST MAIN ST. - P.O. BOX 387
PH: (540) 743-9227 - FAX: (540) 743-6018

DESIGNED:BBN
DRAWN:BBN
CHECKED:TSA

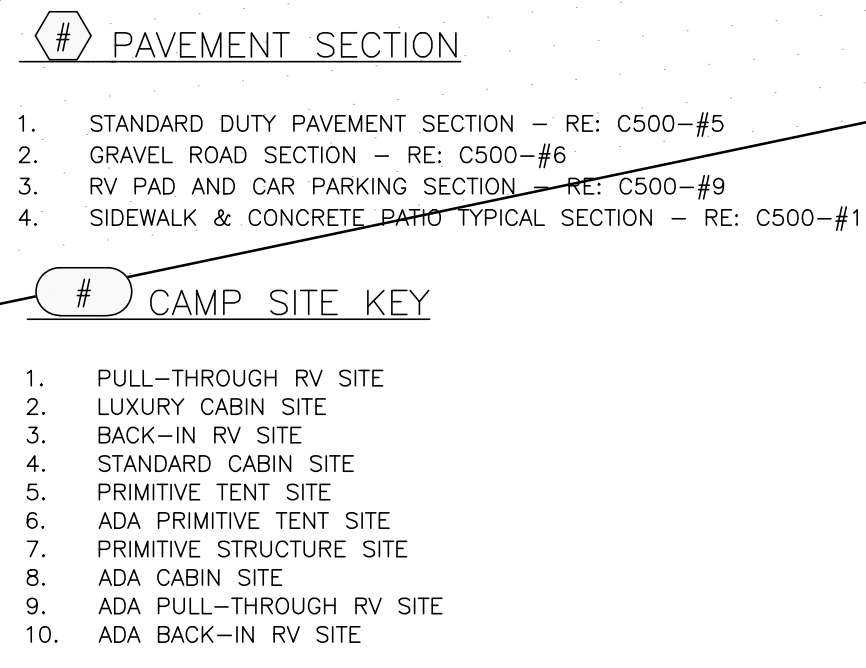
LAYOUT PLAN - EXPANDED

GENERAL DEVELOPMENT PLAN

PAGE COUNTY

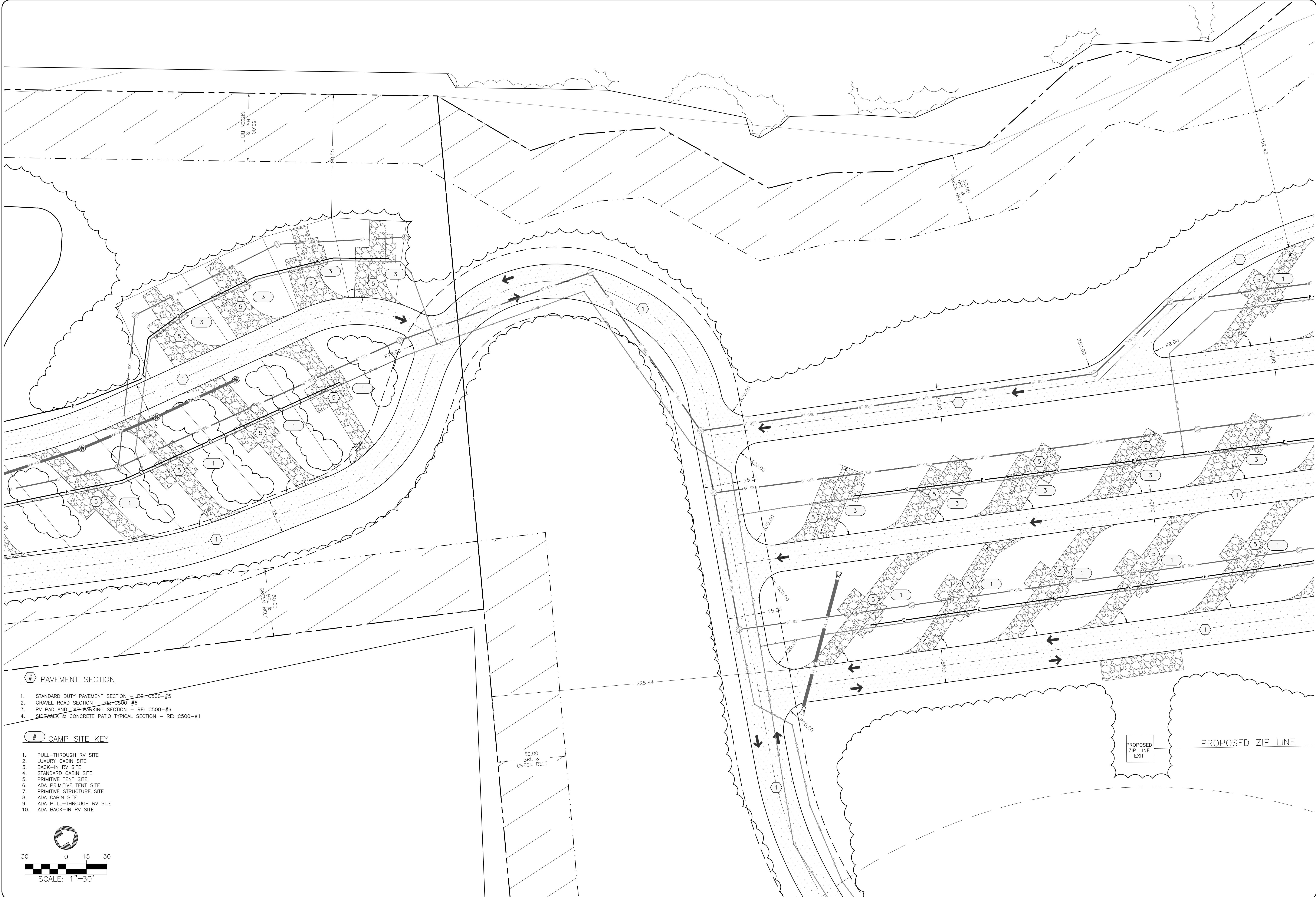
RACEY PROJECT NUMBER: 10444
PUBLISH DATE: 6/5/2026

C201



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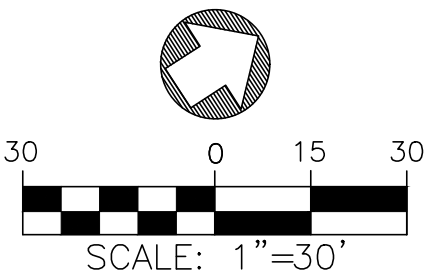


PAVEMENT SECTION

1. STANDARD DUTY PAVEMENT SECTION - RE: C500-#5
2. GRAVEL ROAD SECTION - RE: C500-#6
3. RV PAD AND CAR PARKING SECTION - RE: C500-#9
4. SIDEWALK & CONCRETE PATIO TYPICAL SECTION - RE: C500-#1

CAMP SITE KEY

1. PULL-THROUGH RV SITE
2. LUXURY CABIN SITE
3. BACK-IN RV SITE
4. STANDARD CABIN SITE
5. PRIMITIVE TENT SITE
6. ADA PRIMITIVE TENT SITE
7. PRIMITIVE STRUCTURE SITE
8. ADA CABIN SITE
9. ADA PULL-THROUGH RV SITE
10. ADA BACK-IN RV SITE



No.	Submittal / Revision	Date
1	GENERAL DEVELOPMENT PLAN	05/21/26
2	GENERAL DEVELOPMENT PLAN-REV#1	06/05/26

SCHEMATIC
DRAWINGS REVIEW
SET



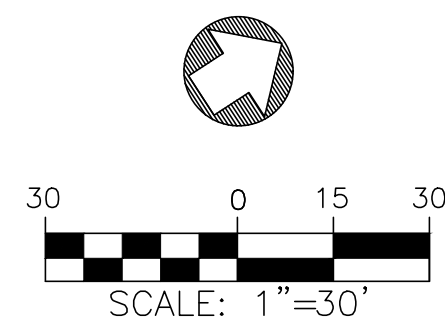
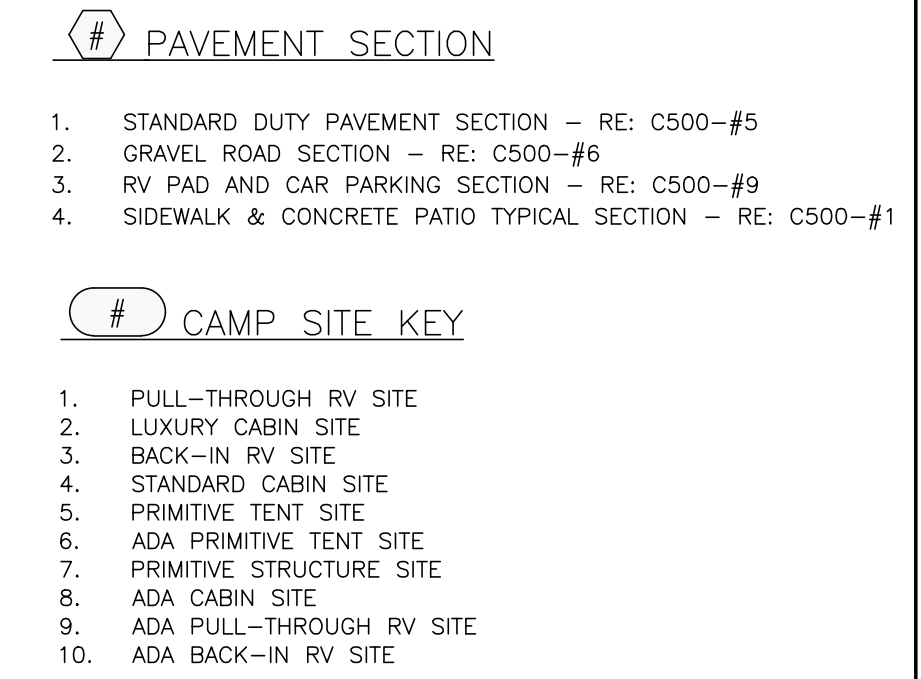
RACEY
ENGINEERING

312 WEST MAIN ST. - P.O. BOX 387
LAKEVIEW, UT 84041
PH: (435) 743-9227 FAX: (435) 743-6018

DESIGNED:BBN
DRAWN:BBN
CHECKED:TSA

HAWK PEAK RV RESORT
LAYOUT PLAN - EXPANDED
GENERAL DEVELOPMENT PLAN
PAGE COUNTY
RACEY PROJECT NUMBER: 10444
PUBLISH DATE: 6/5/2026

C203



No.	Submitter / Revision	Date
1	GENERAL DEVELOPMENT PLAN	05/21/26
2	GENERAL DEVELOPMENT PLAN-REV#1	06/05/26

SCHEMATIC
DRAWINGS REVIEW
SET



LOUISIANA, LA 70053
 TEL: (504) 743-9227 - FAX: (504) 743-6118
 DRAWN:BBN CHECKED:T

DESIGNED:BBN

CHECKED:TSA

HAWK PEAK RV RESORT

LAYOUT PLAN – EXPANDED

GENERAL DEVELOPMENT PLAN

PAGE COUNTY

SUBJECT NUMBER: 10444

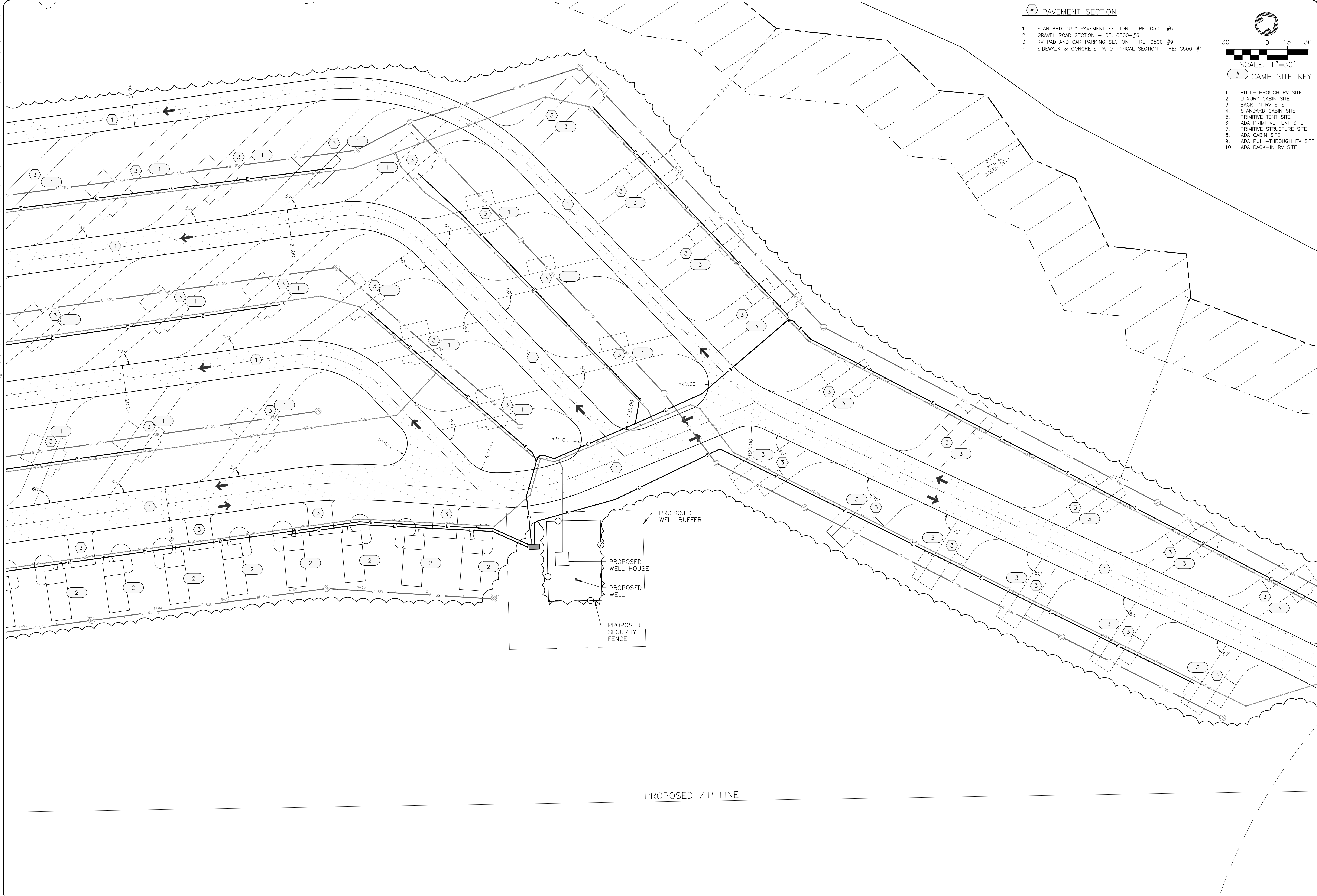
PUBLISH DATE: 6/5/2026

C204

RACEY PROJECT NUMBER: 10444 PUBLISH DATE: 6/5/2026

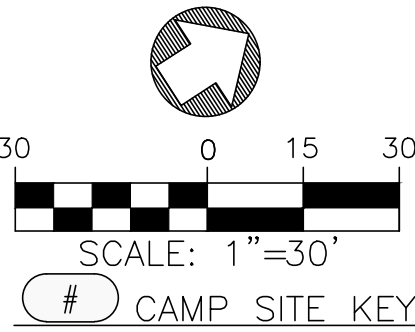
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PAVEMENT SECTION

1. STANDARD DUTY PAVEMENT SECTION - RE: C500-#5
2. GRAVEL ROAD SECTION - RE: C500-#6
3. RV PAD AND CAR PARKING SECTION - RE: C500-#9
4. SIDEWALK & CONCRETE PATIO TYPICAL SECTION - RE: C500-#1



CAMP SITE KEY

1. PULL-THROUGH RV SITE
2. LUXURY CABIN SITE
3. BACK-IN RV SITE
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5. PRIMITIVE TENT SITE
6. ADA PRIMITIVE TENT SITE
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8. ADA CABIN SITE
9. ADA PULL-THROUGH RV SITE
10. ADA BACK-IN RV SITE

No.	Submital / Revision	Date
1	GENERAL DEVELOPMENT PLAN	05/21/26
2	GENERAL DEVELOPMENT PLAN-REV#1	06/05/26

SCHEMATIC
DRAWINGS REVIEW
SET



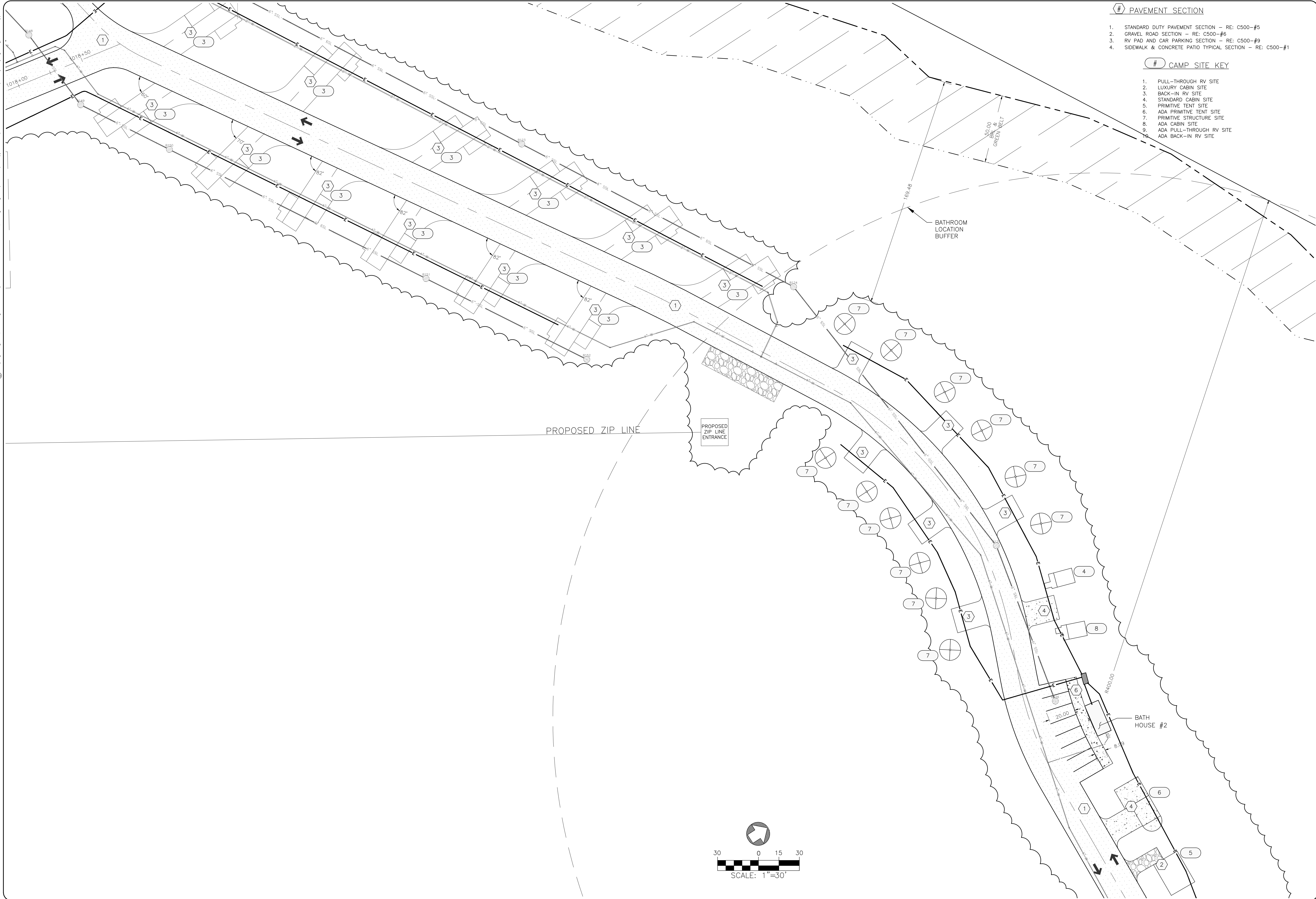
312 WEST MAIN ST., P.O. BOX 387
HAWK PEAK, CO 80429
PH: (540) 743-9227 FAX: (540) 743-6018

DESIGNED:BBN

CHECKED:TSA

HAWK PEAK RV RESORT
LAYOUT PLAN - EXPANDED
GENERAL DEVELOPMENT PLAN
PAGE COUNTY
RACEY PROJECT NUMBER: 10444
PUBLISH DATE: 6/5/2026

C205



PAVEMENT SECTION

1. STANDARD DUTY PAVEMENT SECTION - RE: C500-#5
2. GRAVEL ROAD SECTION - RE: C500-#6
3. RV PAD AND CAR PARKING SECTION - RE: C500-#9
4. SIDEWALK & CONCRETE PATIO TYPICAL SECTION - RE: C500-#1

CAMP SITE KEY

1. PULL-THROUGH RV SITE
2. LUXURY CABIN SITE
3. BACK-IN RV SITE
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7. PRIMITIVE STRUCTURE SITE
8. ADA CABIN SITE
9. ADA PULL-THROUGH RV SITE
10. ADA BACK-IN RV SITE

No.	Submital / Revision	Date
A	GENERAL DEVELOPMENT PLAN	05/21/26
B	GENERAL DEVELOPMENT PLAN-REV#1	06/05/26

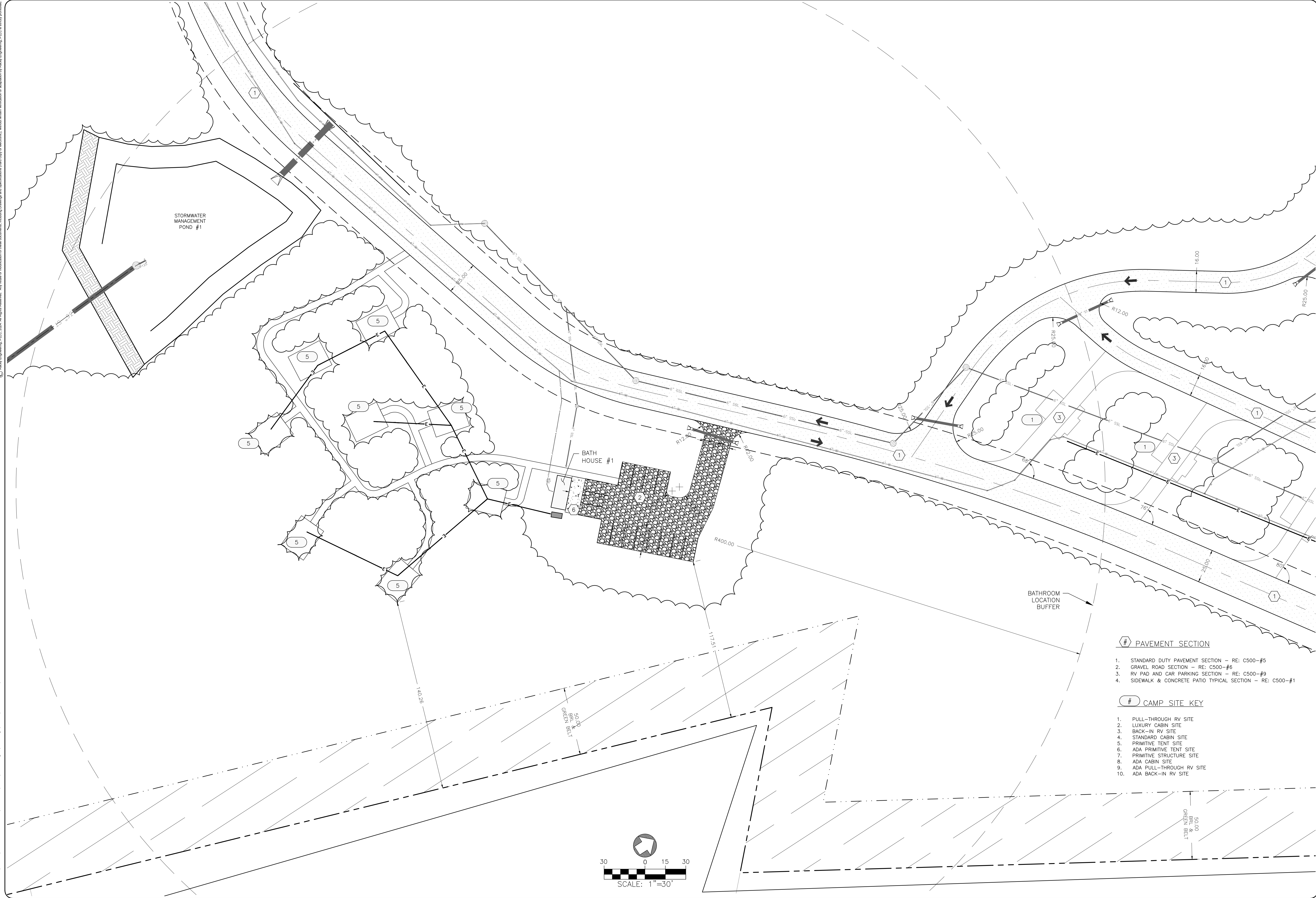
SCHEMATIC
DRAWINGS REVIEW
SET



DESIGNED:BBN DRAWN:BBN CHECKED:TSA

HAWK PEAK RV RESORT
LAYOUT PLAN - EXPANDED
GENERAL DEVELOPMENT PLAN
PAGE COUNTY

RACEY PROJECT NUMBER: 10444 PUBLISH DATE: 6/5/2026



PAVEMENT SECTION

1. STANDARD DUTY PAVEMENT SECTION - RE: C500-#5
2. GRAVEL ROAD SECTION - RE: C500-#6
3. RV PAD AND CAR PARKING SECTION - RE: C500-#9
4. SIDEWALK & CONCRETE PATIO TYPICAL SECTION - RE: C500-#1

CAMP SITE KEY

1. PULL-THROUGH RV SITE
2. LUXURY CABIN SITE
3. BACK-IN RV SITE
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5. PRIMITIVE TENT SITE
6. ADA PRIMITIVE TENT SITE
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8. ADA CABIN SITE
9. ADA PULL-THROUGH RV SITE
10. ADA BACK-IN RV SITE

HAWK PEAK RV RESORT

LAYOUT PLAN - EXPANDED

GENERAL DEVELOPMENT PLAN

PAGE COUNTY

C207

SCHEMATIC
DRAWINGS REVIEW
SET



312 WEST MAIN ST. - P.O. BOX 387
HAWK POND, VA 22942
PH: (840) 743-9227 FAX: (840) 743-6018

DESIGNED:BBN

DRAWN:BBN

CHECKED:TSA

PUBLISH DATE: 6/5/2026

RACEY PROJECT NUMBER: 10444

Submital / Revision

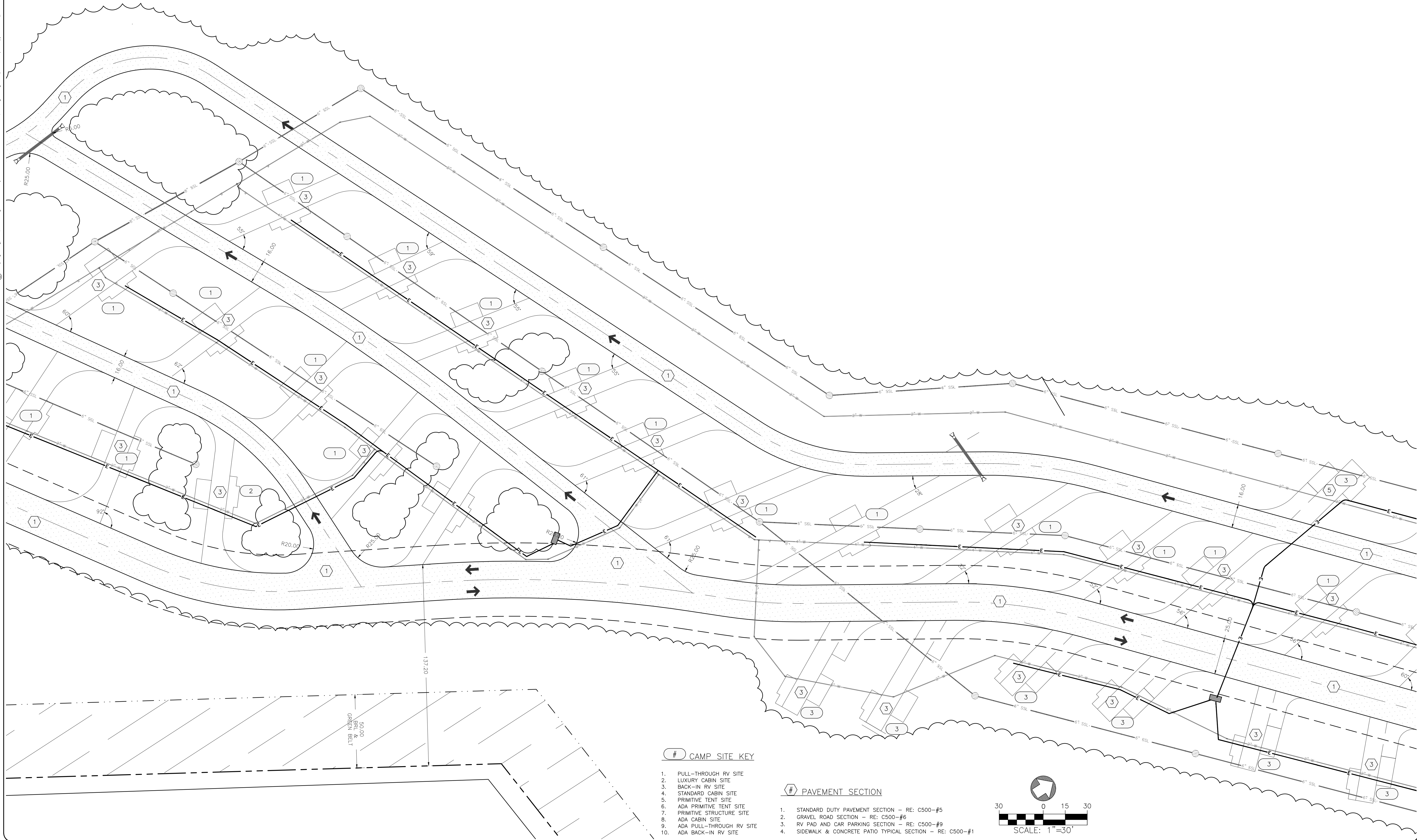
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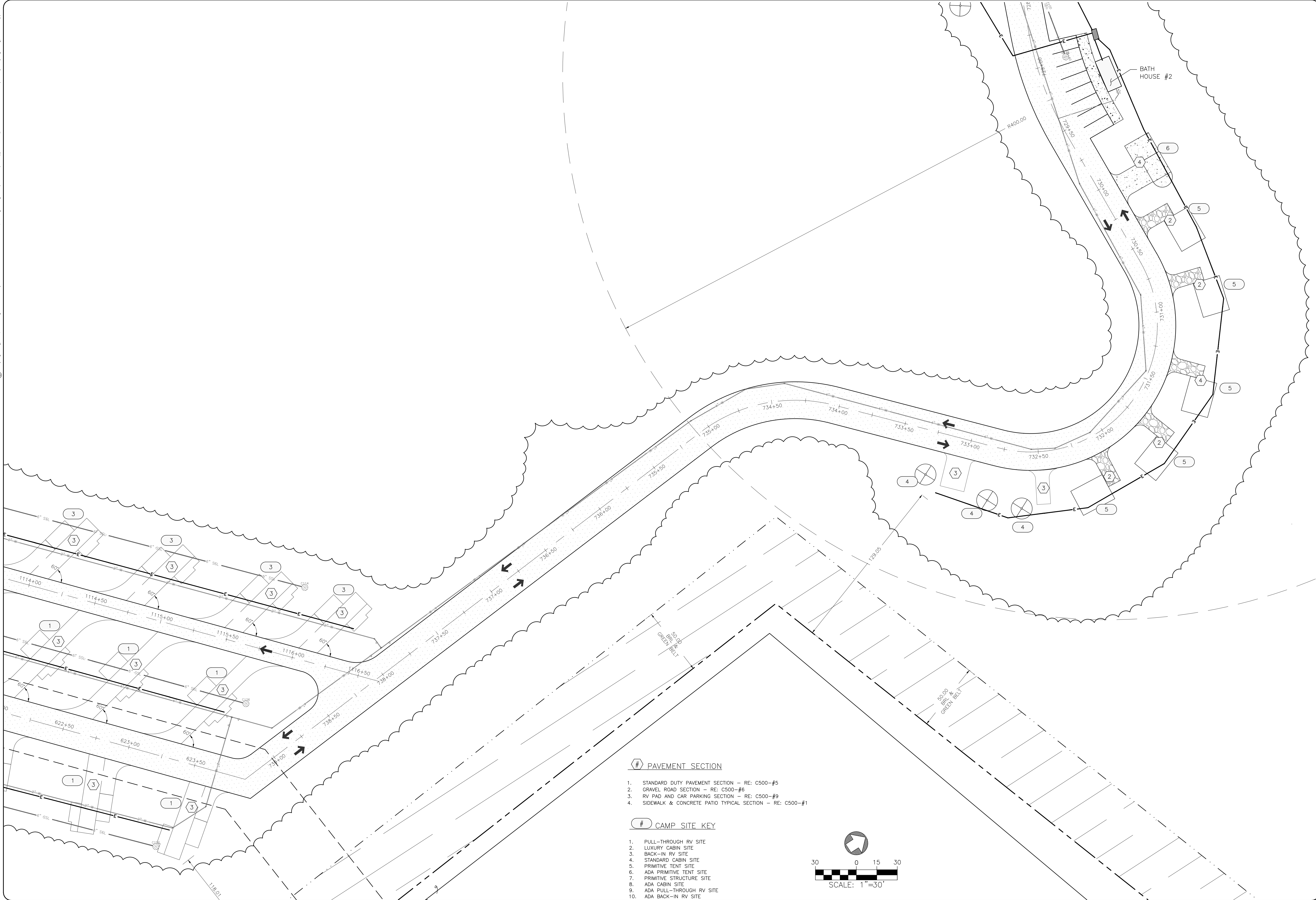
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Date

05/21/26

06/05/26



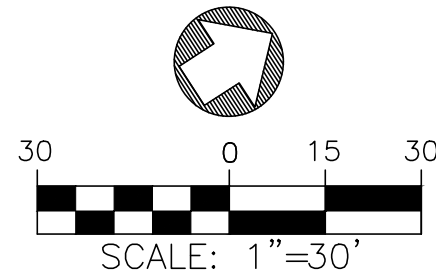


PAVEMENT SECTION

1. STANDARD DUTY PAVEMENT SECTION - RE: C500-#5
2. GRAVEL ROAD SECTION - RE: C500-#6
3. RV PAD AND CAR PARKING SECTION - RE: C500-#9
4. SIDEWALK & CONCRETE PATIO TYPICAL SECTION - RE: C500-#1

CAMP SITE KEY

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No.	Submittal / Revision	Date
1	GENERAL DEVELOPMENT PLAN	05/21/26
2	GENERAL DEVELOPMENT PLAN-REV#1	06/05/26

SCHEMATIC
DRAWINGS REVIEW
SET

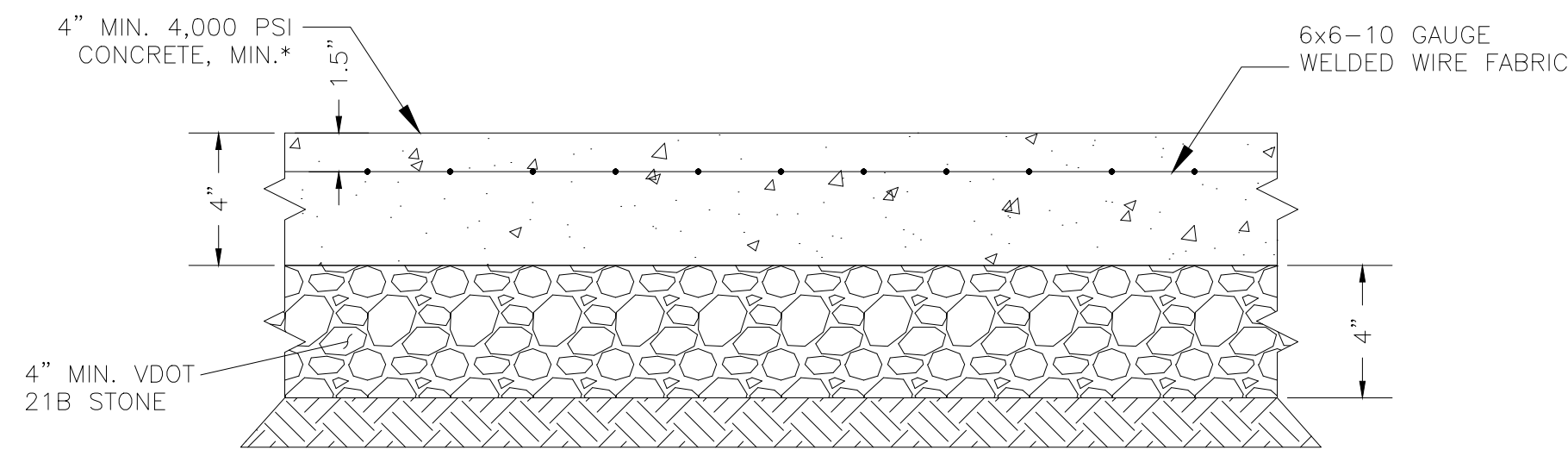


312 WEST MAIN ST. - P.O. BOX 387
HAWK PEAK, WY 82425
PH: (540) 743-9227 FAX: (540) 743-6018

DESIGNED:BBN DRAWN:BBN CHECKED:TSA

HAWK PEAK RV RESORT
LAYOUT PLAN - EXPANDED
GENERAL DEVELOPMENT PLAN
PAGE COUNTY

RACEY PROJECT NUMBER: 10444 PUBLISH DATE: 6/5/2026

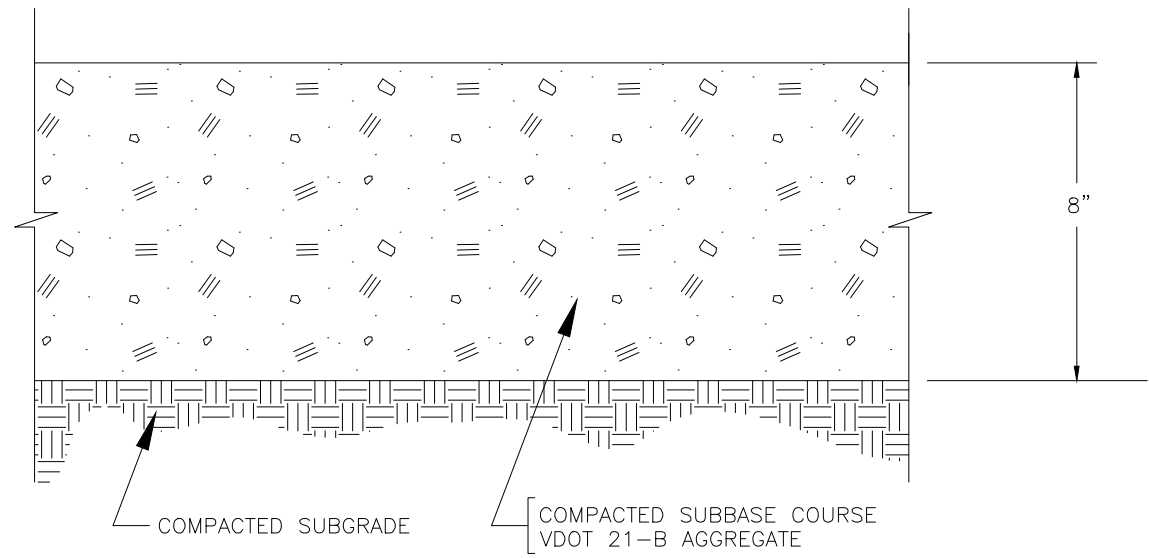


THE SIDEWALK SHALL BE CONSTRUCTED TO THE FOLLOWING SPECIFICATIONS:

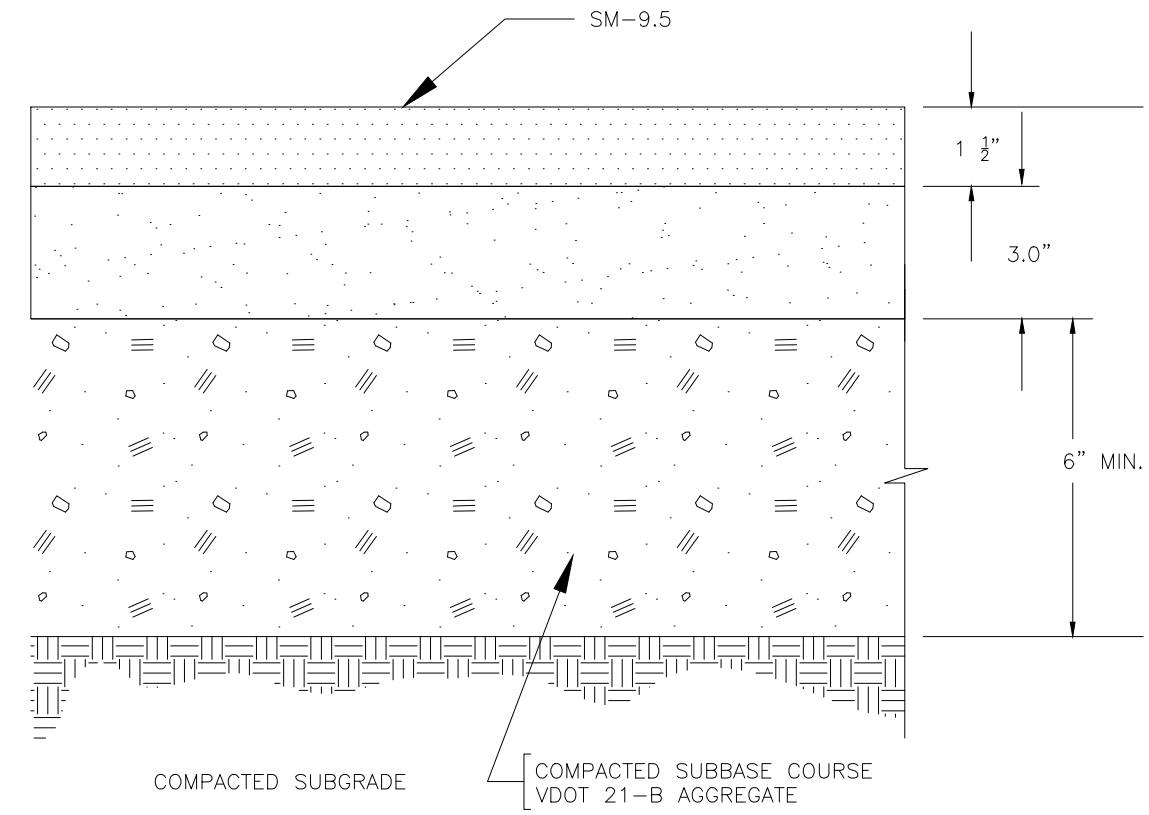
- 4" CONCRETE HAVING 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI AND AIR ENTRAINED. REINFORCE WITH 6X6 W1.4 X W1.4 (10 GAUGE) WELDED WIRE FABRIC.
- TRANSVERSE EXPANSION JOINTS SHALL BE PROVIDED AT INTERVALS NOT LESS THAN 50 FEET.
- TRANSVERSE CONTROL JOINTS SHALL BE PROVIDED AT NO LESS THAN 5'-0" O.C.

* FOR CONCRETE HANDICAP SPACE, USE 6" MIN. 4,000 PSI CONCRETE.

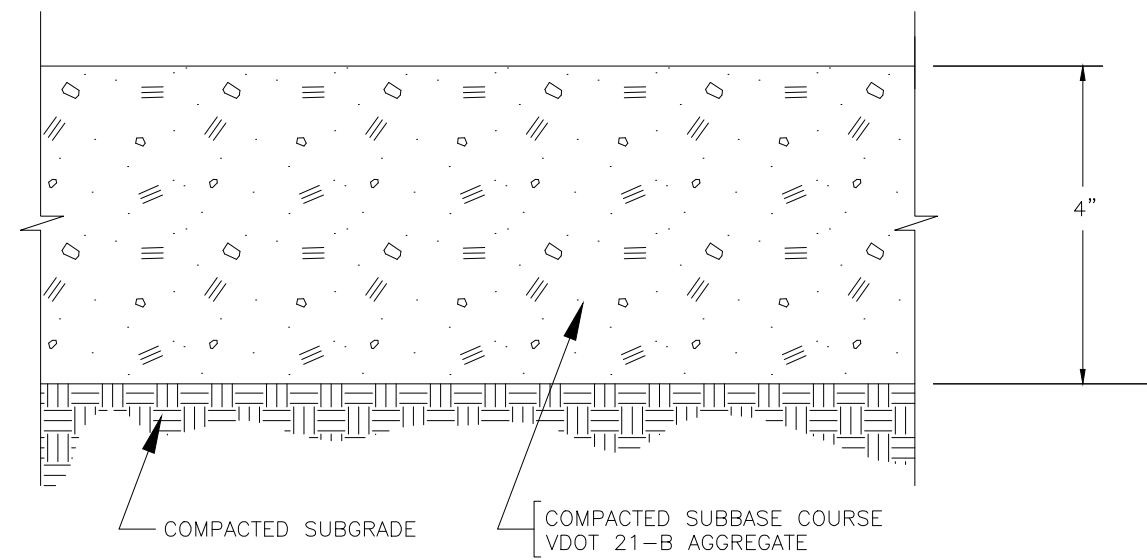
6 SIDEWALK & PATIO TYPICAL SECTION
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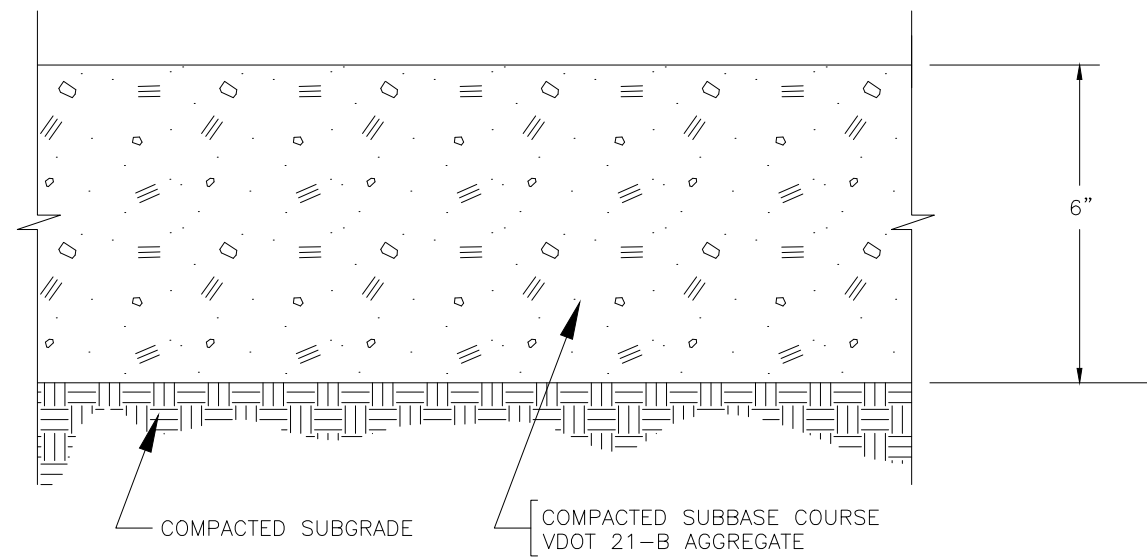
9 GRAVEL ROAD TYPICAL SECTION
Scale: Not to Scale



7 PROPOSED STANDARD DUTY PAVEMENT
Scale: Not to Scale



9 GRAVEL PATH TYPICAL SECTION
Scale: Not to Scale



10 RV PAD AND CAR PARKING TYPICAL SECTION
Scale: Not to Scale

Submittal / Revision		Date
GENERAL DEVELOPMENT PLAN	05/21/26	
GENERAL DEVELOPMENT PLAN-REV#1	06/03/26	

SCHEMATIC
DRAWINGS REVIEW
SET



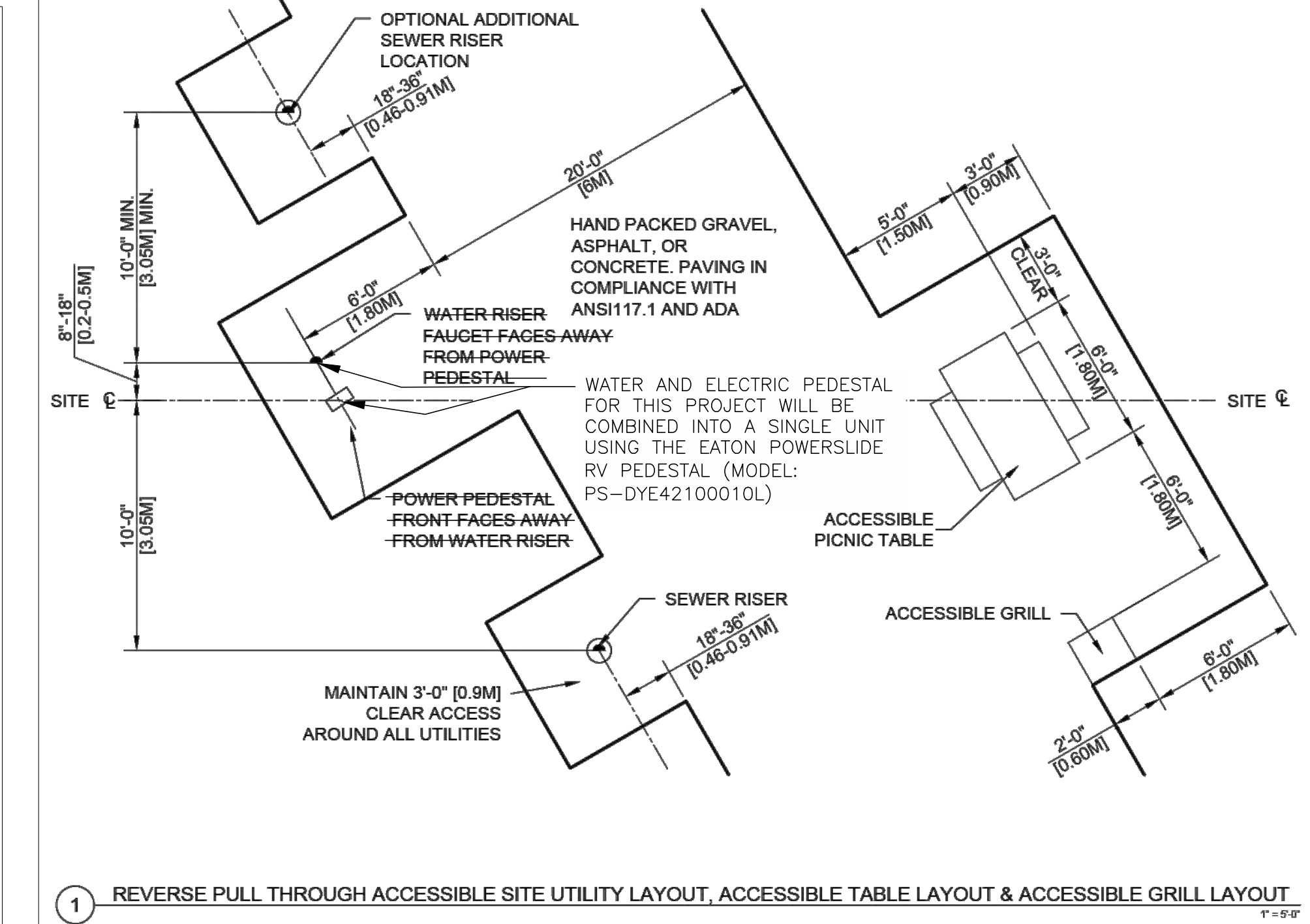
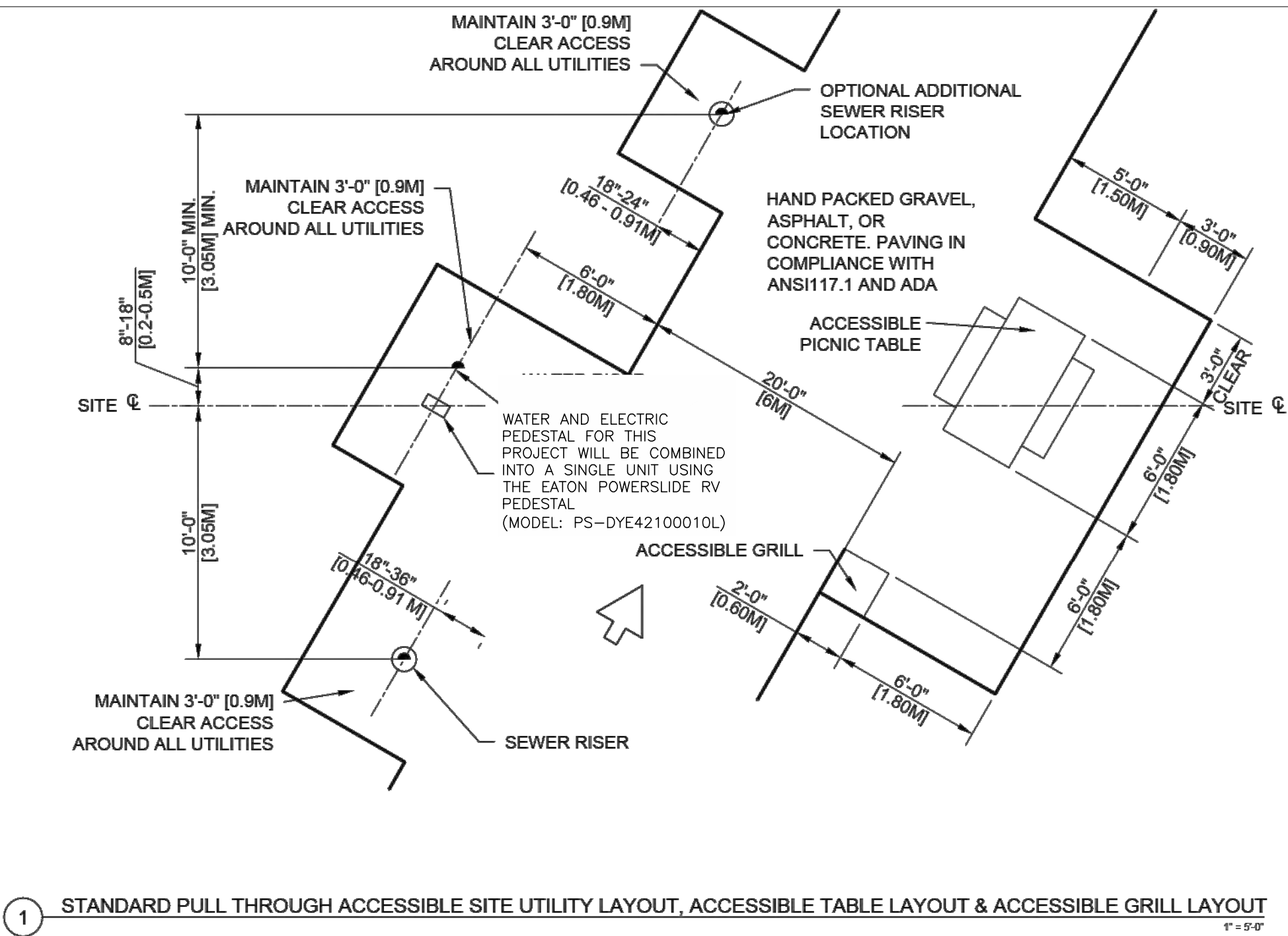
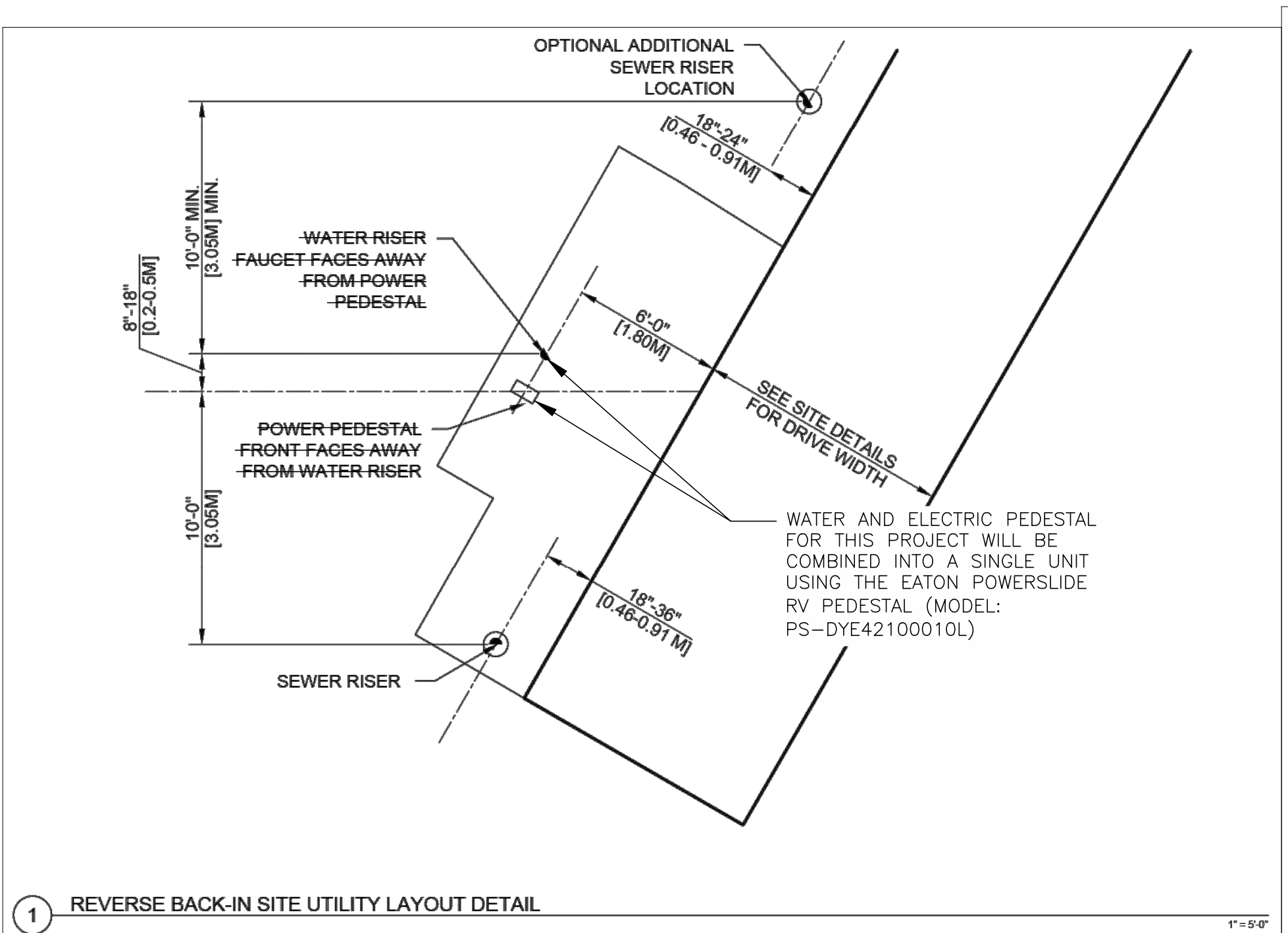
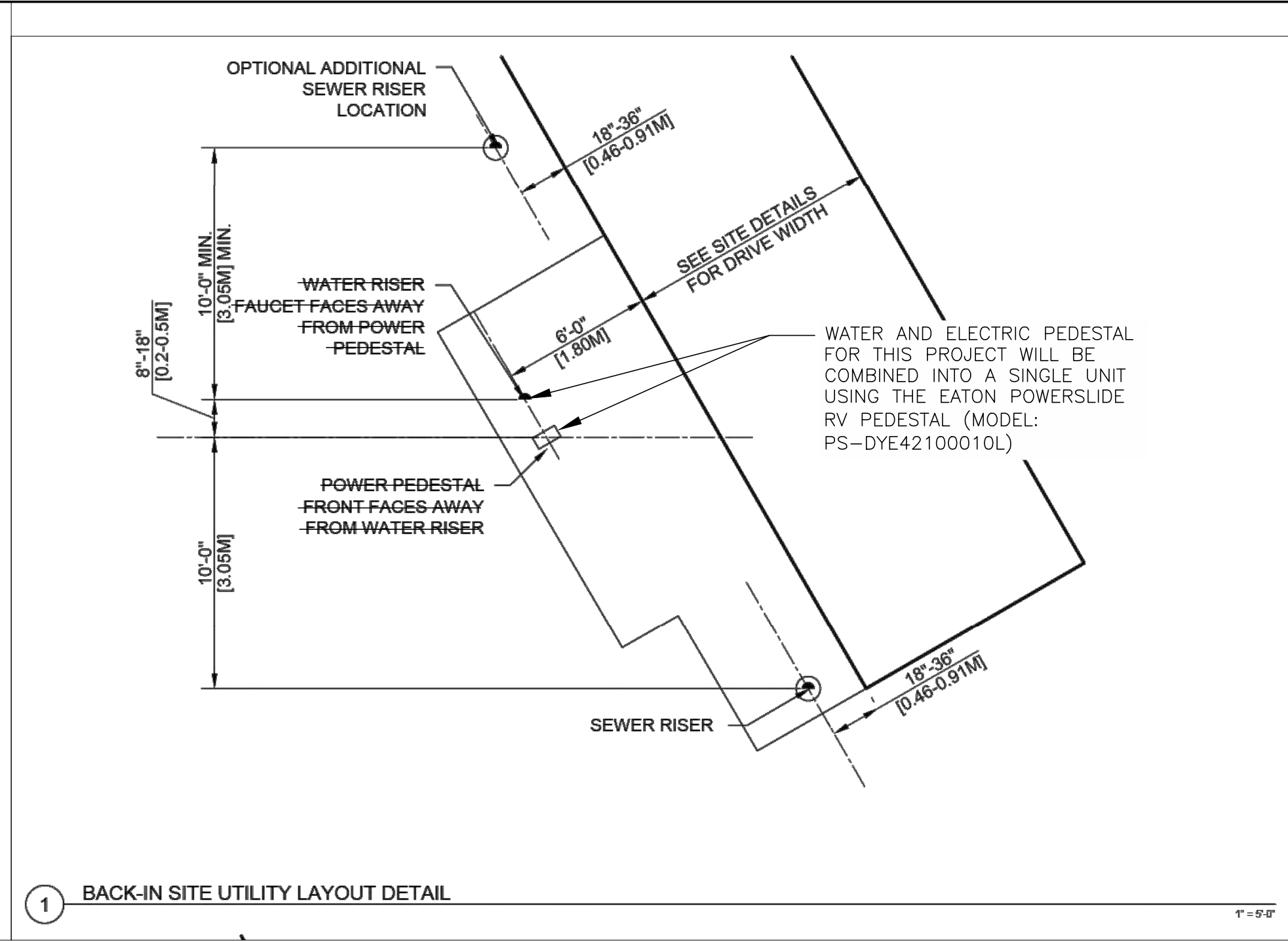
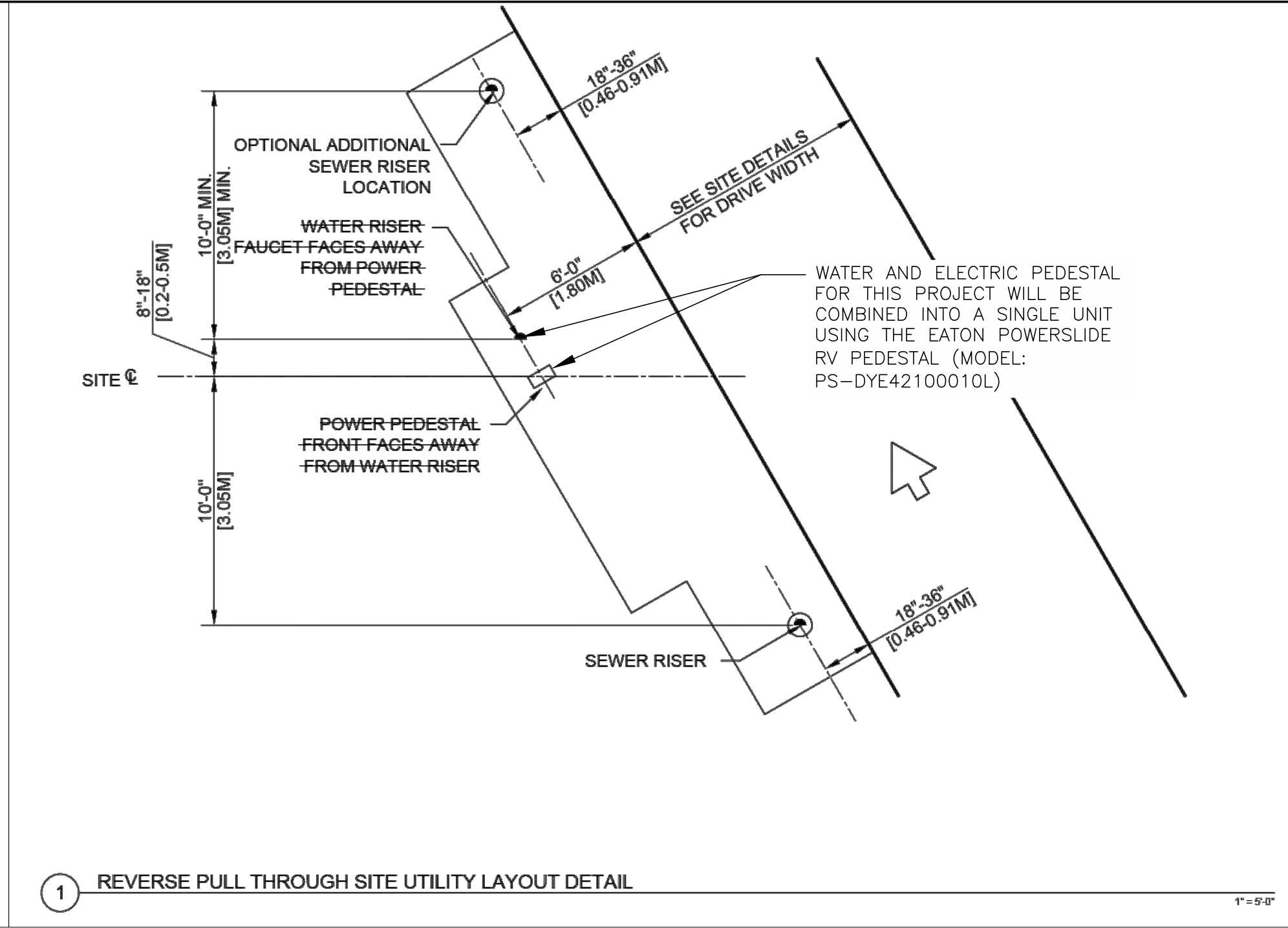
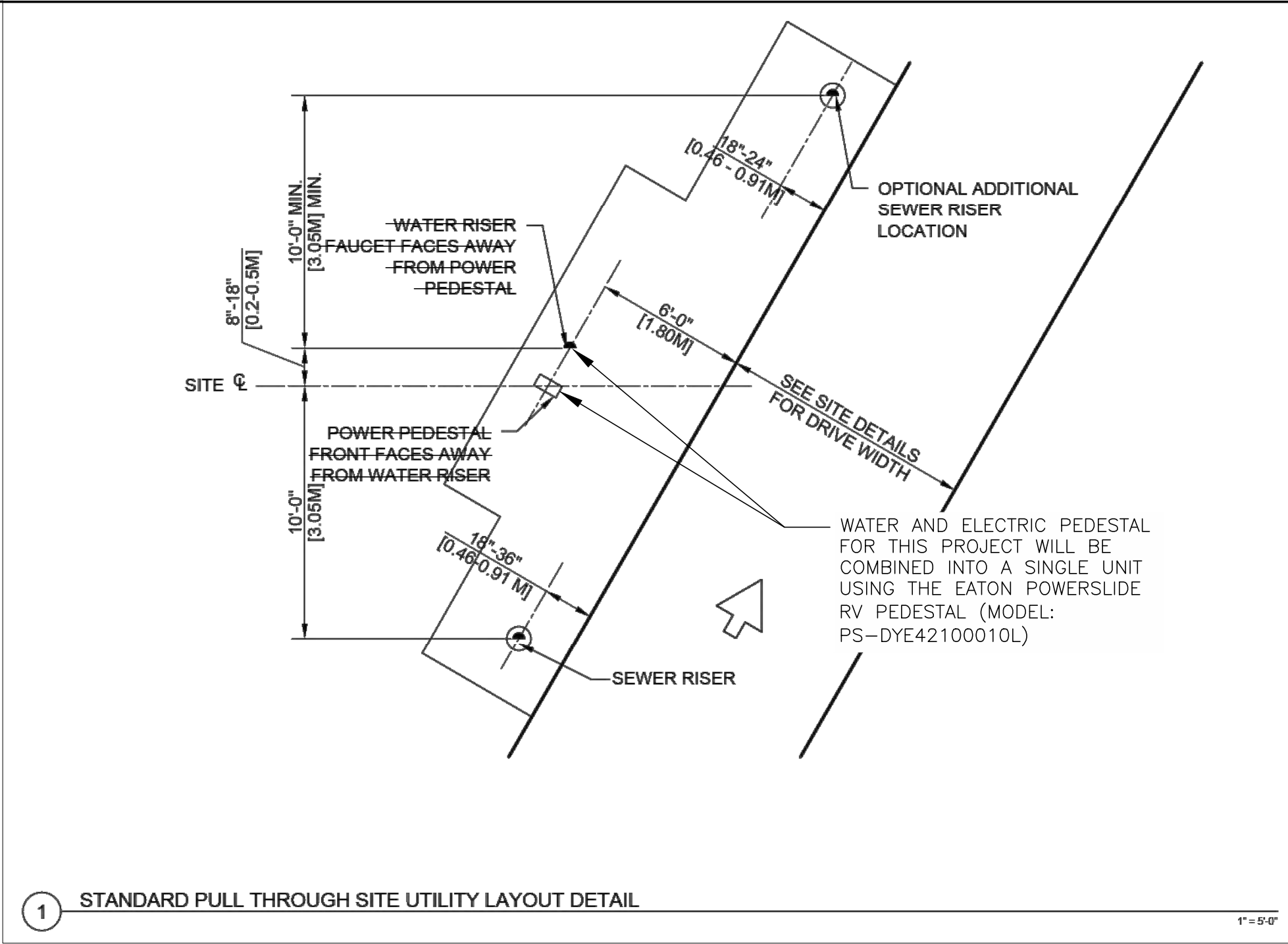
DESIGNED:BBN
DRAWN:BBN
CHECKED:TSA
312 WEST MAIN ST. P.O. BOX 387
HAWK PEAK, CO 80429
PH: (540) 743-9227 FAX: (540) 743-6118

HAWK PEAK RV RESORT
DETAILS
GENERAL DEVELOPMENT PLAN
PAGE COUNTY

RACEY PROJECT NUMBER: 10444
PUBLISH DATE: 6/5/2026

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No.	Submittal / Revision	Date
1	GENERAL DEVELOPMENT PLAN	05/21/26
2	GENERAL DEVELOPMENT PLAN-REV#1	06/03/26

SCHEMATIC
DRAWINGS REVIEW
SET

RACEY
ENGINEERING, P.L.L.C.

312 WEST MAIN ST., P.O. BOX 387
LAKE CHARLES, LA 70601
PH: (504) 743-9227 • FAX: (504) 743-6118

DESIGNED:BBN DRAWN:BBN CHECKED:TSA

HAWK PEAK RV RESORT

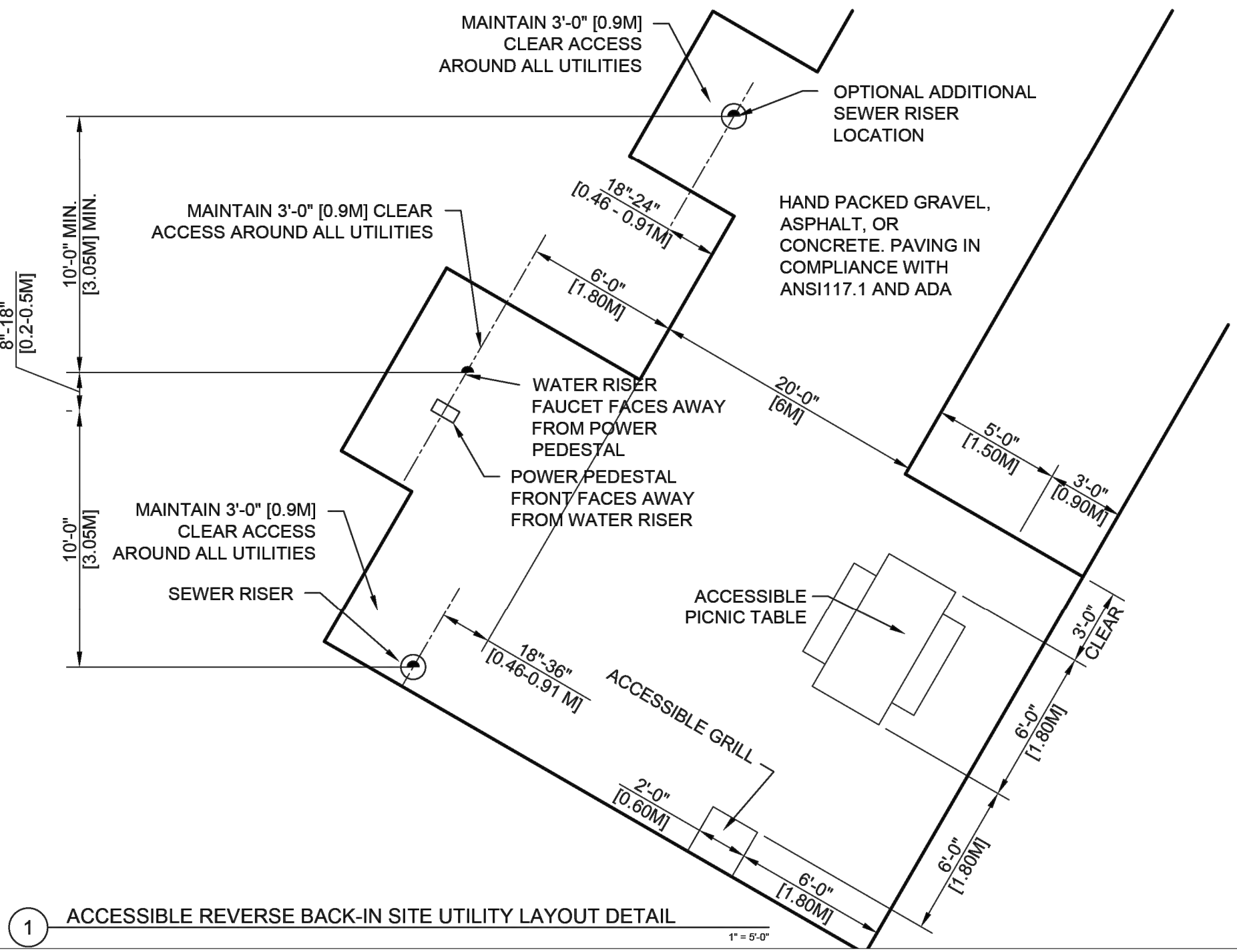
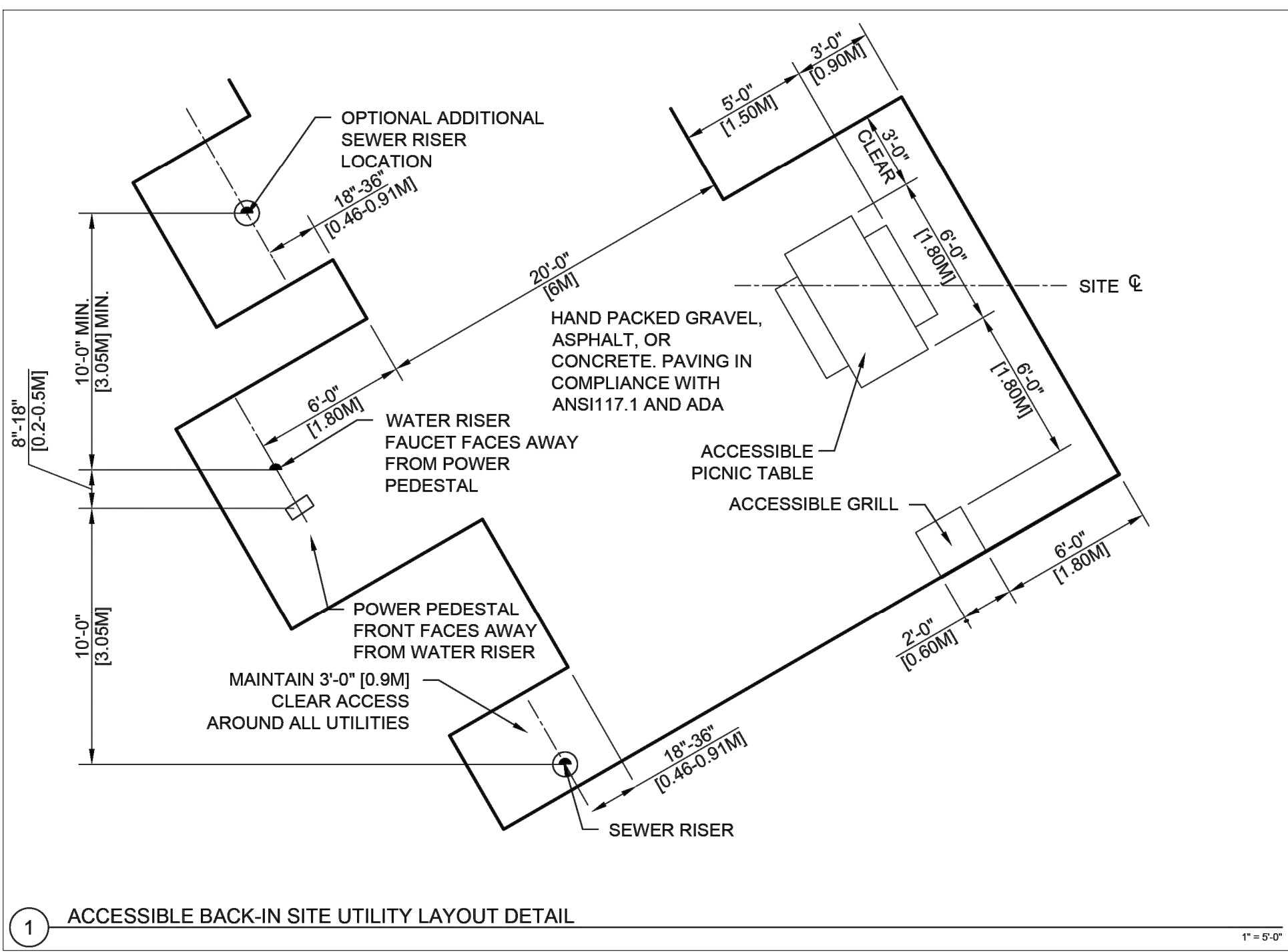
DETAILS

GENERAL DEVELOPMENT PLAN

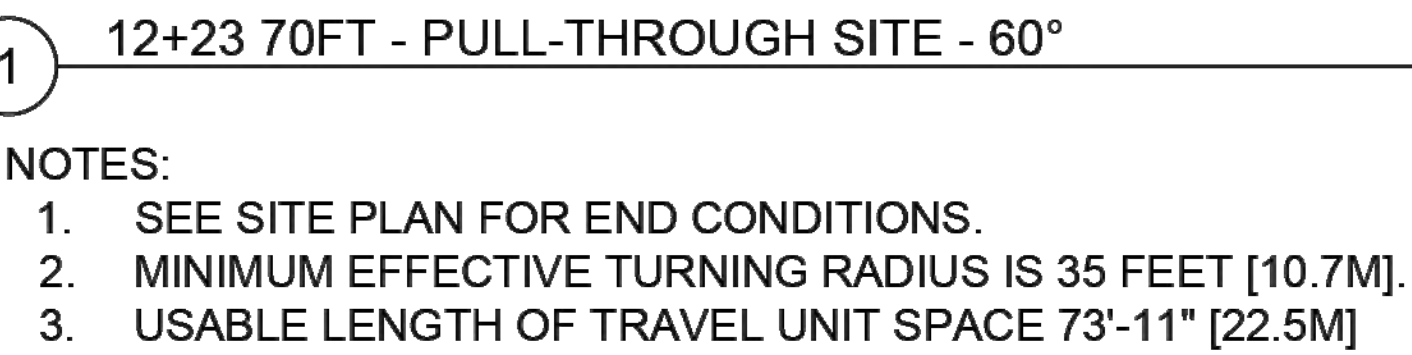
PAGE COUNTY

RACEY PROJECT NUMBER: 10444 PUBLISH DATE: 6/5/2026

C501



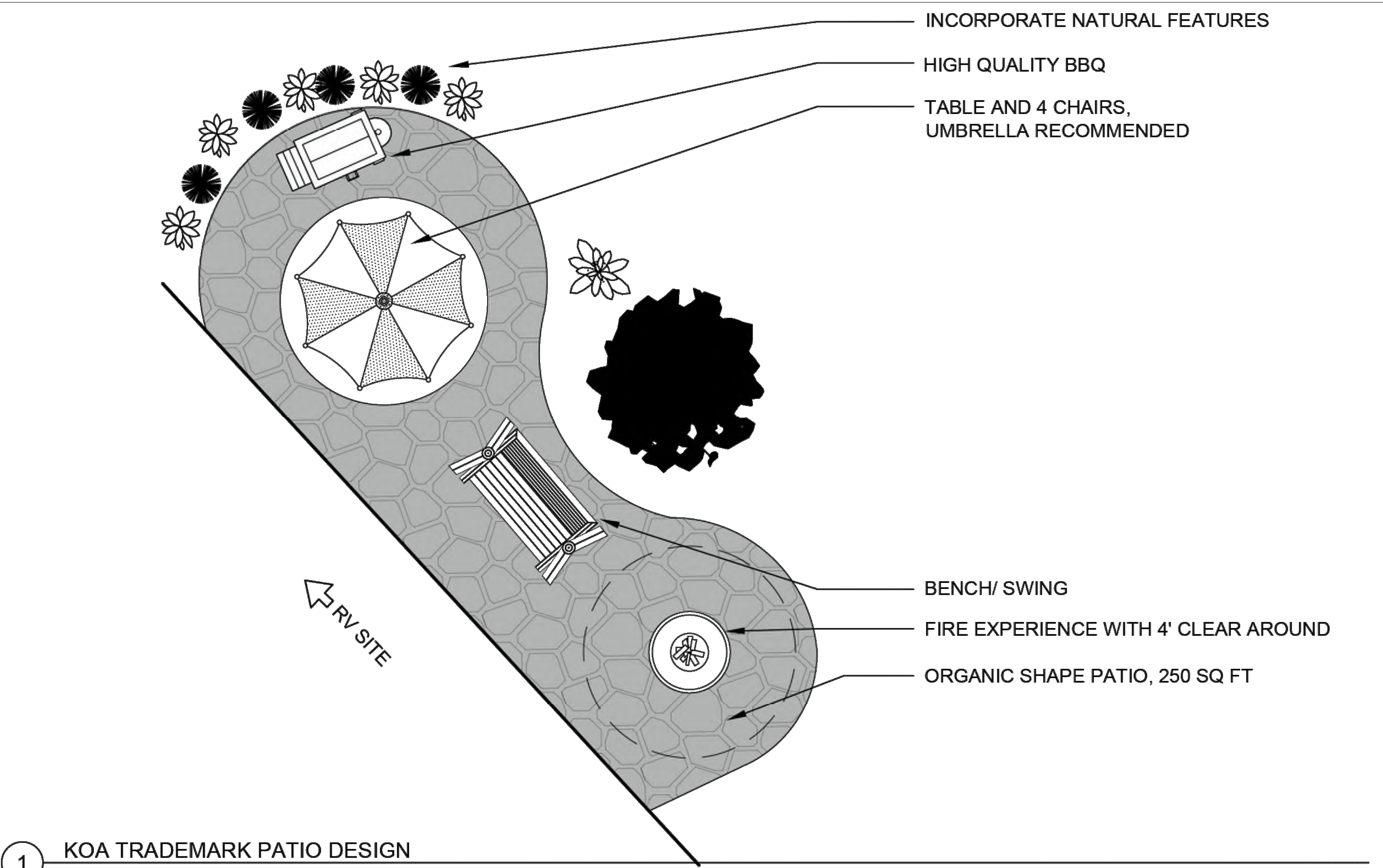
No.	Submittal / Revision	Date
1	GENERAL DEVELOPMENT PLAN	05/21/26
2	GENERAL DEVELOPMENT PLAN-REV#1	06/03/26





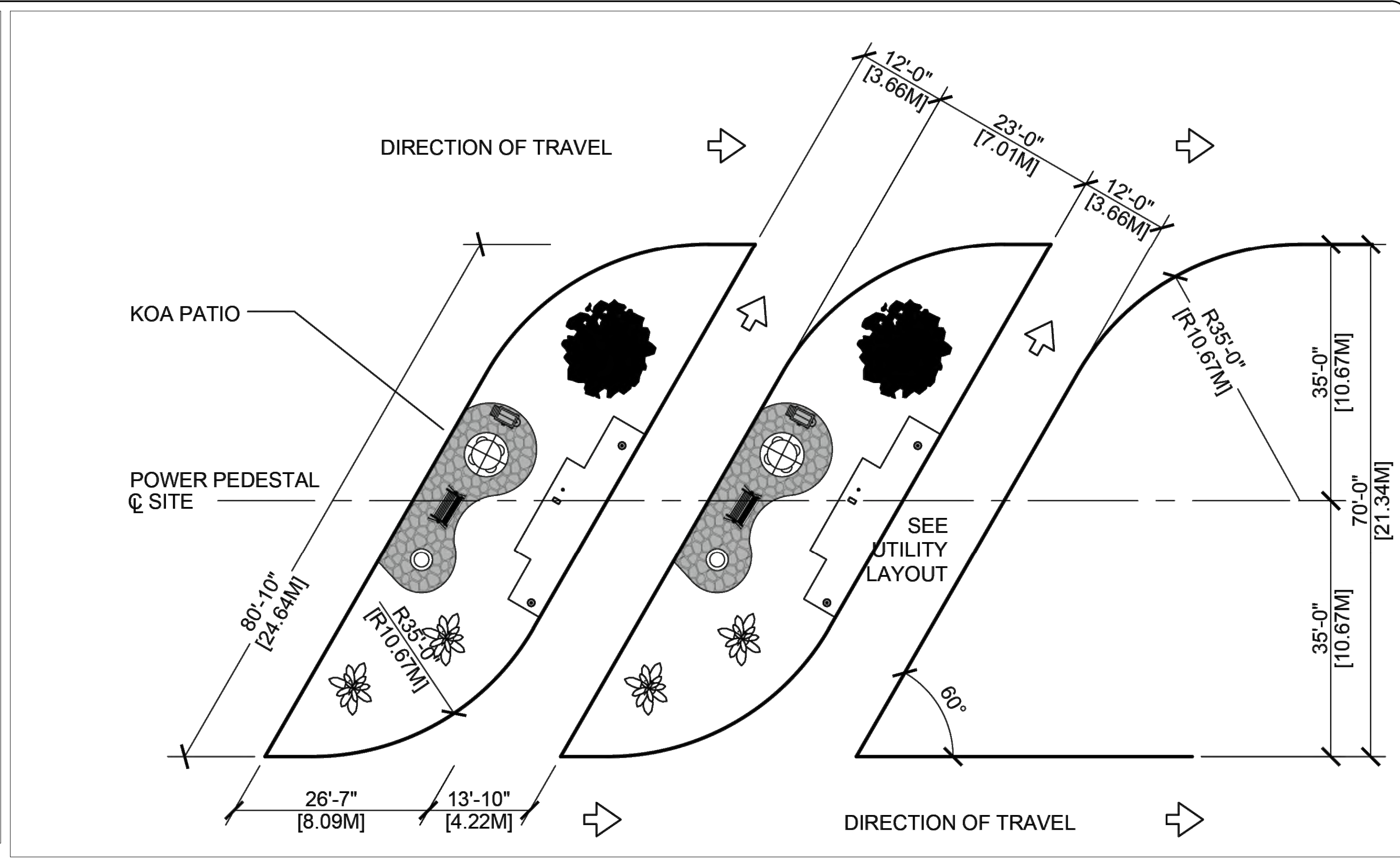
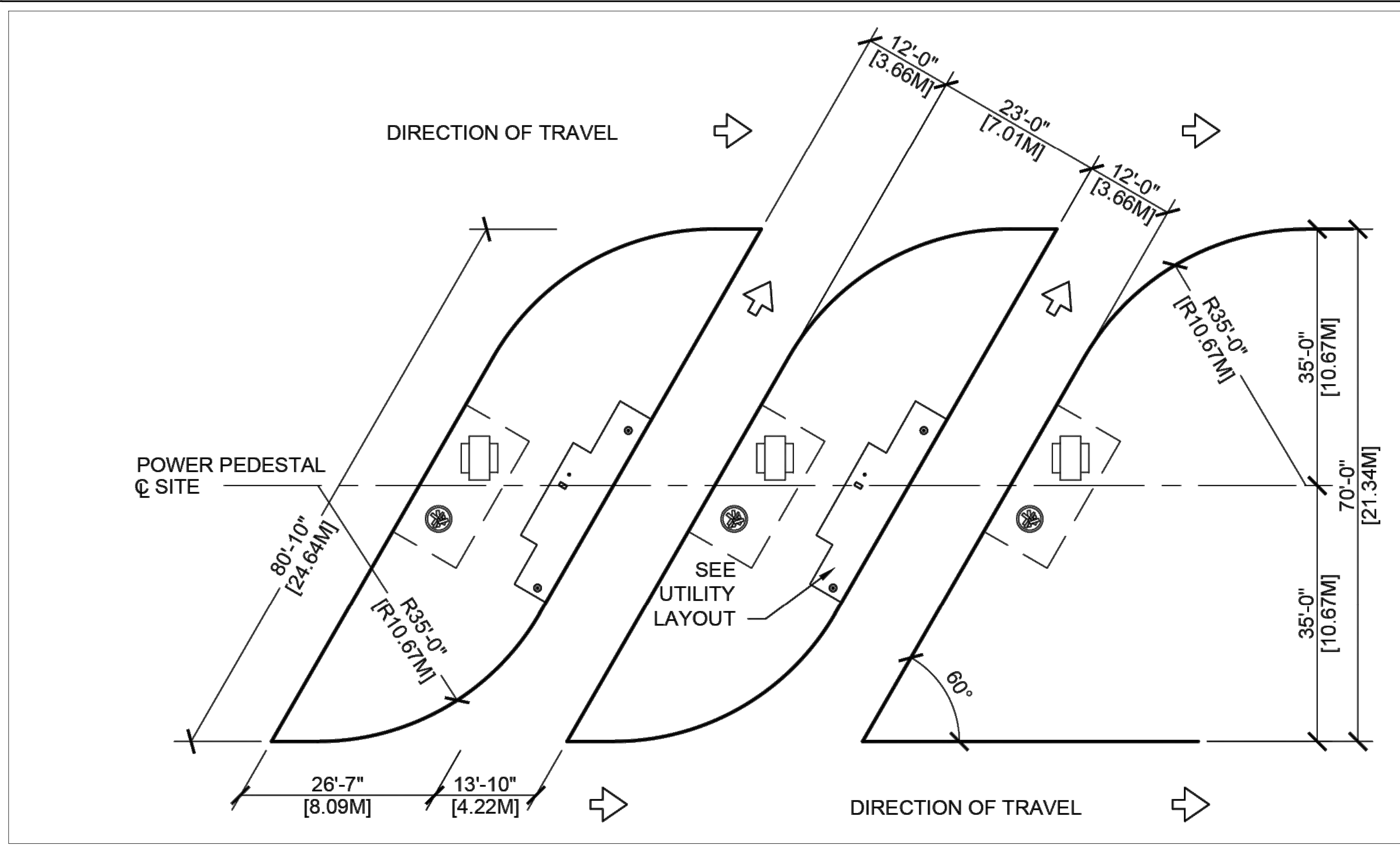
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NOTES:
1. REFER TO KOA PATIO SITE FIELD GUIDE AND EKAMP PAW PEN CRITERIA FOR COMPLETE INFORMATION.

NOT TO SCALE



No.	Revision	Submittal / Revision	Date
1	GENERAL DEVELOPMENT PLAN		05/21/26
2	GENERAL DEVELOPMENT PLAN-REV#1		06/03/26

SCHEMATIC
DRAWINGS REVIEW
SET

RACEY
ENGINEERING, P.L.L.C.

312 WEST MAIN ST., P.O. BOX 387
LEWIS, MISSISSIPPI 39341
PH: (601) 743-9227 • FAX: (601) 743-6118

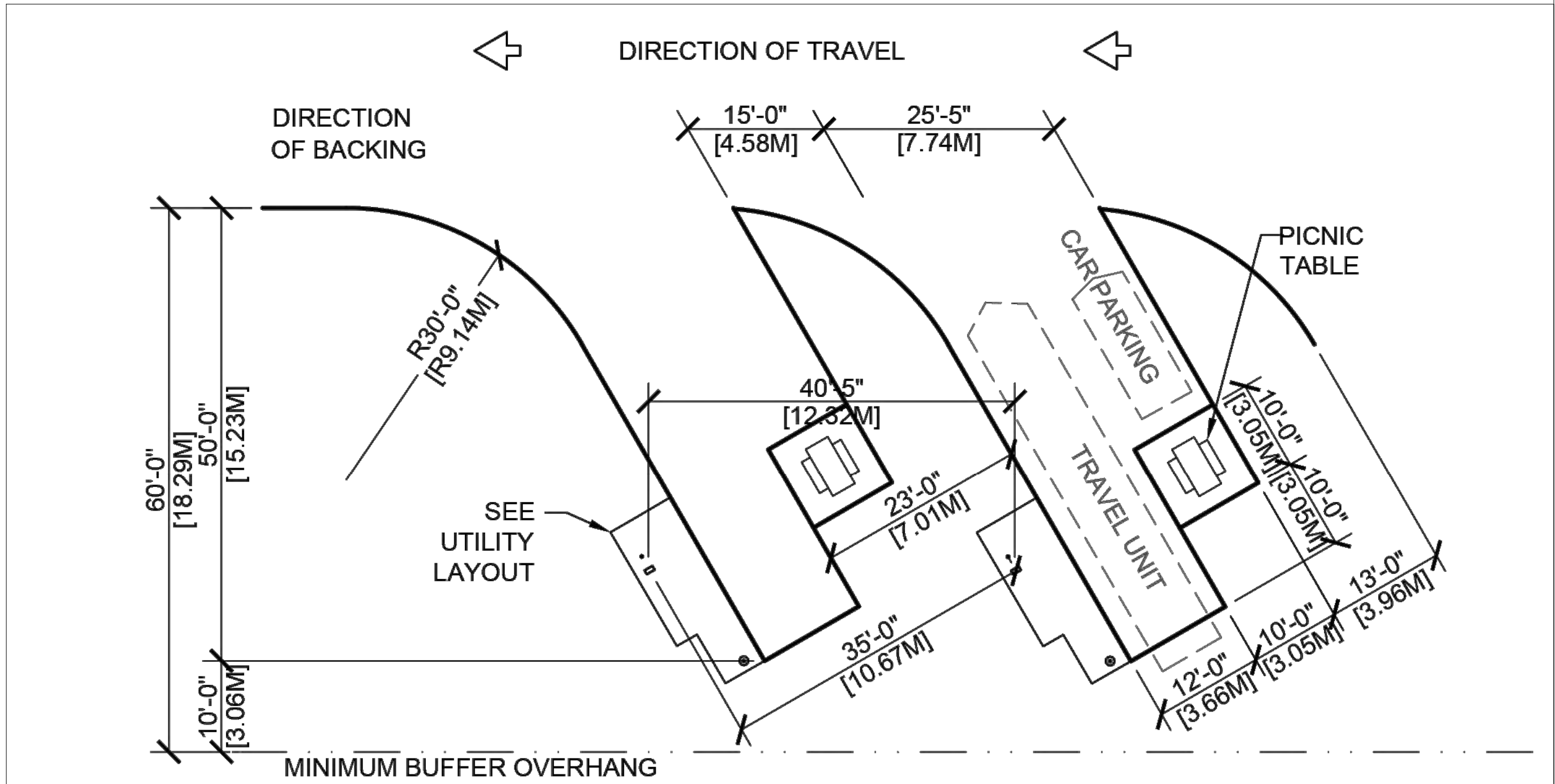
DESIGNED:BBN DRAWN:BBN CHECKED:TSA

HAWK PEAK RV RESORT
DETAILS
GENERAL DEVELOPMENT PLAN
PAGE COUNTY
RACEY PROJECT NUMBER: 10444 PUBLISH DATE: 6/5/2026

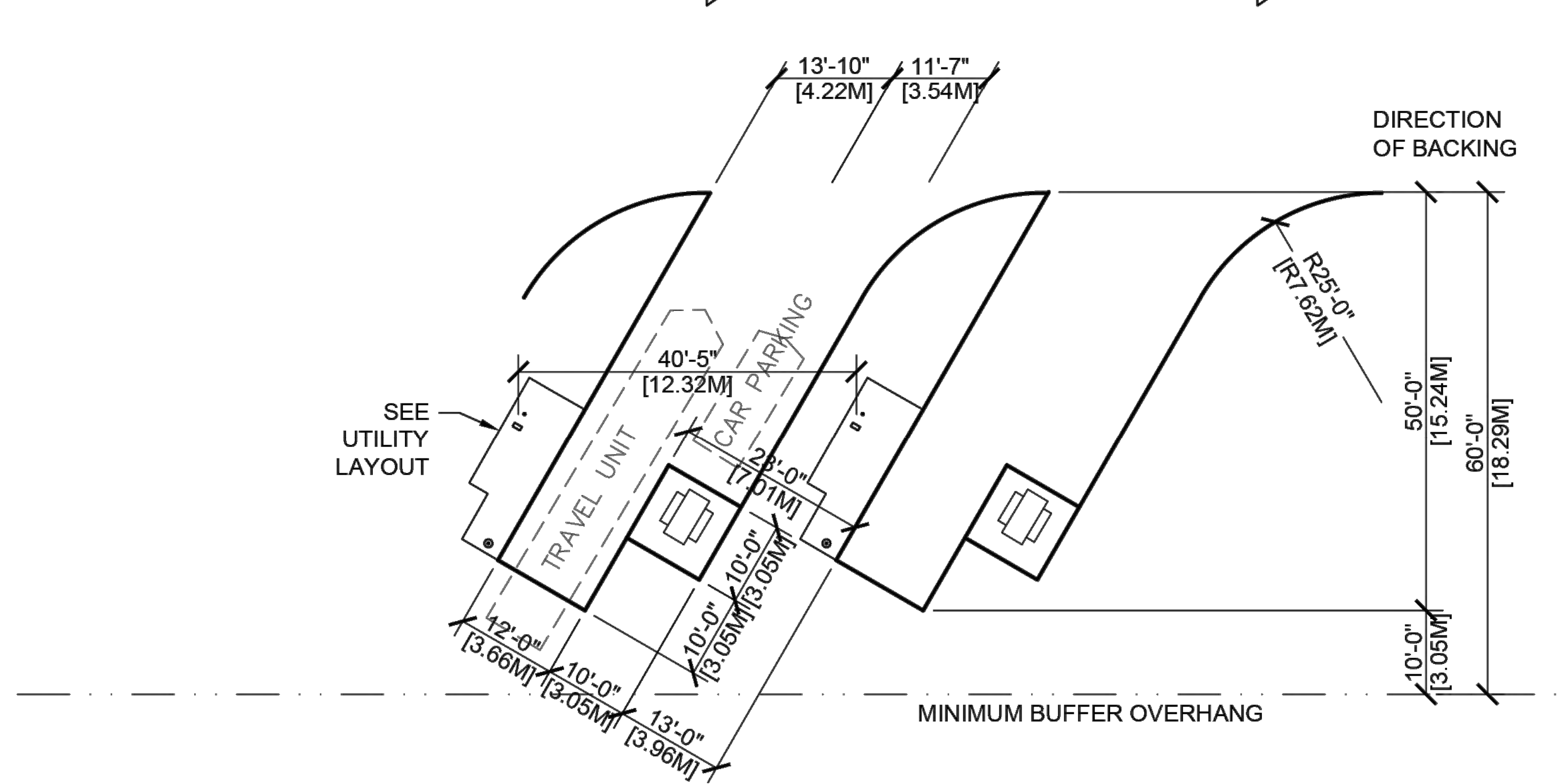
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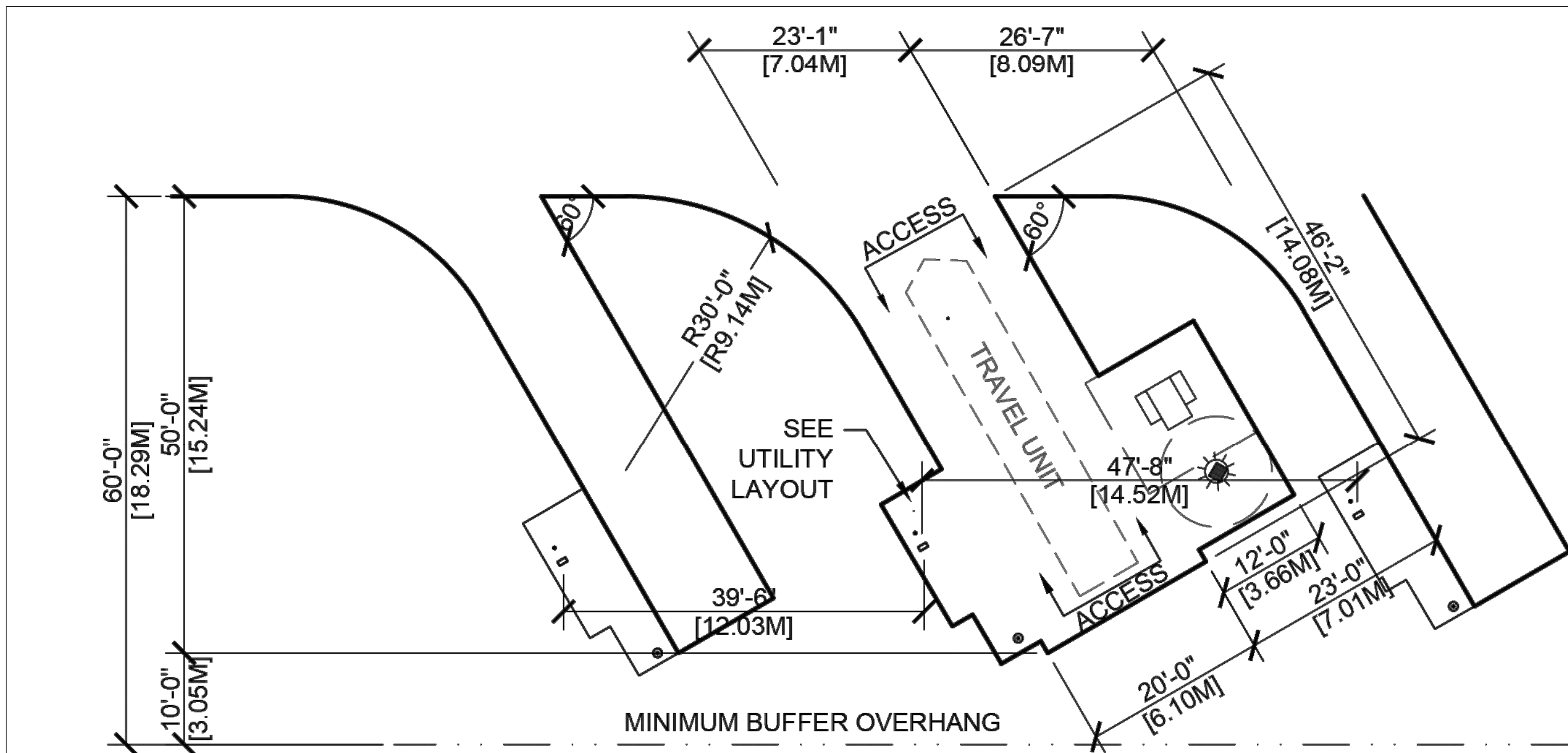
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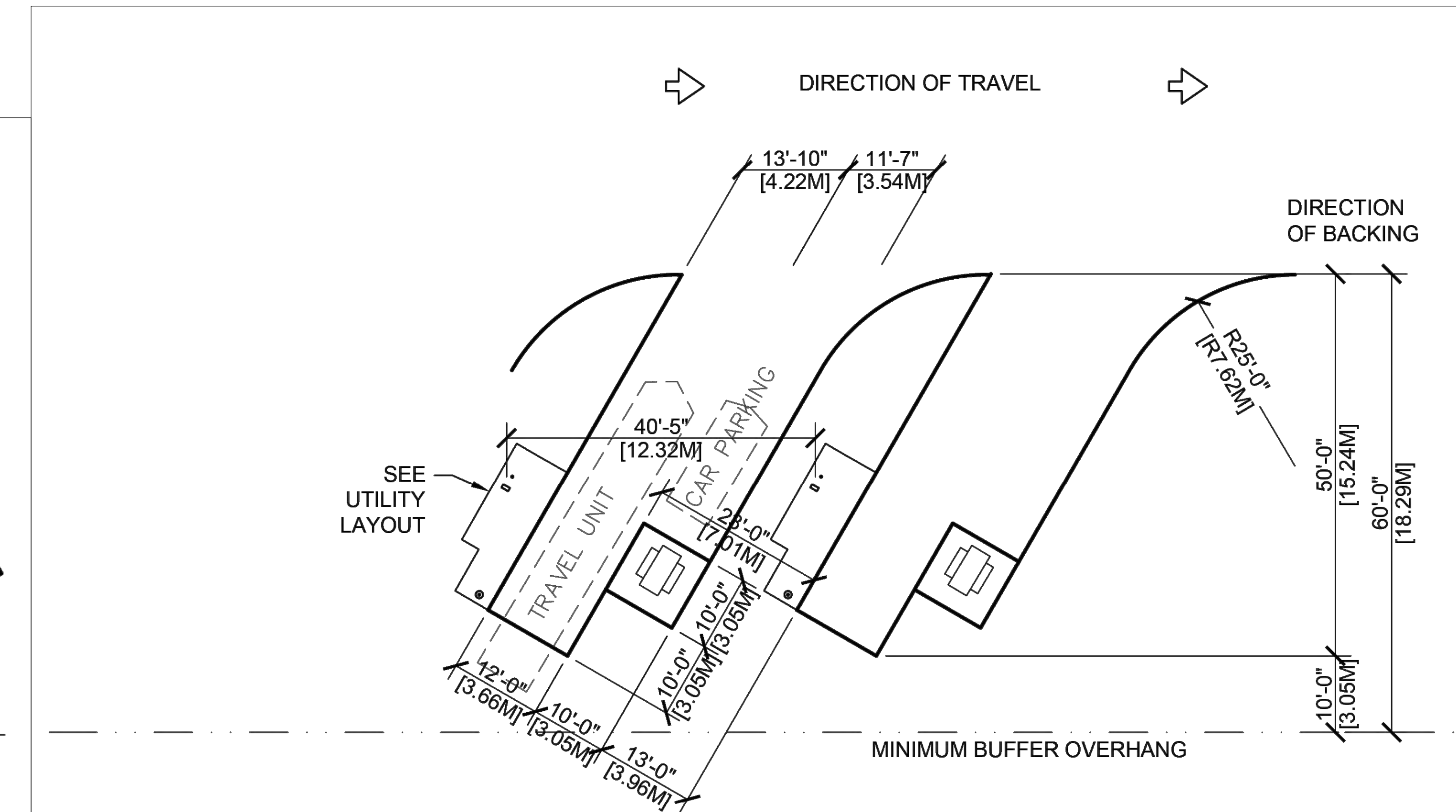
1 VEHICLE/RV BACK-IN SITE 12' + 23' - 60°



1 VEHICLE/RV REVERSE BACK-IN SITE 12' + 23' - 60°



1 ACCESSIBLE BACK-IN SITE 20' + 23' - 60°



1 VEHICLE/RV REVERSE BACK-IN SITE 12' + 23' - 60°

No.	Submittal / Revision	Date
1	GENERAL DEVELOPMENT PLAN	05/21/26
2	GENERAL DEVELOPMENT PLAN-REV#1	06/03/26
3		
4		
5		
6		

SCHEMATIC
DRAWINGS REVIEW
SET



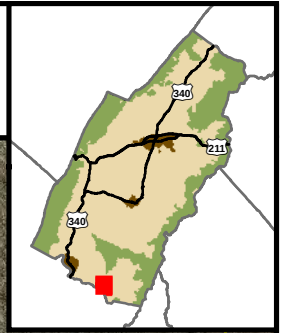
312 WEST MAIN ST., P.O. BOX 387
LAKE CHARLES, LA 70601
PH: (504) 743-9227 • FAX: (504) 743-6118
DESIGNED:BBN DRAWN:BBN CHECKED:ISA

HAWK PEAK RV RESORT
DETAILS
GENERAL DEVELOPMENT PLAN
PAGE COUNTY

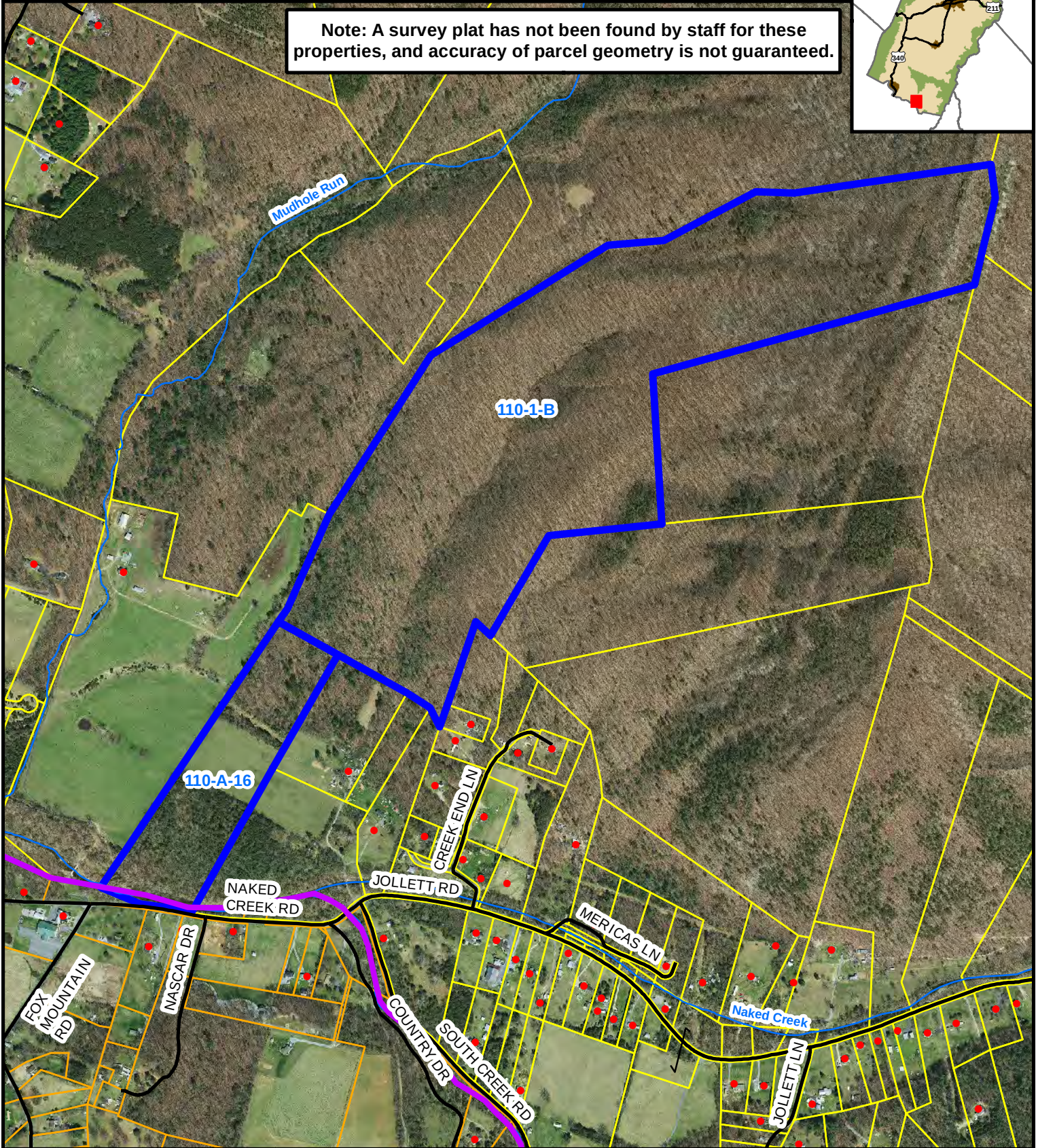
RACEY PROJECT NUMBER: 10444 PUBLISH DATE: 6/5/2026



Tax Map ID 110-A-16 and 110-1-B Aerial



Note: A survey plat has not been found by staff for these properties, and accuracy of parcel geometry is not guaranteed.



Legend

- Addresses
- Roads
- Streams
- Tax Map ID 110-A-16 and 110-1-B
- Other Lots
- Parcels (Rockingham County)
- Page County Line

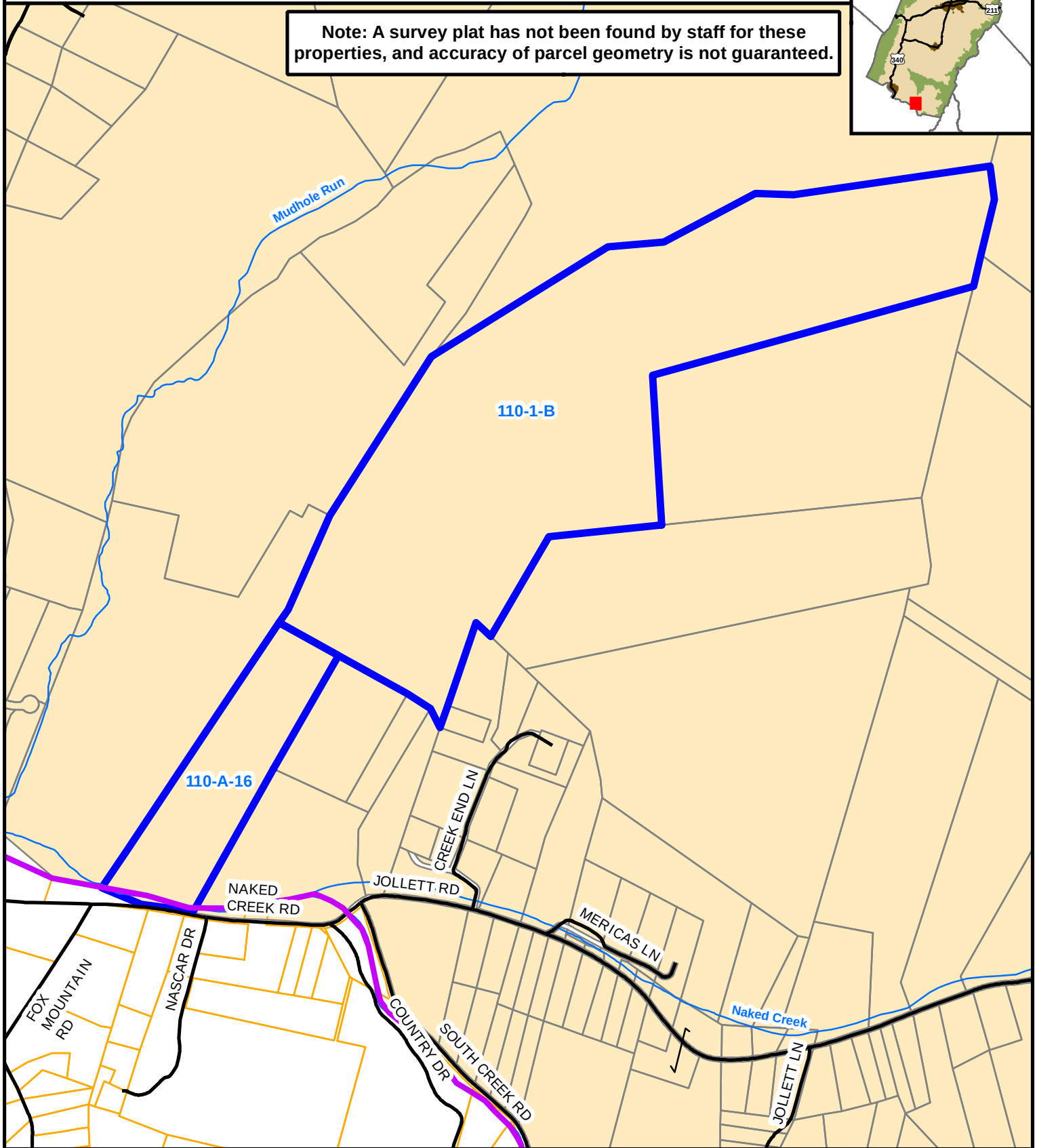
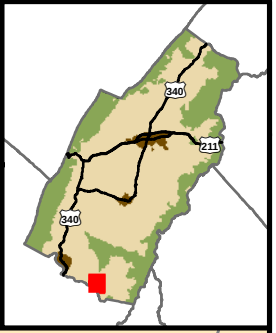
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May 5, 2026
Page County GIS Department
2022 VGIN Aerial Imagery
Reference Use Only
Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.



Tax Map ID 110-A-16 and 110-1-B Zoning

Note: A survey plat has not been found by staff for these properties, and accuracy of parcel geometry is not guaranteed.



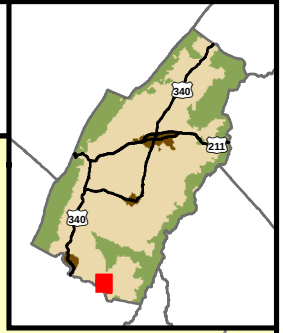
Legend

- Roads
- Streams
- Page County Line
- Tax Map ID 110-A-16 and 110-1-B
- Other Lots
- Parcels (Rockingham County)
- Current Zoning
- Agricultural
- Woodland-Conservation (none in area shown)

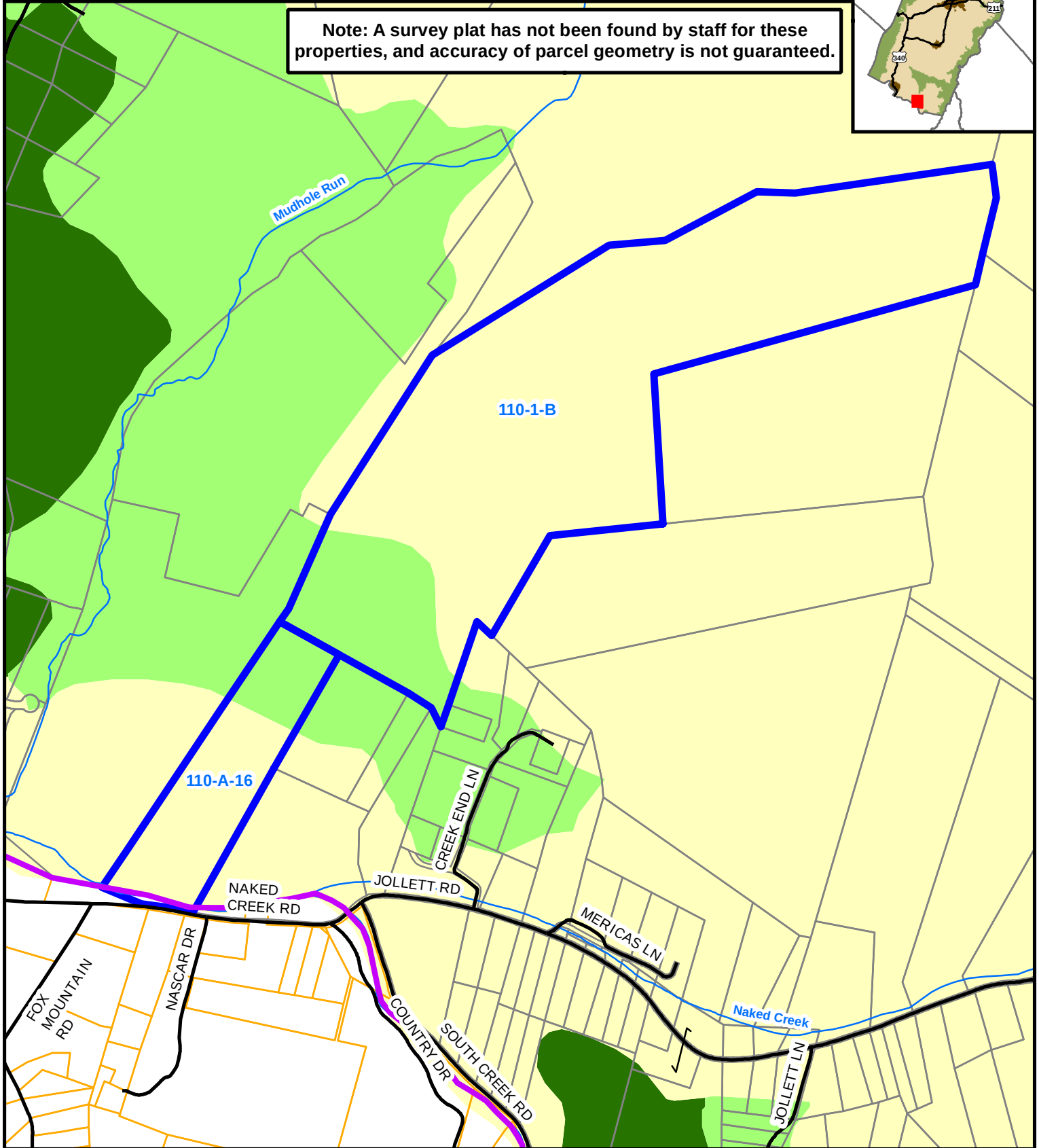
May 5, 2026
Corrected: June 24, 2026
Page County GIS Department
Reference Use Only
Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.



Tax Map ID 110-A-16 and 110-1-B Farmland



Note: A survey plat has not been found by staff for these properties, and accuracy of parcel geometry is not guaranteed.



Legend

- Roads
- Streams
- Page County Line
- Tax Map ID 110-A-16 and 110-1-B Farmland
- Other Lots
- Parcels (Rockingham County)
- Prime Farmland
- Farmland of Statewide Importance
- Moderate Farmland

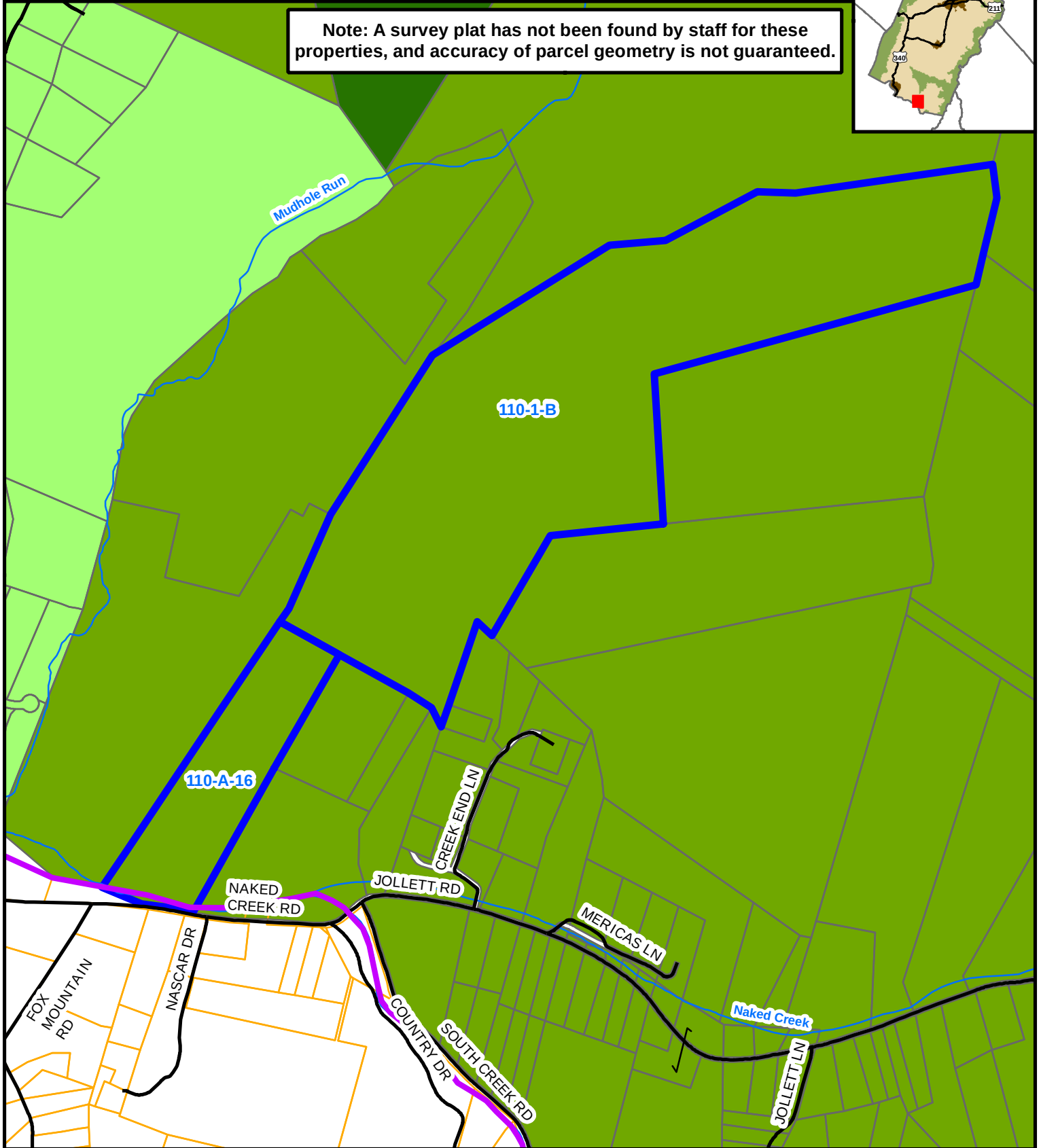
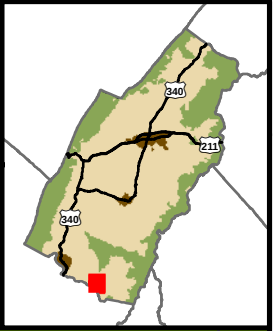
May 5, 2026
Page County GIS Department

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Tax Map ID 110-A-16 and 110-1-B Protection Tiers

Note: A survey plat has not been found by staff for these properties, and accuracy of parcel geometry is not guaranteed.



Legend

- Roads
- Streams
- Page County Line
- Tax Map ID 110-A-16 and 110-1-B
- Other Lots
- Parcels (Rockingham County)
- Protection Tiers**
 - Agricultural Protection Tier
 - Environmental Preservation Tier
 - National Park / Forest Tier

0 600 1,200 2,400 Feet

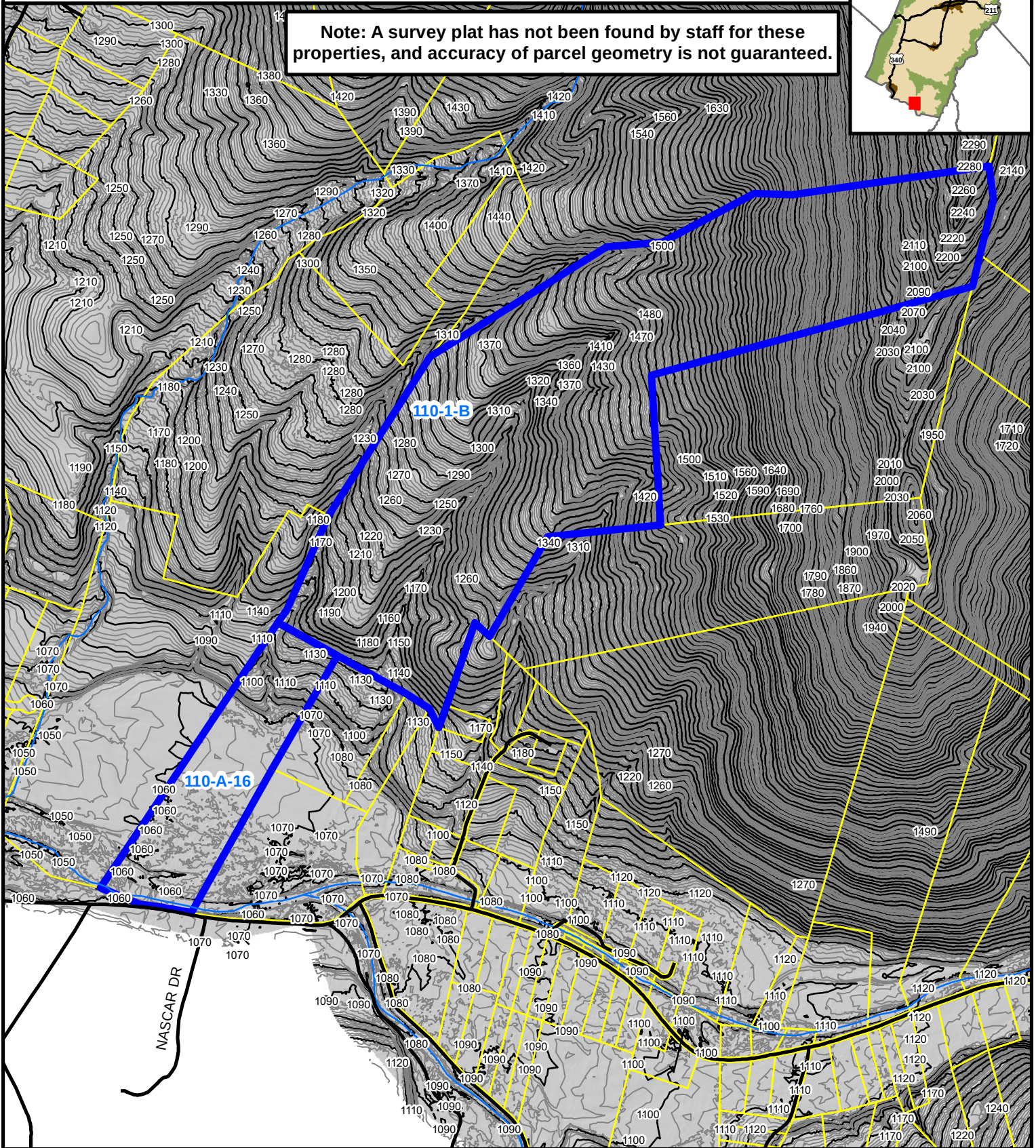
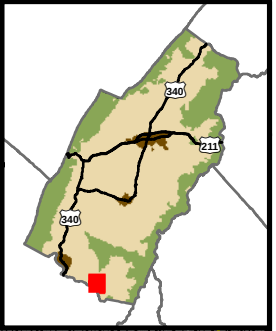
May 5, 2026
Page County GIS Department

Reference Use Only
Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.



Tax Map ID 110-A-16 and 110-1-B Elevation Contours

Note: A survey plat has not been found by staff for these properties, and accuracy of parcel geometry is not guaranteed.



Legend

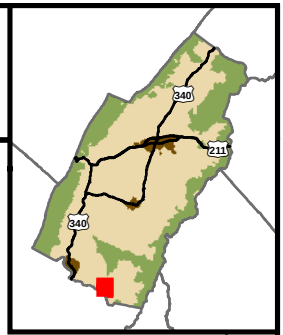
- Roads
- Streams
- 110-A-16** Tax Map ID 110-A-16 and 110-1-B
- Other Lots

0 600 1,200 2,400 Feet

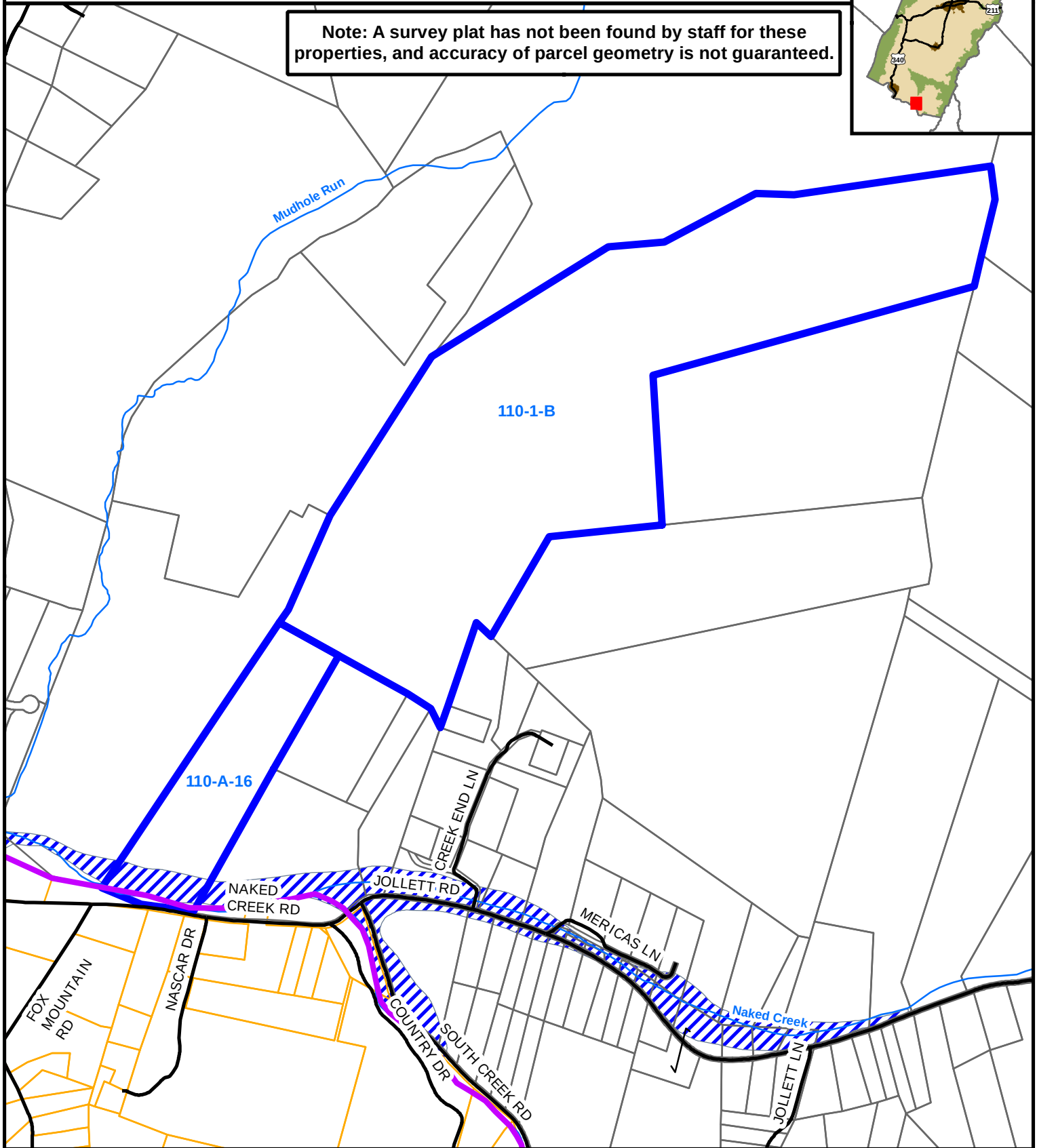
April 17, 2026
Page County GIS Department
Hillshade/Contours Derived from 2015 USGS LIDAR
Reference Use Only
Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.



Tax Map ID 110-A-16 and 110-1-B FEMA Flood Zone



Note: A survey plat has not been found by staff for these properties, and accuracy of parcel geometry is not guaranteed.



0 500 1,000 2,000 Feet

Legend

- Roads
- Streams
- Page County Line
- Tax Map ID 110-A-16 and 110-1-B
- Other Lots
- Parcels (Rockingham County)
- ▨ 100 Year FEMA Flood Zone

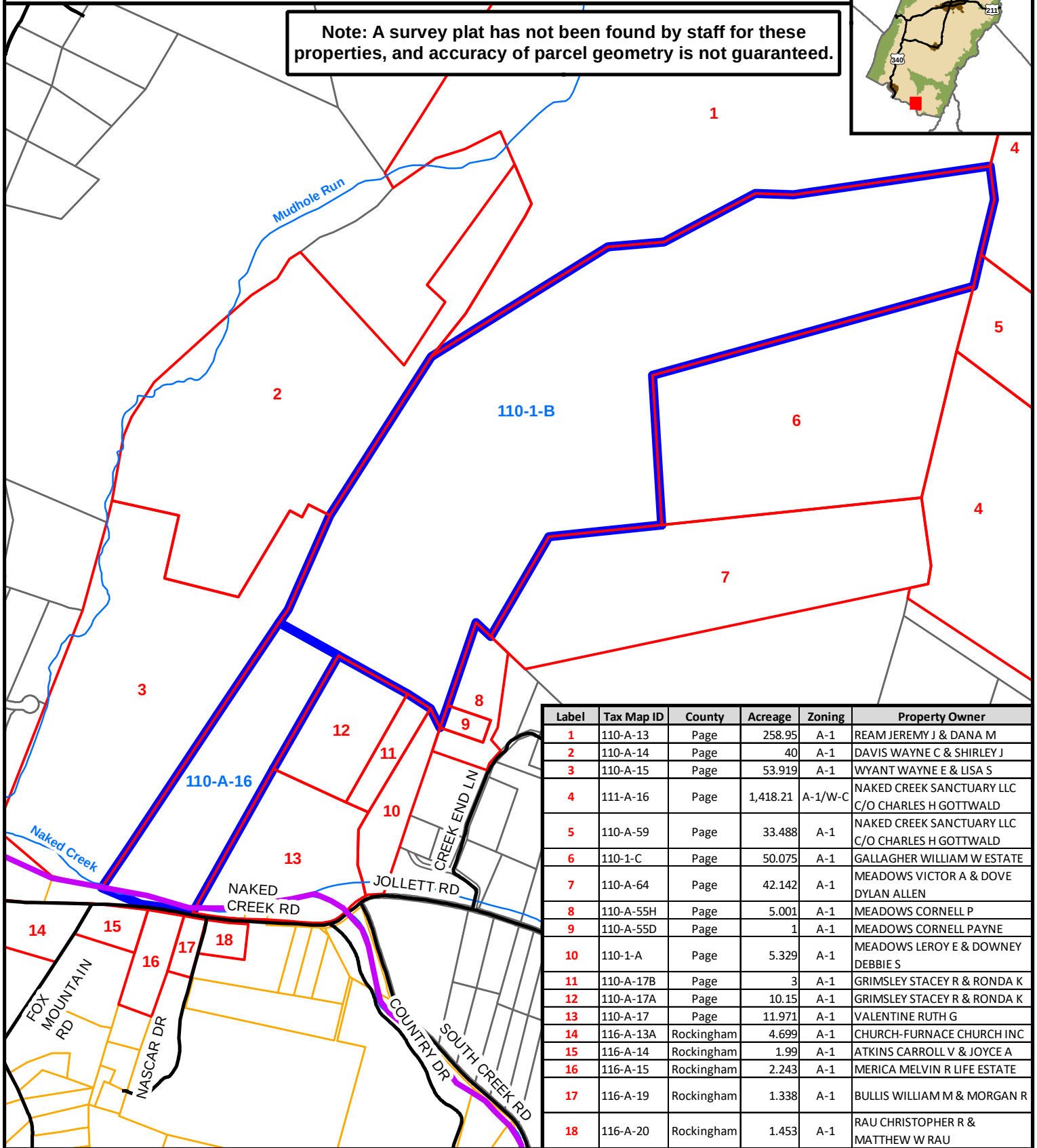
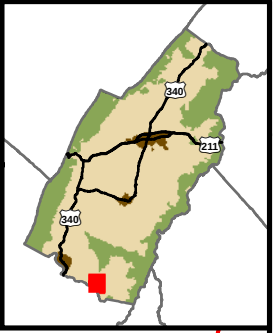
May 5, 2026
Page County GIS Department

Reference Use Only
Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.



Tax Map ID 110-A-16 and 110-1-B Neighboring Properties

Note: A survey plat has not been found by staff for these properties, and accuracy of parcel geometry is not guaranteed.



Label	Tax Map ID	County	Acreage	Zoning	Property Owner
1	110-A-13	Page	258.95	A-1	REAM JEREMY J & DANA M
2	110-A-14	Page	40	A-1	DAVIS WAYNE C & SHIRLEY J
3	110-A-15	Page	53.919	A-1	WYANT WAYNE E & LISA S
4	111-A-16	Page	1,418.21	A-1/W-C	NAKED CREEK SANCTUARY LLC C/O CHARLES H GOTTWALD
5	110-A-59	Page	33.488	A-1	NAKED CREEK SANCTUARY LLC C/O CHARLES H GOTTWALD
6	110-1-C	Page	50.075	A-1	GALLAGHER WILLIAM W ESTATE
7	110-A-64	Page	42.142	A-1	MEADOWS VICTOR A & DOVE DYLAN ALLEN
8	110-A-55H	Page	5.001	A-1	MEADOWS CORNELL P
9	110-A-55D	Page	1	A-1	MEADOWS CORNELL PAYNE
10	110-1-A	Page	5.329	A-1	MEADOWS LEROY E & DOWNEY DEBBIE S
11	110-A-17B	Page	3	A-1	GRIMSLEY STACEY R & RONDA K
12	110-A-17A	Page	10.15	A-1	GRIMSLEY STACEY R & RONDA K
13	110-A-17	Page	11.971	A-1	VALENTINE RUTH G
14	116-A-13A	Rockingham	4.699	A-1	CHURCH-FURNACE CHURCH INC
15	116-A-14	Rockingham	1.99	A-1	ATKINS CARROLL V & JOYCE A
16	116-A-15	Rockingham	2.243	A-1	MERICA MELVIN R LIFE ESTATE
17	116-A-19	Rockingham	1.338	A-1	BULLIS WILLIAM M & MORGAN R
18	116-A-20	Rockingham	1.453	A-1	RAU CHRISTOPHER R & MATTHEW W RAU

Legend

- Roads
- Streams
- Page County Line
- Neighboring Properties
- Tax Map ID 110-A-16 and 110-1-B
- Other Lots
- Parcels (Rockingham County)

0 600 1,200 2,400 Feet

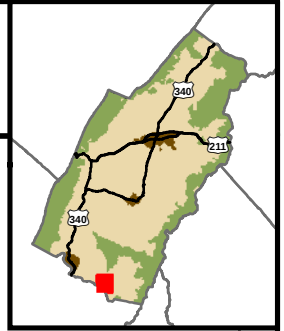
May 5, 2026
Corrected June 24, 2026
Page County GIS Department
Reference Use Only
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Tax Map ID	County	Acreage	Zoning	Property Owner	Physical Address	Mailing Address	M City	M State	M Zip
110-A-13	Page	258.95	A-1	REAM JEREMY J & DANA M		633 E F ST	ELKTON	VA	22827
110-A-14	Page	40.0	A-1	DAVIS WAYNE C & SHIRLEY J		1745 SAMUELS RD	ELKTON	VA	22827
110-A-15	Page	53.919	A-1	WYANT WAYNE E & LISA S	19899 NAKED CREEK RD	19899 NAKED CREEK RD	ELKTON	VA	22827
111-A-16	Page	1,418.21	A-1/W-C	NAKED CREEK SANCTUARY LLC C/O CHARLES H GOTTWALD		9030 STONY POINT PKWY STE 170	RICHMOND	VA	23235
110-A-59	Page	33.488	A-1	NAKED CREEK SANCTUARY LLC C/O CHARLES H GOTTWALD		9030 STONY POINT PKWY STE 170	RICHMOND	VA	23235
110-1-C	Page	50.075	A-1	GALLAGHER WILLIAM W ESTATE		5710 GLOSTER RD	BETHESDA	MD	20816
110-A-64	Page	42.142	A-1	MEADOWS VICTOR A & DOVE DYLAN ALLEN		156 CREEK END LN	ELKTON	VA	22827
110-A-55H	Page	5.001	A-1	MEADOWS CORNELL P	169 CREEK END LN	173 CREEK END LN	ELKTON	VA	22827
110-A-55D	Page	1.0	A-1	MEADOWS CORNELL PAYNE	173 CREEK END LN	173 CREEK END LN	ELKTON	VA	22827
110-1-A	Page	5.329	A-1	MEADOWS LEROY E & DOWNEY DEBBIE S	455 JOLLETT RD	455 JOLLETT RD	ELKTON	VA	22827
110-A-17B	Page	3.0	A-1	GRIMSLEY STACEY R & RONDA K		PO BOX 11	SHENANDOAH	VA	22849
110-A-17A	Page	10.150	A-1	GRIMSLEY STACEY R & RONDA K	451 JOLLETT RD	PO BOX 11	SHENANDOAH	VA	22849
110-A-17	Page	11.971	A-1	VALENTINE RUTH G		3069 DOVER DR	ROANOKE	VA	24018
116-A-13A	Rockingham	4.699	A-1	CHURCH-FURNACE CHURCH INC	4611 FOX MOUNTAIN RD	PO BOX 65	ELKTON	VA	22827
116-A-14	Rockingham	1.990	A-1	ATKINS CARROLL V & JOYCE A	4634 FOX MOUNTAIN RD	4634 FOX MOUNTAIN RD	ELKTON	VA	22827
116-A-15	Rockingham	2.243	A-1	MERICA MELVIN R LIFE ESTATE	19968 NAKED CREEK RD	19968 NAKED CREEK RD	ELKTON	VA	22827
116-A-19	Rockingham	1.338	A-1	BULLIS WILLIAM M & MORGAN R	4549 NASCAR DR	4549 NASCAR DR	ELKTON	VA	22827
116-A-20	Rockingham	1.453	A-1	RAU CHRISTOPHER R & MATTHEW W RAU	20064 NAKED CREEK RD	2007 15TH N STE 7	ARLINGTON	VA	22201



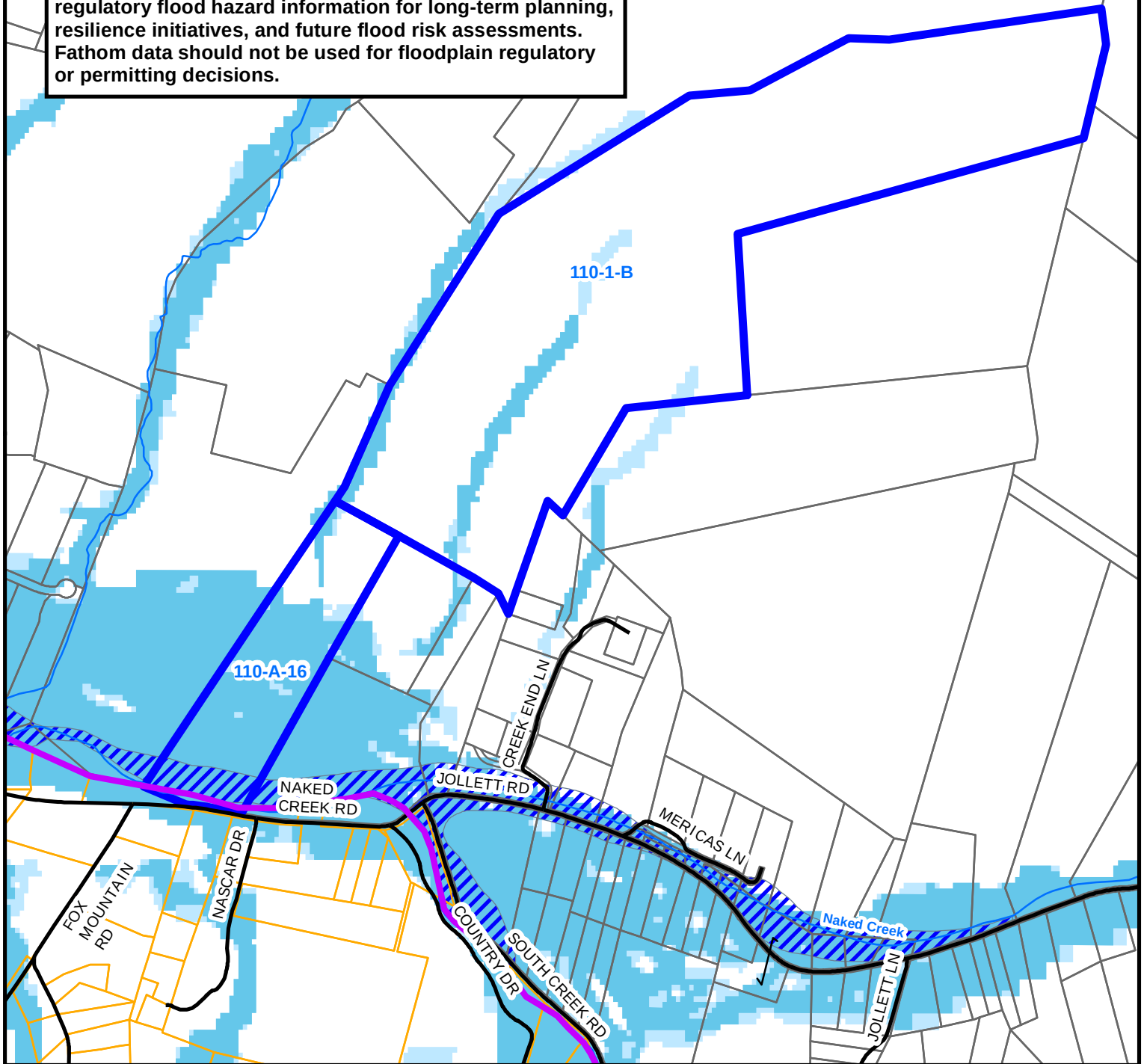
Tax Map ID 110-A-16 and 110-1-B

Fathom 100-yr Flood Extents



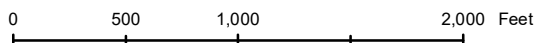
Note: A survey plat has not been found by staff for these properties, and accuracy of parcel geometry is not guaranteed.

Fathom maps are created using data and methodologies that differ from those used to produce locally adopted regulatory Flood Insurance Rate Maps (FIRMs). As non-regulatory data, they are intended to complement regulatory flood hazard information for long-term planning, resilience initiatives, and future flood risk assessments. Fathom data should not be used for floodplain regulatory or permitting decisions.



Legend

- Page County Line
- Roads
- Streams
- Tax Map ID 110-A-16 and 110-1-B
- Other Lots
- Parcels (Rockingham County)
- 100 Year FEMA Flood Zone
- Fathom 1% AEP (100-yr) Flood Extent
- Fathom 0.2% AEP (500-yr) Flood Extent



July 9, 2026
Page County GIS Department

Reference Use Only
Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.

TRAFFIC ANALYSIS PREPARED FOR HAWK PEAK RV PARK

Turn Lane Warrant Analysis
ROCKINGHAM COUNTY, VA



2122 Carolina Ave SW

Roanoke, VA 24014

Project Number: 25-0153

Table of Contents

SECTION 1: INTRODUCTION.....	1
SECTION 2: EXISTING CONDITIONS	1
SECTION 3: INTRODUCTION.....	1
SECTION 4: CONCLUSION	4

Appendices

Appendix A:	EXISTING TRAFFIC DATA
Appendix B:	TRIP GENERATION CALCULATIONS
Appendix C:	LEFT/RIGHT WARRANT ANALYSIS

SECTION 1: INTRODUCTION

This study was completed by Parker Design Group, Inc. (PDG) for a proposed recreational vehicle (RV) park in Rockingham County, Virginia to determine the trips generated for the site and to determine if a right/left turn lanes is warranted for the proposed development to be located on 82-759 (Naked Creek Rd) Included herein is a description of the analysis completed and conclusions made by PDG.

SECTION 2: EXISTING CONDITIONS

Existing Traffic Data – Naked Creek Rd

VDOT published traffic data available represented traffic along Naked Creek Rd from 82-609 to the Page County Line. This section is 2 lanes with a posted speed limit of 45 mph. The VDOT published traffic data has been included in Appendix A along with the computations that resulted in the following:

Annual Average Daily Traffic	AADT:	760
Peak Hour Factor	K:	.096
Peak Hour Traffic Volume (Calculated)	PHV:	73
Peak Directional Factor	D:	0.7342
Peak Hour Directional Volume (Calculated)		54

Existing Site Trip Generation

The existing site is utilized as vacant, generating a negligible amount of traffic.

SECTION 3: INTRODUCTION

Proposed Site Trip Generation

The proposed development will serve as a Campground/RV Park (416) – which generates on Occupied Campsites. The 10th Edition ITE Trip Generation values stated below are used to generate the proposed trips.

Per Seat:		
Weekday:	0.00	trips per day
Saturday:	0.00	trips per day
Sunday:	0.00	trips per day
AM Peak Hour:	0.21	trips per hour
Weekday AM:	0.25	trips per hour
PM Peak Hour:	0.27	trips per hour
Weekday PM:	0.41	trips per hour
Sat. Peak Hour:	0.00	trips per hour
Sun. Peak Hour:	0.00	trips per hour

The proposed trips entering/exiting the site are as follows:

Proposed Trips for New Development	
0	Weekday
0	Saturday
0	Sunday
40	Peak Hour AM (7-9)
48	AM
51	Peak Hour PM (4-6)
78	PM
0	per hour (Saturday)
0	per hour (Sunday)

Proposed Directional Splits

Directional volumes were determined for left and right turn movements or Weekday AM and PM peak hours by applying the following:

- Directional volumes were determined for left and right turn movements for Weekday AM and PM peak hours by applying the following:
 - Directional Split of traffic accessing the proposed use:
 - 25% traveling to the site from the east
 - 75% traveling to the site from the west
- Entering/Exiting Split: The ITE Trip Generation Manual specifies the splits for this use is as follows:
 - Weekday Peak Hour AM Adjacent Traffic: 36% entering / 64% Exiting
 - Weekday Peak Hour PM Adjacent Traffic: 62% entering / 38% Exiting
 - Saturday Peak Hour Generator: N/A
 - Sunday Peak Hour Generator: N/A

Turning Movements for Design

Applying the ITE Trips generated and the directional splits for the proposed development, the turning trips for use in evaluating the left turn and right turn lane warrants were calculated as follows:

Right Turn Analysis

Determine Peak Hour Volume Turning Right into Site during PM Peak Hour			
Directional Split for PM Peak:	Entering	0.62	(from ITE Manual)
	Exiting	0.38	(from ITE Manual)
Generated PM Peak Hour Traffic:		78	(from Trip Generation Calcs)
Trips Entering Site:		48	
Split for Right Turns into Site:		0.25	
Calculated Right Turn Volume:		12	vph
Approaching Volume:		54	vph
Determine Peak Hour Volume Turning Right into Site during AM Peak Hour			
Directional Split for AM Peak:	Entering	0.36	(from ITE Manual)
	Exiting	0.64	(from ITE Manual)
Generated AM Peak Hour Traffic:		48	(from Trip Generation Calcs)
Trips Entering Site:		17	
Split for Right Turns into Site:		0.25	
Calculated Right Turn Volume:		4	vph
Approaching Volume:		54	vph

Right Turn Lane Warrant Analysis & Recommendation

Entering the parameters into Figure 3-26 *"Warrants for Right Turn Treatment (2-Lane Highway)"*, using the A.M. right-turn volume of 4 vph and approach volume of 54 vph, results in a taper and right-turn lane not being required. The VDOT warrant figures are found in Appendix C.

Left Turn Analysis

Determine Peak Hour Volume Turning Left into Site during PM Peak Hour			
Directional Split for PM Peak:	Entering	0.62	(from ITE Manual)
	Exiting	0.38	(from ITE Manual)
Generated PM Peak Hour Traffic:		78	(from Trip Generation Calcs)
Trips Entering Site:		48	
Split for Left Turns into Site:		0.75	
Calculated Left Turn Volume:		36	vph
Advancing Volume:		54	vph
Opposing Volume:		19	vph
% Left Turn Volume (L):		68	%

Determine Peak Hour Volume Turning Left into Site during AM Peak Hour			
Directional Split for AM Peak:	Entering	0.36	(from ITE Manual)
	Exiting	0.64	(from ITE Manual)
Generated AM Peak Hour Traffic:		48	(from Trip Generation Calcs)
Trips Entering Site:		17	
Split for Left Turns into Site:		0.75	
Calculated Left Turn Volume:		13	vph
Advancing Volume:		54	vph
Opposing Volume:		19	vph
% Left Turn Volume (L):		24	%

Left Turn Lane Warrant Analysis & Recommendation

Entering the parameters into Figure 3-5 “Warrants for Left Turn Storage Lanes on Two-Lane Highways”, using the A.M. left-turn volume of 54 vph (V_L) and opposing volume of 19 vph (V_O), results in a left-turn lane not being required. The VDOT warrant figures are found in Appendix C.

SECTION 4: CONCLUSION

Based on estimations, assumptions, and calculations presented herein, the vehicle trips for the proposed development can be served with a low volume commercial entrance and the need for right turn lanes, left turn lanes, and tapers are not warranted.

Appendix A

EXISTING TRAFFIC DATA

Project Name: HAWK PEAK RV PARK
Tax / Parcel No(s): 110-1-B, 110-A-16

Analysis Dated: 6/18/2025
Plans Dated: *DATE*

Virginia Department of Transportation Traffic Operations Division 2023 Annual Average Daily Traffic Volume Estimates By Section of Route Rockingham Maintenance Area																							
Link ID	RNS Route Name	Route Label	Route Alias	Physical Jurisdiction	Maintenance Jurisdiction	Start Label	End Label	Link Length	AADT	AADT Quality	Percent 2 and 4 Tire Vehicles	Percent buses	Percent Single Unit Trucks 2 Axle	Percent Single Unit Trucks 3+ Axle	Percent Combination Trucks 1 Trailer	Percent Combination Trucks 2+ Trailer	Vehicle Classification Quality	K Factor	K Factor Quality	Direction Factor	AAWDT	AAWDT Quality	Data Date
406677	R-VA082SC00759NB	82-759 NB	Naked Creek Rd	082 Rockingham County	082 Rockingham County	82-609 Naked Creek Rd	.02 mile N Country Dr	0.290	760	G	97%	0%	1%	1%	0%	0%	C	0.0960	F	0.7342	760	G	2023
406677	R-VA082SC00759NB	82-759 NB	Naked Creek Rd	082 Rockingham County	082 Rockingham County	.02 mile N Country Dr	Page County Line	0.030	760	G	97%	0%	1%	1%	0%	0%	C	0.0960	F	0.7342	760	G	2023

Appendix B

TRIP GENERATION CALCULATIONS

Project Name: HAWK PEAK RV PARK
Tax / Parcel No(s): 110-1-B, 110-A-16

Analysis Dated: 6/18/2025
Plans Dated: *DATE*

Trip Generation Calculation

Hawk Peak RV Park



Date: 18-Jun-2025

WO #: 25-0153

By: DRD

Use Classification		Future Trips		Daily Trips vs. Sites			Calculated Daily Trips			Peak Hour Trips vs. Sites						Calculated Peak Hour Trips					
	ITE Use #	ITE Use Description	Sites	Weekday	Saturday	Sunday	Weekday	Saturday	Sunday	Weekday 7-9AM ¹	Weekday AM Gen.	Weekday 4-6PM ²	Weekday PM Gen.	Saturday	Sunday	Weekday 7-9AM ¹	Weekday AM Gen.	Weekday 4-6PM ²	Weekday PM Gen.	Saturday	Sunday
Campground/ RV Park	416	Campground/ RV Park	190				0	0	0	0.21	0.25	0.27	0.41			40	48	51	78	0	0
Totals							0	0	0							40	48	51	78	0	0

Existing Trips				Daily Trips vs. Sites			Calculated Daily Trips			Peak Hour Trips vs. Sites						Calculated Peak Hour Trips					
	ITE Use #	ITE Use Description	Sites	Weekday	Saturday	Sunday	Weekday	Saturday	Sunday	Weekday 7-9AM ¹	Weekday AM Gen.	Weekday 4-6PM ²	Weekday PM Gen.	Saturday	Sunday	Weekday 7-9AM ¹	Weekday AM Gen.	Weekday 4-6PM ²	Weekday PM Gen.	Saturday	Sunday
Vacant			0																		
Totals																					

Trip Increase		0	#VALUE!	0							40	48	51	78	0	0
---------------	--	---	---------	---	--	--	--	--	--	--	----	----	----	----	---	---

¹ Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9AM

² Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6PM

³ Trip Generation based on total square footage of use

###

ITE Trip Generation Manual requires caution when utilizing these values because of small data sets

###

ITE

Appendix C

LEFT/RIGHT WARRANT ANALYSIS

Project Name: HAWK PEAK RV PARK
Tax / Parcel No(s): 110-1-B, 110-A-16

Analysis Dated: 6/18/2025
Plans Dated: *DATE*

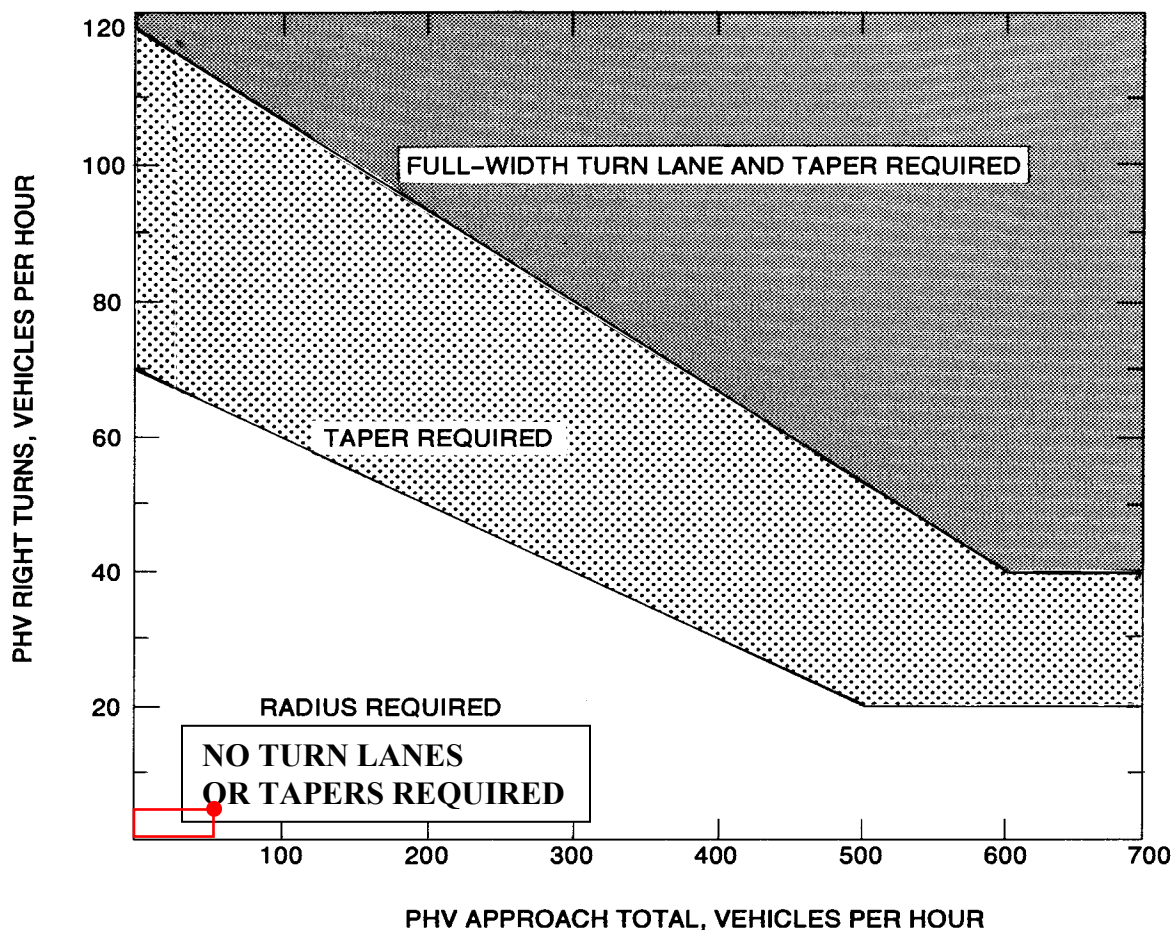


FIGURE 3-26 WARRANTS FOR RIGHT TURN TREATMENT (2-LANE HIGHWAY)

Appropriate Radius required at all Intersections and Entrances (Commercial or Private).

LEGEND

PHV - Peak Hour Volume (also Design Hourly Volume equivalent)

Adjustment for Right Turns

For posted speeds at or under 45 mph, PHV right turns > 40, and PHV total < 300.

Adjusted right turns = PHV Right Turns - 20

If PHV is not known use formula: $PHV = ADT \times K \times D$

K = the percent of AADT occurring in the peak hour

D = the percent of traffic in the peak direction of flow

Note: An average of 11% for K x D will suffice.

When right turn facilities are warranted, see [Figure 3-1](#) for design criteria.*

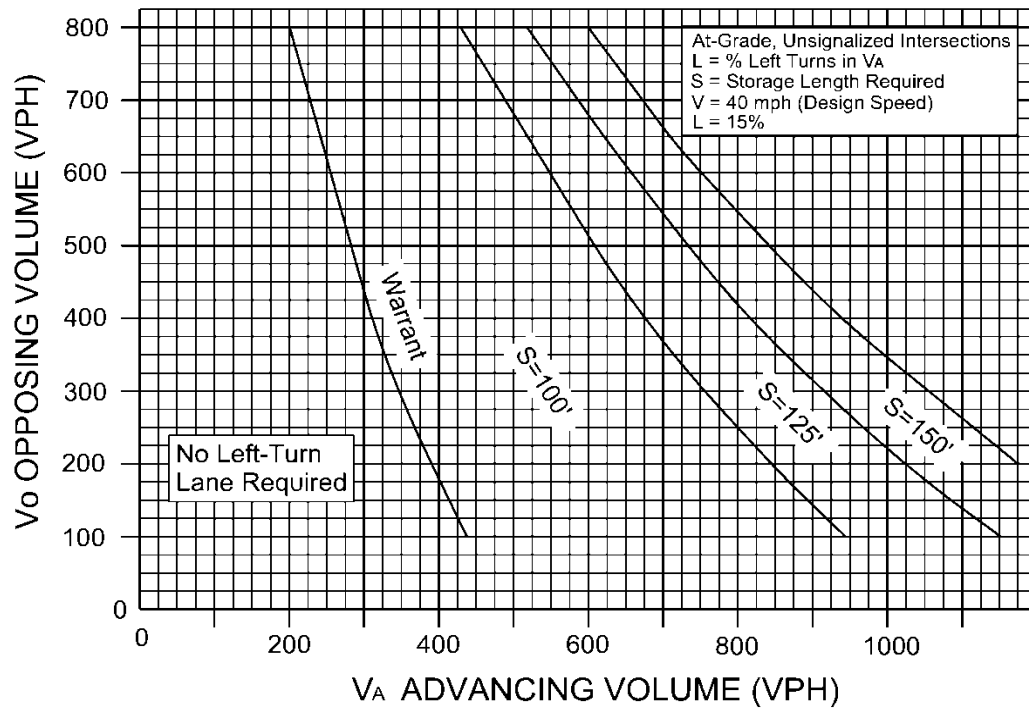


FIGURE 3-6 WARRANT FOR LEFT TURN STORAGE LANES ON TWO LANE HIGHWAY

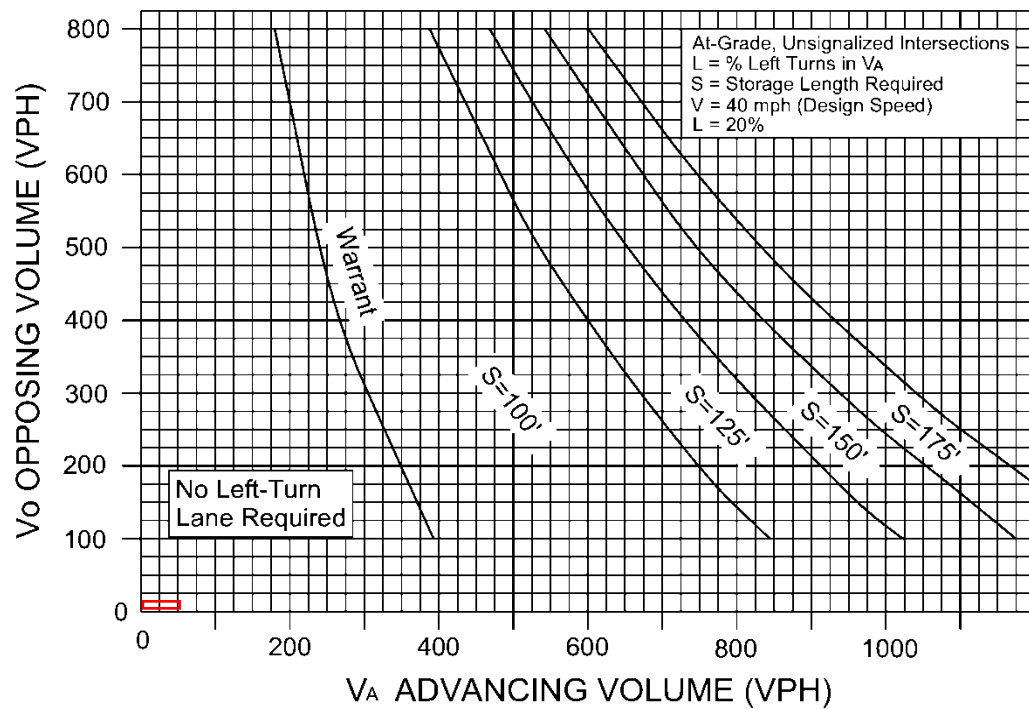


FIGURE 3-7 WARRANT FOR LEFT TURN STORAGE LANES ON TWO LANE HIGHWAY

Chapter 128

CAMPGROUNDS

§ 128-1.	Purpose.	§ 128-5.	Standards.
§ 128-2.	Adoption of statutory provisions.	§ 128-6.	Health and sanitation requirements.
§ 128-3.	Definitions.	§ 128-7.	Access to campground, roads, and parking.
§ 128-4.	Enforcement; zoning; application requirements; permit approval.	§ 128-8.	Violations and penalties.
		§ 128-9.	Conflicts.

[HISTORY: Adopted by the Board of Supervisors of the County of Page 5-11-1999; amended in its entirety 11-20-2023. Subsequent amendments noted where applicable.]

§ 128-1. Purpose.

The purpose of this chapter shall be to provide rules, regulations and standards for development of campgrounds in the County of Page, ensuring that the public health, safety and general welfare are protected; that orderly growth and development together with the conservation, protection and proper use of land and the Shenandoah River, and the rural character of the County shall be ensured; that proper provisions for all public facilities shall be made; and that Page County government is given appropriate control over the zoning and location of campgrounds in Page County.

§ 128-2. Adoption of statutory provisions.

All of the provisions and requirements of the laws of the State of Virginia contained in Title 35.1 pertaining to campgrounds and all of the provisions of Virginia's Department of Health Rules and Regulations Governing Campgrounds, known as 12 VAC 5-450-10 through 12 VAC 5-450-230, as amended, except those provisions and requirements which, by their very nature, can have no application to or within the County of Page, are hereby adopted and incorporated in this chapter by reference and made applicable within the County. Such provisions and requirements are hereby adopted mutatis mutandis, and made a part of this chapter as fully as if set forth at length herein, and it shall be unlawful for any person within the County to violate or fail, neglect or refuse to comply with any provision of Title 35.1 of the Code of Virginia, as amended, and the provisions of Virginia's Department of Health Rules and Regulations Governing Campgrounds, known as 12 VAC 5-450-10 through 12 VAC 5-450-230, as amended, which are adopted by this section, provided that in no event shall the penalty imposed for the violation of any provision or requirement hereby adopted exceed the penalty imposed for a similar offense under the Code of Virginia. This incorporation is for the purpose of ensuring uniformity between the Code of the County of Page and state laws.

§ 128-3. Definitions.

As used in this chapter, unless the context requires otherwise or it is otherwise provided, the following terms shall have the meanings indicated:

ACCESSORY USES — Offices, recreational facilities, convenience stores, gift shops, service buildings,

restrooms, dumping stations, showers, laundry facilities, storage units and other uses and structures customarily a part of the campground operation for the use of occupants.

AUTHORITY HAVING JURISDICTION — The organization, office or individual responsible for approving equipment, equipment installation, a permit or a procedure.

CAMPERS — Guests of the campground participating in overnight camping.

CAMPGROUND — Includes, but is not limited to, a travel trailer camp, recreation camp, family campground, camping resort, camping community, or any other area, place, parcel, or tract of land, by whatever name called, on which three or more campsites are occupied or intended for occupancy, or facilities are established or maintained, wholly or in part, for the accommodation of camping units for periods of overnight or longer, whether the use of the campsites and facilities is granted gratuitously, or by rental fee, lease, or conditional sale, or by covenants, restrictions, and easements. "Campground" does not include a summer camp, migrant labor camp, or park for manufactured homes as defined in § 32.1-203 and § 36-85.3 of the Virginia Code, as amended, or a construction camp, storage area for unoccupied camping units, or property upon which the individual owner may choose to camp and not be prohibited or encumbered by covenants, restrictions, and conditions from providing his sanitary facilities within his property lines.

- A. **PRIMITIVE SITE** — A campsite that is characterized by the absence of toilets, showers, lavatories, electrical connections, or any combination thereof.
- B. **DEVELOPED SITE** — A site accessible by vehicular traffic where campsites are developed with one, or more, utility, e.g., sewer, water and/or electricity.

CAMPING UNIT — A tent, tent trailers, travel trailers, camping trailers, pickup campers, motor homes, yurts, cabins, or any other device or vehicular-type structure as may be developed marketed and used by the camping trade for use as temporary living quarters or shelter during periods of recreation, vacation, leisure time, or travel. A camping unit shall be limited to 400 square feet or less in area. A camping unit shall consist of a single-story structure, with an additional sleeping loft allowable not to exceed 25% of foundation footprint.

CAMPSITE — Any plot of ground within a campground used or intended for the occupation by a camping unit or units.

DENSITY — The number of campsites per acre of land.

DEVELOPED AREA/ACRE — The area or areas within the campground that may include campsites, structures, impervious surfaces, roads, developed recreational facilities, or are used by motorized vehicles.

FULL CUT-OFF LIGHT FIXTURE — An outdoor light fixture shielded in such a manner that all light emitted by the fixture, either directly from the lamp or indirectly from the fixture, is projected down below the fixture.

GREENBELT — A buffer zone consisting of a strip of land, containing landscaping or other aesthetic site-obscuring features, intended to buffer potentially incompatible uses. Greenbelts may include utilities and other underground facilities as well as a designated roadway for purposes of ingress and egress. No camping units, buildings, trails, walking paths, or recreation areas shall be permitted in the Greenbelt.

OPEN AREA — The area or areas within the campground that do not include campsites, structures, impervious surfaces, roads, developed recreational facilities, or are used by motorized vehicles. Areas between campsites or within campsite clusters are not to be considered open area.

OPERATOR — The owner of the campground or any person employed or contracted by a campground owner who is responsible for the management and general administrative operation of the campground.

OWNER — Person or entity holding title to the parcel on which the campground is located.

RECREATION AREA — A specific undeveloped open area of the campground, either of land or an area of water or a combination of land and water, which is designed and intended for the use or enjoyment of campers.

RECREATIONAL FACILITY — A recreational space for the use or enjoyment of campers developed with permanent structures or impervious surfaces.

RENT — Compensation or other consideration given for a prescribed right, use, possession or occupancy of a campsite.

SERVICE BUILDING — A structure or portion thereof that is used to house sanitary facilities, such as toilets, showers, or lavatories. It may include other facilities for the convenience of the campground guests.

TENT — A portable shelter, consisting of synthetic fabrics or natural skins stretched over a flexed or rigid framework.

TRANSIENT OCCUPANCY — The presence of overnight guest(s) for any period of less than 30 consecutive days in a camping unit for a site, whether the use of the campsites and facilities is granted gratuitously, or by rental fee.

YURT — A round, domed, temporary or permanent, typically a one-room shelter or structure.

§ 128-4. Enforcement; zoning; application requirements; permit approval.

- A. Enforcement. The Page County Zoning Administrator is the officer having enforcement authority.
- B. Zoning. Campgrounds may be allowed in the Woodland-Conservation (W-C) and the Agricultural (A-1) Zoning Districts by special use permit only. Campgrounds are prohibited in all other zoning districts.
- C. Application requirements. The application shall contain:
 - (1) The name and address of the person applying to be the permit holder, and a designation of whether that person is the owner or the intended operator of the campground. Proof of land ownership and/or lease is required.
 - (2) A narrative, at a minimum, identifying the applicant and/or operator, owner of the proposed project, a history of the owner(s) and/or applicant(s) and or operator(s) campground experience, including, but not limited to, a list of all campgrounds currently owned or being operated as well as those previously owned or operated, any legal challenges, claims, or regulatory violations in which the owner(s) and/or applicant(s) and/or operator(s) were named or identified, and the name of any proposed entity under which they intend to operate, if different.
 - (3) A property management plan demonstrating how the proposed campground will be managed and how the impact on neighboring properties will be minimized. A copy of proposed campground rules shall be included. A copy of the proposed evacuation plan shall be included.
 - (4) A site plan, at a minimum scale of one inch to 50 feet, for the proposed campground which shall include:
 - (a) The proposed location, boundaries, and dimension of the project.
 - (b) The proposed number, location, and dimensions of all campsites. Site plan must also show proposed setbacks from all campsites to property lines.

- (c) The proposed types and locations of all camping units. Site plan must also show proposed setbacks from camping units to property lines.
 - (d) The proposed sources and location of the water supply.
 - (e) The proposed method and location of sewage disposal system.
 - (f) The proposed number, description, and location of proposed sanitary facilities and dump stations, sewer lines, etc.
 - (g) The proposed location of waste containers and method of trash disposal.
 - (h) The proposed description and location of all interior roads to include width and surface type.
 - (i) The proposed number, description, and location of proposed motor vehicle parking spaces and/or parking areas.
 - (j) The proposed description and location of all buildings and/or structures, including, but not limited to, offices, recreational facilities, convenience stores, gift shops, service buildings, maintenance buildings, storage buildings, etc., and open area and/or recreational areas. Must also include location of any existing buildings or structures.
- (5) A landscaping plan which shall include:
- (a) A map which shows the proposed location of all campground facilities and amenities, surface water features, the greenbelt and all landscaped areas, including the location and description of types of vegetation, spacing of vegetation, landscaping of the campground and proposed and/or existing fencing. The use of recent aerial imagery in the map is encouraged.
 - (b) A description of existing vegetation.
 - (c) A description of existing and proposed shade cover.
 - (d) A description of the dimensions of all landscaped areas and proposed tree, shrub and groundcover species.
- (6) Such other pertinent information as the Page County Zoning Administrator may deem necessary.
- D. Permit approval. Before any permit is issued for construction of, alterations to, or additions to any campground, the plans and specifications shall first be approved by the County Planning/Building/Zoning Office(s), the Virginia Department of Transportation (VDOT), the office of Emergency Services, and the Page County Health Department, taking into account all of the provisions as set out herein, as well as such special conditions as may be imposed by the Planning Commission and the Board of Supervisors, and provided further that said plans and specifications are in accordance with state regulations governing campgrounds, including, but not limited to, Title 35.1 of the Virginia Code, as amended, and the Virginia Department of Health's Rules and Regulations Governing Campgrounds, 12 VAC 5-450-10 through 12 VAC 5-450-230, as amended from time to time.

§ 128-5. Standards.

- A. Permitted camping units. Only camping units as defined above shall be allowed.

- B. Transient occupancy. Only transient occupancy, as defined herein, for campers is permitted. Occupancy exceeding 30 days is prohibited. No camping unit shall be used as a permanent place of abode, dwelling or business.
- C. Site requirement/density.
 - (1) No campground shall be less than 10 contiguous acres.
 - (2) The average number of campsites per developed acre shall not exceed 15.
 - (3) Each campsite (including parking space) shall be a minimum of 1,800 square feet of space and shall not be less than 30 feet wide at its narrowest point.
 - (4) A minimum of 25% to 40% of the entire campground, in accordance with table below, shall be open area and/or recreation area, of which no more than 50% can be a body of water.

Campground Size (acres)	Minimum Percent Open/Recreation Area
10 to 14.99	25%
15 to 19.99	30%
20 to 39.99	35%
40 or more	40%

- (5) Exposed ground surfaces in all parts of a campground shall be paved or covered with crushed stone or gravel or protected with a vegetative growth or other natural growth that is capable of preventing soil erosion and eliminating objectionable dust.
 - (6) Each campsite shall be identified by number and section. Camping units within a campground shall be required to be located within the designated campsites.
- D. Recreational facilities. Recreational facilities such as miniature golf, in-ground pools, picnic grounds and/or picnic shelters/pavilions, dog parks, playgrounds, jumping pillows, climbing walls, horseshoe pits, basketball, volleyball, tennis, and pickleball courts, and fishing ponds are considered accessory uses in a campground. Campgrounds shall be limited to three in-ground pools with a total aggregate water surface area of 7,000 square feet. Other recreational facilities proposed beyond those listed shall be considered in accordance with applicable zoning ordinance requirements.¹ Access to recreational facilities by the general public, excluding campers and guests as approved by the conditions of the SUP, is prohibited.
- E. Landscaping. The preservation of existing healthy regionally native species should be prioritized. Use of regionally native trees, shrubs and ground covers is strongly encouraged. Landscaped areas in proximity of ponds, streams or the Shenandoah River should receive particular consideration to protect water quality and wildlife habitat.
- F. Lighting. Any lighting that is provided on the campground shall be full cut off light fixtures directed downwards, so as to minimize glare onto adjoining properties, the night sky, or public roads. Exceptions to this requirement are lighting for an internal road that is used principally for illuminating a roadway, lighting exempted by state or federal law, lighting that is required under the Uniform

1. Editor's Note: See Ch. 125, Zoning.

Statewide Building Code, temporary lighting for festivals, provided such lighting is discontinued upon completion of the performance, and security lighting that is directed downward, does not glare onto adjacent property, and is controlled or activated by motion sensor devices for a duration of 15 minutes or less.

- G. Fires. Any outdoor fires on the campground shall be enclosed by a fire ring. Only one fire ring per campsite shall be permitted. All fire rings shall be enclosed by a durable, nonflammable material at least eight inches in height. The campground operator shall provide or sell firewood for the use of campers. Firewood must be kiln-dried or otherwise originate from Page County. All firewood must remain in the campground.
- H. Perimeter fencing. Perimeter fencing is desired. Where perimeter fencing is not provided, a sign shall be posted every 25 feet which states: "NO CAMPERS BEYOND THIS POINT" in a minimum size of two-inch letters. The signs shall be posted on the property line of the campground.
- I. Waste and trash disposal. A proper method of waste and trash disposal is required. The location of waste and trash containers within the campground shall be made available for guests and visitors, shall clearly be identified onsite and orderly maintained, and be constructed in a manner that is animal proof. It shall be the responsibility of the campground owner/operator to dispose of all waste and trash off-site at a sanitary landfill permitted by the Department of Environmental Quality. If the owner/operator utilizes a contracted service for disposal, they shall inform the County and provide a copy of such contract to the Zoning Administrator. Recycling is encouraged.
- J. Setbacks and greenbelt. The minimum setback from property lines shall be 50 feet. To ensure sufficient screening, an equivalent greenbelt area shall be included within the setback and shall be landscaped with regionally native and noninvasive plant materials consisting of an evergreen and deciduous mix (as approved by Page County), except to the extent that existing vegetation or natural landforms on the site provide such screening as determined by Page County. Trees shall be a minimum of six feet in height at time of planting and in staggered rows of 10 feet on center. In the event existing vegetation or landforms providing the screening are disturbed, new plantings shall be provided which accomplish the same. The effectiveness of screening shall be maintained as the plant materials mature. Unhealthy and dead plants shall be replaced within six months. Installation of appropriate native trees and shrubs is recommended in the green belt in accordance with the Virginia Department of Forestry guidelines for the agricultural cost-share Conservation Reserve Enhancement Program. Campgrounds located on the South Fork of the Shenandoah River and its tributaries will receive additional consideration for protecting water quality. A greenbelt may not be required along campground boundaries that are contiguous with Shenandoah National Park or George Washington National Forest.
- K. On-site operator. An on-site operator, contracted service, or employee must be provided for campgrounds with five or more campsites. For four or fewer campsites without an on-site operator, contracted service, or employee, a point of contact for the campground shall be designated and emergency contact information provided and posted conspicuously at the campground.
- L. Fireworks. Fireworks shall be prohibited within the boundaries of the campground.
- M. Drones. The use of drones by campers is prohibited.
- N. Golf carts. The use of electric golf carts is permitted.
- O. Special use permit requirements. In addition to requirements listed above and in § 128-4C, the special use permit shall also consider the following on a site-by-site basis:

- (1) Maximum number of campsites by type (primitive/developed), campers, and approved guests allowed.
- (2) Accessibility of emergency services.
- (3) Quiet hours.
- (4) Use of portable generators.
- (5) Landscaping. Use of native trees and shrubs are preferred, as well as protection of existing native vegetation. Use of landscaped berms in the greenbelt shall be considered.
- (6) Use of off-road vehicles and gas-powered golf carts.
- (7) Additional fencing and buffer requirements adjacent to roads, existing dwellings and areas of potential growth.
- (8) Impact of traffic on neighborhood and nearby residences, and mitigation thereof.
- (9) Aesthetic standards to ensure the preservation of the rural character of the surrounding area.
- (10) Location and dimensions of recreational facilities.

§ 128-6. Health and sanitation requirements.

- A. Requirements. All health and sanitation requirements shall be in accordance with the Virginia Department of Health Rules and Regulations Governing Campgrounds (12 VAC 5-450 et al).
- B. Service building. Campgrounds must have a service building constructed meeting the requirements of the Virginia Department of Health Rules and Regulations Governing Campgrounds (12 VAC 5-450 et al.). All service buildings shall also conform to the Uniform Statewide Building Code.

§ 128-7. Access to campground, roads, and parking.

- A. Location and access.
 - (1) Direct access to public street. Except as stated below, no campground shall be permitted without direct access to a public street maintained by VDOT with appropriate frontage thereon to permit appropriate design of entrances and exits. No entrance or exit from a campground shall be permitted through a residential zone.
 - (2) Private road. If the proposed campground parcel does not adjoin a public street, a fifty-foot deeded right-of-way, with appropriate frontage at the public street to permit appropriate design of entrances and exits, must be obtained to provide access to the parcel. Road condition, maintenance responsibilities, and the rights of the servient tenants shall be considered in the special use permit.
- B. Entrances and exits. Entrances and exits to campgrounds shall be designed for safe and convenient movement of traffic into and out of the campground and shall be designed to minimize marginal friction with free movement of traffic on adjacent streets. All traffic into or out of the campground shall be through such entrances and exits. Entrances shall be constructed utilizing appropriate radii and grades to accommodate movement of all vehicles using/entering the campground. All entrances and exits onto public roads shall meet VDOT requirements.

- C. Road requirements. Interior roads and access to individual sites shall consist at a minimum of an all-weather gravel surface. All interior roads shall be a minimum width of 18 feet for one-way traffic and 24 feet for two-way traffic. Dead-end access roads, if necessary, shall be limited to 150 feet in length, shall be provided with a cul-de-sac 60 feet in radius at the outside of the curb. No roads within a campground shall have any grade exceeding 12%. No campsite shall have direct access to a public street.
- D. Parking requirements. Each campsite shall include a minimum of two parking spaces. Additional parking spaces are required for any accessory uses and heavy traffic. No parking is allowed outside of designated parking spaces.
- E. Speed limit. General speed limit in a campground shall be posted and shall not exceed 15 miles per hour.

§ 128-8. Violations and penalties.

Failure to obtain a permit or to otherwise comply with the requirements of this article shall be subject to the penalties and provisions as set forth in § 125-63 through § 125-63.4. Each day of operation after notification of noncompliance shall constitute a new and separate violation.

§ 128-9. Conflicts.

If any provision of this chapter conflicts with any other provision of the Zoning Ordinance² of the County of Page, Virginia, the more stringent provision shall apply.

2. Editor's Note: See Ch. 125, Zoning.

From: [Brandi Breeden](#)
To: [Tracy Clatterbuck](#); [catjgrech9@gmail.com](#); [chrisandcheryl@live.com](#); [beefapsc@vt.edu](#); [district4planningcomm@gmail.com](#); [tbilly@embarqmail.com](#); [Ken.page.planning@outlook.com](#)
Subject: Feldman/Hawk Peak SUP
Date: Monday, June 29, 2026 6:46:10 PM



My name is Brandi Breeden and I am a resident of the Naked Creek Community. It has been brought to our attention that a group of investors from Feldman/Hawk Peak LLC have proposed a KOA/RV Resort on a large tract of agricultural land in this community.

I am writing to each member of the board and am urging the Planning Commission to recommend a full denial of this proposed campground in the Furnace and Jollett communities.

This is not simply another campground. It is a commercial resort development consisting of 192-200 campsites, cabins, glamping structures, bathhouses, a camp store, clubhouse, swimming pool, zip line, maintenance facilities, and nearly every amenity found at a destination resort. It represents one of the largest commercial developments ever proposed for this rural valley. The question before you tonight is not whether tourism has value. It does. The question is whether this project is appropriate for this location, this road network, these natural resources, and this community.

First, traffic safety should be one of this Commission's greatest concerns.

The roads serving this development were built to serve local residents, school buses, emergency vehicles, and agricultural traffic—not a continuous stream of oversized recreational vehicles. According to the Federal Highway Administration, rural local roads are designed primarily for low-volume local traffic and often have narrow travel lanes, limited shoulders, sharp curves, and restricted sight distances. Many RVs are eight and a half feet wide before mirrors are even considered. When two of these vehicles meet on a narrow rural road with little or no shoulder, there is virtually no margin for driver error.

Anyone who has driven Naked Creek Road knows exactly what I'm talking about. There are blind curves, steep grades, narrow bridges, and numerous locations where farm equipment already requires motorists to slow down and yield. Those same roads have also experienced tragic crashes that have forever impacted local families. Introducing hundreds of additional RV trips each week increases exposure to those existing hazards.

Engineering standards published by the American Association of State Highway and Transportation Officials also recognize that large motorhomes and fifth-wheel trailers require substantially larger turning radii than passenger vehicles. Without intersections specifically designed for these turning paths, large vehicles frequently encroach into opposing lanes or onto road shoulders while maneuvering. I ask this Commission: has the applicant demonstrated through engineering analysis that every approach to this development safely accommodates vehicles of this size? Most of these roads are within the boundaries of Rockingham County. Are you proposing that Rockingham County taxpayers foot that bill? That will be a hard sell to the Rockingham County Board of Supervisors.

The long-term burden on Rockingham County taxpayers must also be considered. Traffic engineering relies on what is known as the Fourth Power Law, demonstrating that pavement damage increases exponentially with axle weight rather than simply the number of vehicles. Federal Highway Administration guidance shows that a single heavy vehicle can produce thousands of times more pavement wear than a passenger car. While Page County taxpayers may enjoy little direct benefit from this commercial enterprise, the residents of a neighboring county could ultimately bear the cost of maintaining roads subjected to traffic volumes and vehicle weights they were never designed to support. Would Page do the same if the roles were reversed?

Water resources present another serious concern.

This proposal relies on two wells to support nearly 200 campsites, cabins, bathhouses, laundry facilities, swimming pools, and other commercial amenities. Industry estimates indicate that RV sites with full hookups commonly use

between 50 and 100 gallons of water per site each day, with substantially higher demand when recreational amenities are included. Even conservative estimates represent thousands of gallons of groundwater withdrawn daily from the same aquifer that supplies neighboring homes.

Virginia continues to experience recurring drought conditions, and many residents in this community depend entirely upon private wells. Before approving a project of this magnitude, this Commission should require clear hydrogeologic evidence demonstrating that surrounding residential wells will not be adversely affected during periods of prolonged drought—not simply assume that adequate groundwater exists.

Wastewater management deserves equal scrutiny. Although the proposal includes a septic system meeting Virginia Department of Health requirements, campground wastewater presents unique operational challenges. The U.S. Environmental Protection Agency has noted that certain chemicals commonly used in RV holding-tank treatments can interfere with the biological processes essential to septic treatment if systems are not properly designed and managed. This is not to say failure is inevitable, but it does underscore the importance of ensuring that long-term wastewater management has been thoroughly evaluated for a campground of this scale. Keep in mind that both Naked Creek and the Shenandoah River are protected Chesapeake Bay watersheds.

The environmental impacts extend beyond water usage.

Clearing forest, grading campsites, installing roads, and creating extensive gravel pads reduce the land's natural ability to absorb rainfall. Hydrologic research has consistently shown that replacing vegetated land with compacted or semi-imperious surfaces increases stormwater runoff, erosion, and sediment transport into nearby streams. This proposal also fragments wildlife habitat while introducing constant human activity, pets, lighting, noise, and vehicle traffic into an area that currently serves as an important wildlife corridor adjacent to the George Washington National Forest and Shenandoah National Park. Increased human activity always results in a negative impact on wildlife.

Residents will also experience impacts that cannot easily be measured in engineering reports. There will be increased light pollution, increased noise from vehicles, outdoor recreation, campground activities, generators, and evening events will fundamentally change the peaceful character that generations of families have worked to preserve. Increased trash inevitably attracts bears, raccoons, and other wildlife, increasing conflicts between animals and humans while creating new management challenges.

Emergency services must also be considered.

The entire Naked Creek Community relies heavily upon volunteer emergency responders. The National Fire Protection Association recognizes that rural emergency response times are inherently longer than those in urban areas because of distance and staffing limitations. Adding hundreds of transient visitors inevitably increases the potential demand for emergency medical services, fire response, law enforcement assistance, and search and rescue operations. Even a single significant incident at a campground of this size could require resources that temporarily leave surrounding residents with reduced emergency coverage. Before approving this development, the Commission should ask whether existing public safety resources are truly sufficient to protect both permanent residents and hundreds of additional visitors.

Supporters of this proposal will undoubtedly point to increased tax revenue and economic development.

But not all growth is good growth.

The Comprehensive Plan exists precisely because local governments recognize that some locations are simply inappropriate for intensive commercial development. Economic development should complement a community—not overwhelm it. Tax revenue generated by tourism must also be weighed against increased demands on roads, emergency services, environmental resources, and county infrastructure. Once rural character is lost, it is rarely recovered.

Finally, I ask you to remember the history of this community.

The people of Furnace and Jollett have lived through generations of decisions made by people outside this valley. This community has a long memory. Families lost homes and farms during the creation of Shenandoah National Park. Residents have repeatedly sacrificed for what others believed served the greater public interest. Today, they

are simply asking that their voices matter before another decision permanently alters the place they have called home for generations.

This Commission has both the authority and the responsibility to determine whether this proposal is truly compatible with the surrounding community.

I respectfully submit that the applicant has not demonstrated that the existing road network can safely accommodate the projected traffic, that local groundwater resources can sustain this level of demand, that environmental impacts have been adequately mitigated, or that this development is compatible with the rural character that Page County's Comprehensive Plan seeks to preserve.

For those reasons, I respectfully ask you to recommend denial of this application.

Thank you for your time and thoughtful consideration.

From: [Brandi Breeden](#)
To: [Tracy Clatterbuck](#); catjgrech9@gmail.com; chrisandcheryl@live.com; beefapsc@vt.edu; district4planningcomm@gmail.com; tbilly@embarqmail.com; Ken.page.planning@outlook.com
Subject: Feldman/Hawk Peak SUP
Date: Monday, June 29, 2026 6:46:10 PM



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Thank you for your time and thoughtful consideration.

From: [Tracy Clatterbuck](#)
To: [Morgan Bullis](#)
Cc: [Joshua Hahn](#)
Subject: RE: Information Request
Date: Monday, June 29, 2026 1:13:00 PM
Attachments: [image001.png](#)
[Commission Directory for Citizens.pdf](#)

Good Afternoon,

This application is going to public hearing with the Page County Planning Commission on Tuesday, July 14, 2026 at 7 p.m. in the Page County Government Center. I have attached a listing of all Planning Commission members along with emails and phone numbers. For record keeping purposes, I would ask that you copy me in any emails to them as well.

This application does not have a case number assigned. Please just reference the Feldman/Hawk Peak SUP application.

As for calling, feel free to call our office at (540) 743-1324. You may also reach out to individual Planning Commission members as I have included their phone numbers as well in the attachment. While everyone is more than welcome to call and voice your comments, I strongly encourage that they put their comments in writing. That way, once this gets to the Board of Supervisors level for review, we will have a paper trail of written comments to include as part of the application.

Please let me know if you have further questions.
Thank you,

Tracy Clatterbuck, CZA
Zoning Administrator I

Page County Planning & Community Development
103 S Court Street, Suite B, Luray, VA 22835
Office Phone: (540) 743-1324
Direct Line: (540) 843-3403
Work Cell Phone: (540) 892-3613
Website: www.pagecounty.virginia.gov



From: Morgan Bullis <mbullis18@gmail.com>
Sent: Monday, June 29, 2026 11:49 AM

To: Tracy Clatterbuck <tclatterbuck@pagecounty.virginia.gov>

Subject: Information Request

[NOTICE: DO NOT CLICK on links or open attachments unless you are sure the content is safe. No email should ever ask you for your username or password.]

New sender. Do you want to Trust or Silence them?

[Trust](#) [Silence](#)



Good afternoon,

I am reaching out regarding the SUP on Naked Creek Road. Could you please let me know what email is available for letters of opposition to be sent to in order to be given to the board? I would also appreciate it if you would share the case # so that people can make sure it is attached to their letters. Aside from letters, is there a specific phone number people may call to express concern?

Thank you for your assistance.

Warm Regards,
Morgan Bullis

From: [Danielle Comer](#)
To: [catigrech9@gmail.com](#); [chrisandcheryl@live.com](#); [beefapsc@vt.edu](#); [district4planningcomm@gmail.com](#); [tbilly@embargmail.com](#); [ken.page.planning@outlook.com](#); [Tracy Clatterbuck](#)
Subject: Feldman/Hawk Peak SUP application
Date: Tuesday, June 30, 2026 8:26:04 AM



To whom this may concern,

It has been brought to my attention and other residents, that a KOA campground is being proposed for the Naked Creek area.

Naked Creek is my home; it has been my entire life. If you've ever had the pleasure of visiting, you'd know how beautiful the place truly is. We'd like to keep it that way. By bringing up a campground, you are posing a threat to wildlife, increasing the amount of pollution in the area. Noise and light pollution arise. The water level, that is already at an all-time low, will be affected. Privacy & safety of the local citizens is at risk.

While I know, you might not care, just know there are people that do. This is our home. It's plenty of other campgrounds for people to use. Don't destroy our home and way of life for all mighty dollars. We like Naked Creek, Naked. We want to keep it that way.

Thanks,

A concerned citizen.

From: [Couch, Summer Kaye](#)
To: [Tracy Clatterbuck](#); [catigrech9@gmail.com](#); [chrisandcheryl@live.com](#); [beefapsc@vt.edu](#); [district4planningcomm@gmail.com](#); [tbilly@emargmail.com](#); [ken.page.planning@outlook.com](#)
Subject: Opposition to Proposed KOA Campground and Associated 30" Prescriptive Easement Naked Creek
Date: Tuesday, June 30, 2026 2:20:01 PM
Importance: High



Summer K. Couch
692 Honeyville Road
Stanley, VA 22851
summer.couch90@gmail.com
757-918-2643
30-Jun-2026

Dear Board/Commission Members/Planning Staff,
I am writing as a concerned community member, landowner, and someone whose family has deep and lasting roots in this area, to respectfully oppose approval of the proposed KOA campground project and the associated 30-foot prescriptive easement on family land (19968 Naked Creek Road, 19992 Naked Creek Road, The Atkins and The Bullis property – all close family and elderly).

This proposal is not just about land use or development. It threatens to take away land and a piece of my family's history — including the old country store known as the **Merica family store**, where I grew up and which has been part of my family for generations. We still use this store today. My father, aunts, grandparents, and their children all have ties to this land and store. It is more than property to us. It is a place filled with memory, family, hard work, and the story of who we are. Losing or permanently altering it would be **deeply painful**, not only for my family but for the identity and heritage of the community around it.

I also want to be clear that my concerns are not based simply on resisting change or saying "we don't want it here." I understand that growth and development happen, and I know that objections should be based on real and serious concerns. In this case, there are many.

The proposed development raises significant concerns, including the following:

- <!--[if !supportLists]-->I. <!--[endif]-->**Environmental and Watershed Concerns**
- Soil erosion and stream bank erosion, which could be worsened by construction, grading, and increased activity on the property.
 - Stormwater runoff from parking areas, campsites, roads, and other surfaces, which could carry sediment, fuel, oils, and pollutants into surrounding land and water.
 - Nutrient and chemical pollution, including contamination from wastewater, cleaning products, fertilizers, and vehicle-related residue.

- Bacterial contamination, especially if pets are allowed and waste is not fully controlled.
- Threats to local wildlife and habitat destruction, which could permanently alter the natural environment.
- Forest and habitat fragmentation, weakening the integrity of the surrounding ecosystem.
- Compaction of soil, which reduces the land's ability to absorb rainfall and support healthy native plant life.
- Damage to the overall health of the watershed, especially since the headwaters in this area are currently in a pristine condition.
- Downstream effects on the Shenandoah River, which could be impacted by pollution or runoff from the proposed development.

<!--[if !supportLists]-->II. <!--[endif]-->**Noise, Light, and Air Pollution**

- Air pollution from RVs, generators, and increased traffic.
- Noise pollution, which would disturb wildlife, stress animals, alter natural behaviors, and change reproductive success, while also affecting nearby residents who currently live with peace and quiet.
- Light pollution, which would diminish dark skies and alter the nighttime environment that is part of our rural landscape.

<!--[if !supportLists]-->III. <!--[endif]-->**Public Safety and Community Concerns**

- Fire protection concerns, particularly if alcohol is permitted at tent and RV sites and in common areas.
- Traffic concerns, especially on rural roads that may not be suited for the volume or size of vehicles associated with a campground.
- Evacuation concerns, should an emergency occur.
- Increased demand on local emergency personnel, including firefighters, first responders, and law enforcement.
- Public health and sanitation concerns, including the potential for contamination and improper waste management.

<!--[if !supportLists]-->IV. <!--[endif]-->**Economic and Social Concerns**

- Property values, especially for families whose land is valued for privacy, rural character, and peaceful surroundings.
- “Green” gentrification, where tourism development may begin to shift the character of local commerce and community life in ways that do not reflect the needs or values of longtime residents.
- Compatibility with existing campground capacity, since there are already approximately 20–30 campgrounds within a 30-mile radius of 22827, making it difficult to understand why additional development of this type is necessary here.

<!--[if !supportLists]-->V. <!--[endif]-->**Cultural and Quality-of-Life Concerns**

- Loss of privacy, which is deeply felt by those of us who live, work, and raise families here.
- Preservation of local roots and way of life, including the Appalachian culture, traditions, and dialect that are part of our identity and heritage.
- Respect for family land and generational ties, because this place is not simply a parcel on a map — it is part of our family story and the story of this community.

I respectfully ask that you consider the full scope of what is at stake here. This proposal would not only change the physical landscape, but could also alter the environmental health, safety, character, and cultural fabric of our community for years to come.

For these reasons, I respectfully request that the proposed KOA campground and any associated easement be denied, or at minimum subjected to the most thorough and cautious review possible, including detailed study of environmental, traffic, watershed, fire safety, and community impacts.

Thank you for your time, consideration, and service to the community. I ask that you protect not only the land, but the people, history, and heritage connected to it.

Sincerely,

Summer K. Couch

Environmental Monitoring, Manager

Ext. 80412

757-918-2643 (Text/Call)

k Merck & Co., Inc.

Safety First, Quality Always

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From: [Angela Dean](#)
To: [Tracy Clatterbuck](#)
Subject: Campground
Date: Friday, July 3, 2026 2:07:54 PM



Hope this email finds you well.

I am a lifelong resident {50yrs} of Naked Creek Road. I remember when there were just a few cars traveling up the road at a normal speed. There have been all kinds of changes to this landscape, but the greatest was the flood of 1996. Hurricane Fran decimated our little area. The creek was eroded away as well as many portions of the road. One location was in front of my house. They back filled, rerouted and made pretty. But last summer I noticed that more trees had fallen from the bank across from me. Trees had slowly fell into the creek over the years, but looking further, I saw the bank had washed out up to the road. About 2 feet from it. I called VDOT. They came. Assessed. Approved. Then, the DEQ had to come watch the bats for a night because it was their mating season. Then the boulders could be brought in and all fixed. The bend that's above me never was there before. The turn gave the water a boost to hit the bank on the opposite side way harder than ever before.

My point is ecosystems are fragile. It took many years to see the results of the creek not being exactly the way it formed naturally. The wildlife are impacted. Of all creatures, the one tree standing had to be cleared of being a bat habitat with babies. What about the animals on the mountain that will be demolished for a tourist attraction? The pylons for a bridge have to have very large concrete bases on each end that will dig deeply into the earth; the creek. People will be wanting to fish. Also, dropping trash, cigarette butts and whatever else they bring from out of state to our area. The dry season will bring forest fires. Grindstone has had many fires over the years. The winds and ashes from campfires will surly be a source for ignitions. The fire/EMS crews in Shenandoah struggle to keep up as it is.

The water this place will require will surly put a strain on wells from that point and below it. They will need a sinful amount for all they propose. Some of our wells go dry in August already. Trust me.

The noise and light pollution will negatively impact all within ear/eyeshot of this area. Our lives are quiet. Peaceful nights with lots of stars and lightning bugs are how we are raised and how we raise our kids. Crime and drugs are plentiful enough these days. More people traveling to our area will either cause more crime or crime to the campground's area. There have been a few deaths on Naked Creek in recent years, more than likely drug related. How would safety of campers be reconciled?

The road isn't your concern because it's in RoCo. That is another issue in itself. Nobody wants to have their way of life altered. Their peace. Their safety.

I am a camper. I camp out of state and at a few places in state. There's always a drunk section that's loud and wreaks of pot. The cops usually come. Sometimes the squad comes. Sirens blasting, lights flashing. It's just a sad reality there's always people like this.

There are many locations to better serve this type of facility. Rt.211 comes to mind. Large

road, not many neighbors, and close enough to the river for real enjoyment. This small time road leading to Jollett Hollow and a wild mountain full of birds and too many animals to name, is not the ideal location. Any campground I've stayed with has been out to itself. Away from lots of residents and on larger roads meant for large loads. This campground isn't good for the environment, residents or wildlife. It's common sense. The only reason this will be approved will be for the possible revenue this would generate. Certainly money talks. How shameful it would be to put that money before all other things.

Thank you for taking the time to read. I want to be clear that I strongly oppose this campground coming into my neighborhood.

Angela R. Dean
18938 Naked Creek Road
540-421-8257

From: [Joshua Hahn](#)
To: [Danielle Rhinehart](#); [Amity Moler](#); [Regina Harner](#)
Cc: [Tracy Clatterbuck](#)
Subject: RE: Public Safety, Flooding & Emergency Response Concerns: Naked Creek Road Campground Application
Date: Tuesday, June 30, 2026 1:08:02 PM
Attachments: [image003.png](#)

This email is from a trusted sender and .



Danielle,

Thank you for forwarding. I'm adding Tracy, as she is the Zoning Administrator lead on this active special use permit (SUP) application. If you have any questions related to the SUP, just let her know. To summarize, we received an SUP application for a ~200 site KOA campground off of Naked Creek Rd. We introduced this to the Planning Commission about a month ago, and it has since been scheduled for a public hearing on July 14, 2026. As part of our public hearing process, neighboring property owners have been notified, and we have advertised in the local paper, so several departments have started to receive calls. You can find more information in the public hearing announcement, including a link to the current application, [here](#).

Concerns about staffing levels and emergency services capacity are valid concerns to be raised and assessed at both the Planning Commission and Board levels. I can't speak to what data/answers to questions you or PCSO are able to provide Mr. Eppard. I'd just request that if you do send something, please also provide to Tracy so that the Planning Commission can also include that information in its assessment of the application.

Thanks,

Josh Hahn

Page County Planning Director

103 S. Court St. Suite B.

Luray, VA 22835

540-843-3456



<!--[if !vml]--> <!--[endif]-->

The e-mail and any attachments with it are privileged and confidential and are intended solely for the use of the individual(s) to whom they are addressed. If you have received this e-mail in error or are not the addressee, please immediately delete it and notify the sender.

From: Danielle Rhinehart <drhinehart@pagecounty.virginia.gov>

Sent: Tuesday, June 30, 2026 12:41 PM

To: Amity Moler <amol@pagecounty.virginia.gov>; Regina Harner <rharn@pagecounty.virginia.gov>; Joshua Hahn <jhahn@pagecounty.virginia.gov>

Subject: Fw: Public Safety, Flooding & Emergency Response Concerns: Naked Creek Road Campground Application

I'm forwarding this to both of you, mostly for your awareness. A lot of the things she's requesting don't come from my office. But out of curiosity, have there been any official proposals sent to the county for this? I glanced through recent BoS agendas and minutes, but didn't see anything. I've heard about it on social media, but that's it.

Thank you,



Danielle Rhinehart
Director/VCIN TAC
Page County ECC
103 S Court St, Luray, VA 22835
Phone: 540-843-3352 | Fax: 540-843-0922

From: Justice Eppard <eppardjustice03@gmail.com>

Sent: Monday, June 29, 2026 12:17 PM

To: Woody Brown <wbrown@pagecounty.virginia.gov>

Cc: Danielle Rhinehart <drhinehart@pagecounty.virginia.gov>; ccubbage@pagesheriff.com
<ccubbage@pagesheriff.com>

Subject: Public Safety, Flooding & Emergency Response Concerns: Naked Creek Road Campground Application

Dear Director Brown, Director Rhinehart, and Sheriff Cubbage,

I am writing to express my severe concerns regarding the proposed campground development on Naked Creek Road (submitted by Feldman / Hawk Peak Land LLC) and its projected impact on our local public safety infrastructure.

Living back here myself, I see firsthand how thin our emergency and law enforcement resources are stretched. I have personally witnessed Elkton officers and neighboring units having to cross the county line to assist Page County with critical local emergencies, including domestic incidents and manhunts. Furthermore, our local roads already suffer from a history of fatal and near-fatal accidents. Adding heavy campground traffic and towed RVs to these dangerous corridors will drastically compound these hazards.

In addition to these existing strains, **this specific area is a known flood zone.** Flash flooding along Naked Creek poses a severe risk to a high-density, seasonal tourist population. If a sudden storm hits, campers who are unfamiliar with local terrain will be highly vulnerable, and rising waters could easily cut off access routes.

Given these overlapping hazards, I respectfully request information on the following operational questions:

- [if !supportLists]-->1. <!--[endif]-->**Flood Rescue & Readiness:** What specialized swift-water rescue equipment or trained personnel are stationed in this sector to handle mass evacuations or water rescues at a 192-site campground during a flood event?
- [if !supportLists]-->2. <!--[endif]-->**Evacuation Infrastructure:** Has a formal flood evacuation and early-warning plan been established for this project, especially since the narrow, winding corridors serving the property already face geometric access and clearance restrictions for large fire apparatus and ambulances?
- [if !supportLists]-->3. <!--[endif]-->**Staffing Capacity:** Are local volunteer, career, and law enforcement staffing levels equipped to handle the projected increase in 911 calls, medical emergencies, and domestic/security disturbances generated by this development?
- [if !supportLists]-->4. <!--[endif]-->**Mutual Aid Limits:** How will mutual aid agreements with Rockingham County and Elkton be utilized, and are there explicit limits to how often neighboring units can be pulled out of their own jurisdictions to cover this development?
- [if !supportLists]-->5. <!--[endif]-->**Impact Analyses:** Has your department conducted or reviewed a formal Fire/EMS impact analysis regarding response times to this specific Naked Creek Road location?

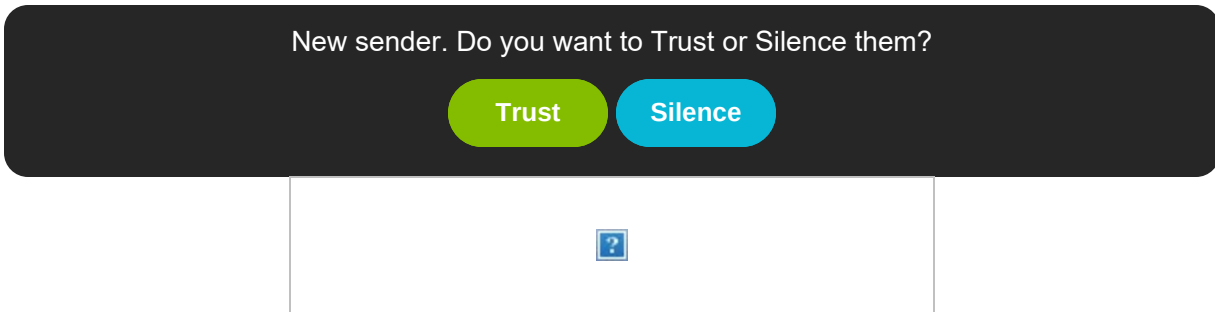
Thank you for your tireless service to Page County and for evaluating the safety of our residents and first responders before this project moves forward.

God Bless,

Justice Eppard
(540)-405-7395

From: [Donna Gooden](#)
To: [Ryan Cabbage](#); [Bucky Thomas](#); [Tracy Clatterbuck](#)
Subject: Feldman/Hawk Peak SUP application - KOA Naked Creek
Date: Thursday, July 9, 2026 9:18:56 AM

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Good evening,

My name is Donna Gooden and I've lived at the same address on Fox Mountain Rd. for over 36 years.

I've seen the growth of more houses being built, more people moving into this area and along with that comes more traffic. Which in turn means more accidents on these backroads and more usage of resources mainly wells being dug, trees being cut and the killing of wildlife. The peaceful sound of crickets, frogs and birds are being drowned out by more & more loud vehicles and atv's.

The amount of dead animals on the road somedays is unbelievable, the rate of speed from vehicles on these narrow roads somedays is just scary.

I, along with numerous others, ask that you not allow the permits for a KOA to be constructed on Naked Creek.

I respect the need for growth but this is not the type of growth this rural community needs. A KOA would bring trucks, suvs and campers to narrow roads and blind curves making it hazardous for the people that call this area home. It would cause noise pollution, air pollution, water pollution and light pollution that will negatively affect the wildlife. New wells will be dug depleting the ground water supply. The road construction and maintenance will cause an undue burden to families who will be forced to pay higher taxes for something that they don't even want. Then the locals are left with gentrification. The gas will be higher, the cost of goods will skyrocket because tourists are used to and willing to pay the higher cost. Where does that leave the small business owner or the working families that are trying to make ends meet. Their real estate taxes will escalate; just one more penalty to pay for something they did not ask for.

The tourists won't be negatively affected, the land owner won't be negatively affected, the county won't be negatively affected, the state won't be negatively affected; the only people that will be negatively affected by a KOA are the residents. The tourists want what the residents already have, if only for a weekend, but they will go home, back to their normal lives. The impact that they will leave on the area will last a lifetime. Once it's done you can't go back, Naked Creek will turn into the very thing that these tourists were trying to escape. It will no longer be peaceful and tranquil. The local, which include Fox Mountain, Newtown, Red Brush and Naked Creek, residents will have to involuntarily adjust to the new surroundings.

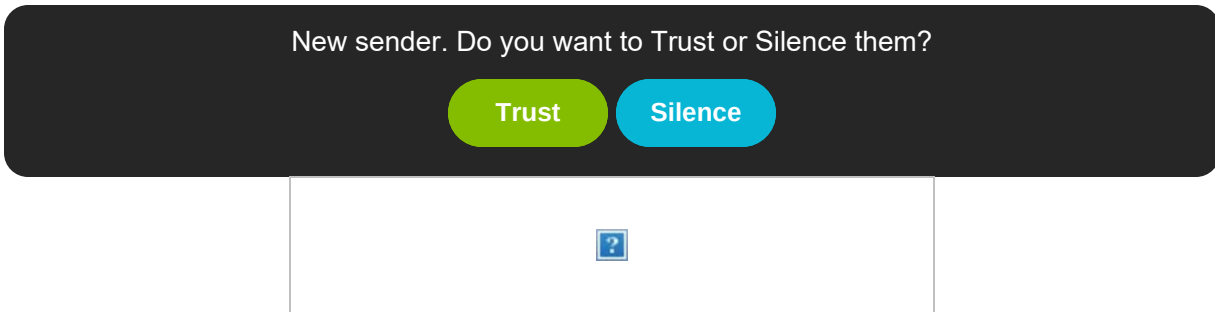
Tell me why so many people that are against this KOA should have to accommodate one person who is merely in this for profit and is completely apathetic towards this community. Please do not allow the permits for a KOA in the Naked Creek area.

Sincerely,
Donna Gooden
Fox Mountain Rd.
Elkton, VA

[Yahoo Mail: Search, Organize, Conquer](#)

From: [Donna Gooden](#)
To: [Ryan Cabbage](#); [Bucky Thomas](#); [Tracy Clatterbuck](#)
Subject: Feldman/Hawk Peak SUP application - KOA Naked Creek
Date: Tuesday, July 7, 2026 3:59:54 PM

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Good evening,

My name is Donna Gooden and I've lived at the same address on Fox Mountain Rd. for over 36 years.

I've seen the growth of more houses being built, more people moving into this area and along with that comes more traffic. Which in turn means more accidents on these backroads and more usage of resources mainly wells being dug, trees being cut and the killing of wildlife. The peaceful sound of crickets, frogs and birds are being drowned out by more & more loud vehicles and atv's.

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The tourists won't be negatively affected, the land owner won't be negatively affected, the county won't be negatively affected, the state won't be negatively affected; the only people that will be negatively affected by a KOA are the residents. The tourists want what the residents already have, if only for a weekend, but they will go home, back to their normal lives. The impact that they will leave on the area will last a lifetime. Once it's done you can't go back, Naked Creek will turn into the very thing that these tourists were trying to escape. It will no longer be peaceful and tranquil. The local, which include Fox Mountain, Newtown, Red Brush and Naked Creek, residents will have to involuntarily adjust to the new surroundings.

Tell me why so many people that are against this KOA should have to accommodate one person who is merely in this for profit and is completely apathetic towards this community. Please do not allow the permits for a KOA in the Naked Creek area.

Sincerely,
Donna Gooden
Fox Mountain Rd.
Elkton, VA

[Yahoo Mail: Search, Organize, Conquer](#)

From: [daraa grimsley](#)
To: [Tracy Clatterbuck](#)
Subject: About campground.
Date: Monday, July 6, 2026 4:08:15 PM



This is Dara Grimsley, this campground will be right beside our house/property. I'm reaching out to you with a heartfelt concern that directly impacts my daily life and the safety of my beloved pets. I am autistic, which makes sensory experiences, particularly loud noises and strong smells, especially challenging for me to cope with on a regular basis. The construction of a campground near our residence would inevitably introduce many of these sensory triggers, making it difficult for me to enjoy the safe and comfortable environment I rely on. Additionally, I dedicate my free time to rescuing and caring for cats, providing them with a sanctuary at our home. This is not just a passion, but a crucial aspect of my life that gives me meaning and joy.

The influx of people and increased noise associated with a nearby campground raises serious concerns about the welfare of the animals I care for. Sudden disruptions could lead to distress among the cats, impacting their health and safety.

A campground will not only affect my life but could adversely impact the neighborhood. Increased traffic, noise, and environmental disruption threaten the peaceful atmosphere of our community. Moreover, the presence of more people and vehicles could lead to potential safety hazards for our animals, who may become more prone to accidents or illnesses due to stress and noise pollution.

I urge local decision-makers to consider the far-reaching consequences of this development. I propose exploring alternative locations for the campground that do not disrupt residential areas, especially those with vulnerable individuals who may be disproportionately affected. Our community deserves to maintain the peace and safety that makes it a comforting place for all its residents, both human and animal. On top of all that I also suffer with Agoraphobia. My home is my safe place.

Agoraphobia has had a profound impact on my daily life. What many people see as simple activities—going to the grocery store, attending appointments, using public transportation, or spending time in crowded places—can feel overwhelming and frightening. Because of this, I have often avoided situations that make me anxious, which has limited my independence and affected my confidence.

The condition has also influenced my relationships. I have sometimes missed family gatherings, social events, or opportunities to spend time with friends because the anxiety felt too intense. While others may not always understand, these decisions are not made lightly; they are the result of genuine fear and distress.

Agoraphobia has affected my education, employment, and personal goals as well. There have been times when I have struggled to attend school, maintain a job, or pursue new opportunities because leaving my comfort zone felt impossible. This has been frustrating and has sometimes led to feelings of isolation and disappointment.

Thank you for listening.

Dara Grimsley.

Sent from my iPhone

From: [Ronda Grimsley](#)
To: [Tracy Clatterbuck](#)
Subject: Campground
Date: Tuesday, June 30, 2026 10:16:15 AM
Attachments: [IMG_9972.PNG](#)

[NOTICE: DO NOT CLICK on links or open attachments unless you are sure the content is safe. No email should ever ask you for your username or password.]



SAY NO TO KOA

In your letter/email please reference Feldman/Hawk Peak SUP application. Please copy Tracy Clatterbuck on all emails to help keep a record as this goes to the Board of Supervisors.

Tracy Clatterbuck
Zoning Administrator
tclatterbuck@pagecounty.virginia.gov

District 1

Catherine Grech, Vice Chair
catjgrech9@gmail.com

540-843-3657 (C)

District 2

Chris Adams

chrisandcheryl@live.com

540-244-6376 (C)

District 3

Jared Burner, Chairman

beefapsc@vt.edu

540-421-1892 (C)

District 4

Sandy Davis

District4planningcomm@gmail.com

540-421-3276 (C)

District 5

William Turner, Vice Chairman

tbilly@embarqmail.com

(540) 578-4271 (C)

At-Large

Ken Johnson

Ken.page.planning@outlook.com

540-742-1730 (C)

[Sent from Yahoo Mail for iPhone](#)

From: [Ronda Grimsley](#)
To: [Tracy Clatterbuck](#)
Subject: Re: Campground
Date: Monday, July 6, 2026 11:04:42 AM
Attachments: [image001.png](#)
[image002.png](#)

[NOTICE: DO NOT CLICK on links or open attachments unless you are sure the content is safe. No email should ever ask you for your username or password.]



Thank you.

[Sent from Yahoo Mail for iPhone](#)

On Tuesday, June 30, 2026, 11:07 AM, Tracy Clatterbuck <tclatterbuck@pagecounty.virginia.gov> wrote:

Good Afternoon,

As we discussed today, this application is going to public hearing with the Page County Planning Commission on Tuesday, July 14, 2026 at 7 p.m. in the Page County Government Center. There will be an opportunity for citizens to sign up to speak for the public hearing. The sign-up sheet will be outside the entrance to the room. Anyone that wants to speak needs to sign up on the list when they arrive. Each speaker that signs up will be limited to a three minute time limit.

I always encourage people to submit their comments in writing as well. You can do that prior to the meeting. You have the correct contacts/emails below.

Please let me know if you have further questions.
Thank you,

Tracy Clatterbuck, CZA
Zoning Administrator I

Page County Planning & Community Development
103 S Court Street, Suite B, Luray, VA 22835
Office Phone: (540) 743-1324
Direct Line: (540) 843-3403
Work Cell Phone: (540) 892-3613
Website: www.pagecounty.virginia.gov



From: Ronda Grimsley <grimsley.ronda@yahoo.com>
Sent: Tuesday, June 30, 2026 10:16 AM
To: Tracy Clatterbuck <tclatterbuck@pagecounty.virginia.gov>
Subject: Campground

[NOTICE: DO NOT CLICK on links or open attachments unless you are sure the content is safe. No email should ever ask you for your username or password.]



**SAY NO TO
KOA**

In your letter/email please reference Feldman/Hawk Peak SUP application. Please copy Tracy Clatterbuck on all emails to help keep a record as this goes to the Board of Supervisors.

**Tracy Clatterbuck
Zoning Administrator
tclatterbuck@pagecounty.virginia.gov**

**District 1
Catherine Grech, Vice Chair
catjgrech9@gmail.com
540-843-3657 (C)**

**District 2
Chris Adams
chrisandcheryl@live.com
540-244-6376 (C)**

**District 3
Jared Burner, Chairman
beefapsc@vt.edu
540-421-1892 (C)**

**District 4
Sandy Davis
District4planningcomm@gmail.com
540-421-3276 (C)**

**District 5
William Turner, Vice Chairman
tbilly@embarqmail.com
(540) 578-4271 (C)**

**At-Large
Ken Johnson
Ken.page.planning@outlook.com
540-742-1730 (C)**

[Sent from Yahoo Mail for iPhone](#)

From: [Ronda Grimsley](#)
To: [Tracy Clatterbuck](#)
Subject: Naked creek campground
Date: Monday, June 29, 2026 12:51:38 PM



Hello my name is Ronda Grimsley I border the land that is wanting to put a KOA campground in on naked creek I ask that this not be passed my daughter has issues with loud noises and smells as well as Agoraphobia her safe place has always been our house so a campground will negatively affect her safety I will be there on the 14 along with a lot of other concerned residents. Thanks for your time Ronda

[Sent from Yahoo Mail for iPhone](#)

From: [margaret.gue](#)
To: [Tracy Clatterbuck](#)
Subject: Koa
Date: Monday, July 6, 2026 6:01:26 PM



I grew up and was born on the property that koa is wanted to be put my parents farmed the land and grew out on food money is not going to help the county we don't want the land destroyed for \$\$\$ my sister owns some of the property and she isn't selling do what's right say No toKOA

From: [Jason Barnaby](#)
To: [Tracy Clatterbuck](#)
Subject: Response Requested: 133 Constituents Demand answers on Koa Campground
Date: Sunday, July 5, 2026 12:00:35 PM

[NOTICE: DO NOT CLICK on links or open attachments unless you are sure the content is safe. No email should ever ask you for your username or password.]

New sender. Do you want to Trust or Silence them?

Trust

Silence



Hello Tracy,

Following up on our earlier email about a petition from your constituents — "Stop the construction of the campground near our residence" — currently signed by 133 people in your community.

We know you're busy. That's why we're making this as easy as possible: even a one-sentence reply is enough. We'll share it directly with signers.

If you've already addressed this issue publicly — a statement, a vote, a press release — we're happy to share that link instead. No new statement needed.

Not in a position to provide or help obtain a petition response? Is this issue outside your office's jurisdiction? Let us know and we'll adjust accordingly.

Petition Summary: The petition asks local decision-makers to stop the construction of a KOA campground near the signers' residences on/near Naked Creek, citing expected increases in noise, traffic, strong smells, and environmental disruption from hundreds of campers, cabins, and loud music. It matters to the signers because it would threaten their day-to-day comfort and safety—especially for an autistic resident sensitive to sensory triggers—and could also distress and endanger cats they rescue and care for, as well as create broader neighborhood safety concerns.

Link: <https://change.org/p/stop-the-construction-of-the-campground-near-our-residence>

Thank you for your time.

Jason and the Civic Engagement Team

PS: Change.org is a nonpartisan organization committed to civic engagement between public officials and their communities.



Jason Barnaby

Senior Engagement Specialist

change.org

✉ jason@change.org

☎ (415) 907-4737

--

Is this email not relevant to you? Click [here](#)

On Tue, Jun 30, 2026 at 1:36 PM, Jason Barnaby <jason@change.org> wrote:

Hello Tracy Clatterbuck,

I'm Jason with the Civic Engagement Team at Change.org. A petition titled "Stop the construction of the campground near our residence" — currently signed by 133 of your constituents — lists your office as a decision maker, and **we'd love to help you get your message directly to them.**

(Note: We're not asking you to sign — we're inviting you to respond. Not in a position to provide or help obtain a response? Is this issue outside your office's jurisdiction? Let us know and we'll adjust accordingly.)

Responding is simple: just reply to this email with whatever you'd like shared. We'll post your response on the petition page and email it to every signer so they hear directly from you.

Not sure what to say? Responses don't need to be lengthy. Officials often share actions already underway, clarify jurisdiction or next steps, acknowledge constituent concerns, or explain any policy constraints. You're also welcome to include links, resources, or newsletter signups — this is your space to communicate however works best for your office.

Petition Link: <https://change.org/p/stop-the-construction-of-the-campground-near-our-residence>

Petition Summary: The petition asks local decision-makers to stop the construction of a KOA campground near the signers' residences on/near Naked Creek, citing expected increases in noise, traffic, strong smells, and environmental disruption from hundreds of campers, cabins, and loud music. It matters to the signers because it would threaten their day-to-day comfort and safety—especially for an autistic resident sensitive to sensory triggers—and could also distress and endanger cats they rescue and care for, as well as create broader neighborhood safety concerns.

Thank you,
Jason and the Civic Engagement Team

PS: [Change.org](#) is a nonpartisan organization committed to civic engagement between

public officials and their communities.

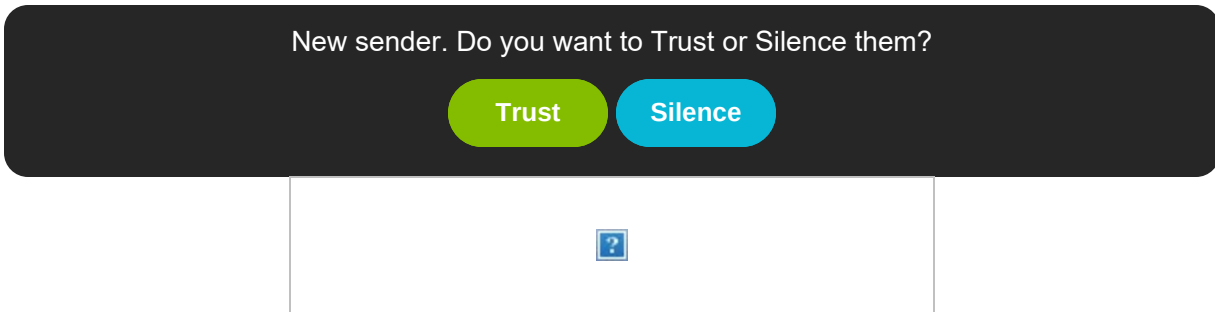


--

Is this email not relevant to you? Click [here](#)

From: [Jason Barnaby](#)
To: [Tracy Clatterbuck](#)
Subject: Response Requested: 133 Constituents Demand answers on Koa Campground
Date: Tuesday, June 30, 2026 1:36:49 PM

[NOTICE: DO NOT CLICK on links or open attachments unless you are sure the content is safe. No email should ever ask you for your username or password.]



Hello Tracy Clatterbuck,

I'm Jason with the Civic Engagement Team at Change.org. A petition titled "Stop the construction of the campground near our residence" — currently signed by 133 of your constituents — lists your office as a decision maker, and **we'd love to help you get your message directly to them.**

(Note: We're not asking you to sign — we're inviting you to respond. Not in a position to provide or help obtain a response? Is this issue outside your office's jurisdiction? Let us know and we'll adjust accordingly.)

Responding is simple: just reply to this email with whatever you'd like shared. We'll post your response on the petition page and email it to every signer so they hear directly from you.

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Thank you,
Jason and the Civic Engagement Team

PS: [Change.org](#) is a nonpartisan organization committed to civic engagement between public

officials and their communities.



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Is this email not relevant to you? Click [here](#)

From: [Joshua Hahn](#)
To: [Catherine Grech](#); [Chris Adams](#); [Jared Burner](#); [Ken Johnson \(ken.page.planning@outlook.com\)](#); [Sandy Davis \(district4planningcomm@gmail.com\)](#); [William Turner](#)
Cc: [Tracy Clatterbuck](#)
Subject: RE: Feldman/Hawk Peak SUP
Date: Wednesday, July 1, 2026 10:51:29 AM
Attachments: [image004.png](#)
[image003.png](#)

This email is from a trusted sender and .



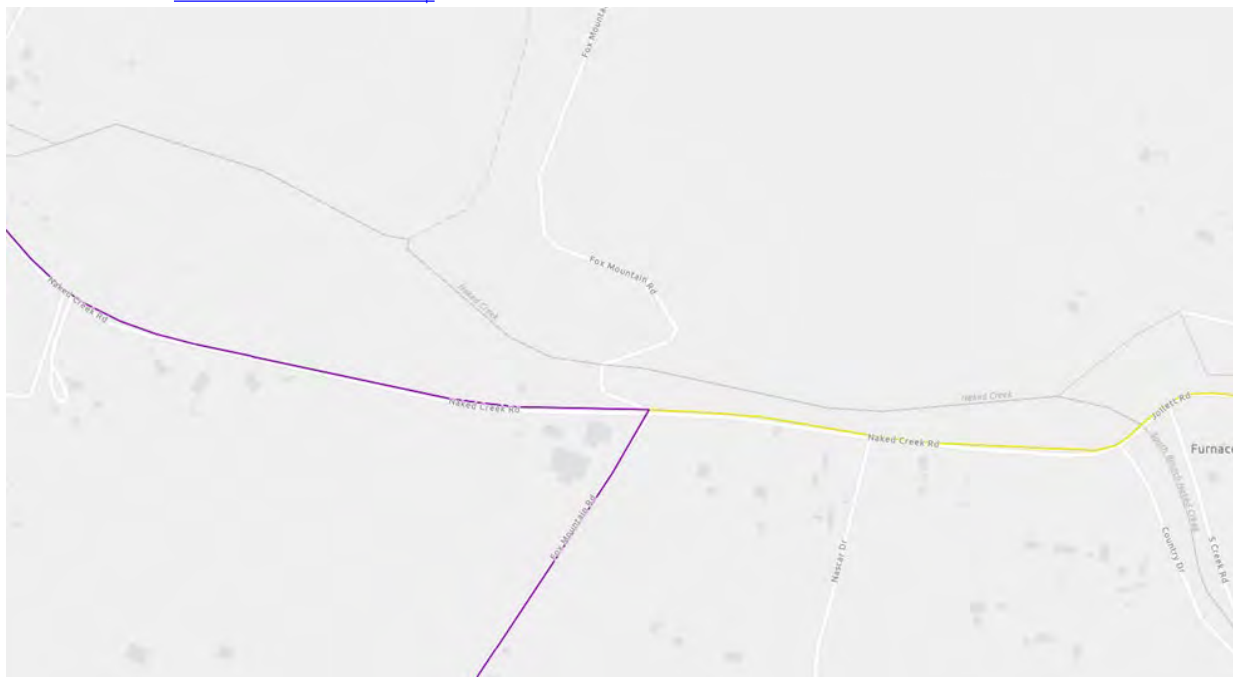
All,

Speaking only for myself, as the concerns presented here and in other emails (which I find to be very well articulated) are planning/land use questions, not directly zoning questions. It isn't normally my practice to respond to concerns raised to you by citizens before those citizens have had an opportunity make arguments during a public meeting directly to you. However, I think it appropriate to speak in advance on traffic concerns, for now.

I want to acknowledge the concerns regarding roadway characteristics and traffic safety. However, I'll note the following:

- <!--[if !supportLists]-->• <!--[endif]-->As Ms. Breeden noted, Naked Creek Rd. is a Rockingham County road. I certainly don't want to imply that this absolves you or the Board from considering potential safety/other impacts of this project on citizens who currently use or will use the roadway. Staff did, as required, receive agency feedback from VDOT, and Tracy has followed up with VDOT on concerns raised prior to scheduling a public hearing. I am confident traffic safety will be a primary consideration during Rockingham County's SUP review, as well.
- <!--[if !supportLists]-->• <!--[endif]-->VDOT assigns a [functional classification](#) to public roads based on criteria provided by FHWA. This portion Naked Creek Rd is classified by the VDOT as a [Minor Collector](#), rather than a "rural local road." (It actually becomes a Major Collector at the Fox Mountain Rd. intersection, heading west.) Roads classified as collectors are intended to accommodate traffic volumes and travel functions beyond those of local roads. While I recognize that traffic generation and roadway safety are legitimate considerations in the review of an SUP, the appropriateness of this application should be evaluated based on the actual characteristics of the roadway, VDOT's functional classification, and any applicable entrance, sight-distance, or traffic requirements reviewed by VDOT during its evaluation of the proposal.

Screenshot of VDOT's [Functional Classification Web Map](#):



Thanks,

Josh Hahn

Page County Planning Director

103 S. Court St. Suite B.

Luray, VA 22835

540-843-3456

<!--[if !vml]--> <!--[endif]-->



From: Tracy Clatterbuck <tclatterbuck@pagecounty.virginia.gov>

Sent: Tuesday, June 30, 2026 5:12 PM

To: Catherine Grech <catigrech9@gmail.com>; Chris Adams <chrisandcheryl@live.com>; Jared Burner <beefapsc@vt.edu>; Ken Johnson (ken.page.planning@outlook.com) <ken.page.planning@outlook.com>; Sandy Davis (district4planningcomm@gmail.com) <district4planningcomm@gmail.com>; William Turner <tbilly@embarqmail.com>

Cc: Joshua Hahn <jhahn@pagecounty.virginia.gov>

Subject: FW: Feldman/Hawk Peak SUP

See below. Hard copy will be provided at the meeting.

Thank you,

Tracy Clatterbuck, CZA

Zoning Administrator I

Page County Planning & Community Development

103 S Court Street, Suite B, Luray, VA 22835

Office Phone: (540) 743-1324

Direct Line: (540) 843-3403

Work Cell Phone: (540) 892-3613

Website: www.pagecounty.virginia.gov



From: Brandi Breeden <brandibreeden236@gmail.com>

Sent: Monday, June 29, 2026 6:46 PM

To: Tracy Clatterbuck <tclatterbuck@pagecounty.virginia.gov>; catigrech9@gmail.com; chrisandcheryl@live.com; beefapsc@vt.edu; district4planningcomm@gmail.com; tbilly@embarqmail.com; Ken.page.planning@outlook.com

Subject: Feldman/Hawk Peak SUP

[NOTICE: DO NOT CLICK on links or open attachments unless you are sure the content is safe. No email should ever ask you for your username or password.]

My name is Brandi Breeden and I am a resident of the Naked Creek Community. It has been brought to our attention that a group of investors from Feldman/Hawk Peak LLC have proposed a KOA/RV Resort on a large tract of agricultural land in this community.

I am writing to each member of the board and am urging the Planning Commission to recommend a full denial of this proposed campground in the Furnace and Jollett communities.

This is not simply another campground. It is a commercial resort development consisting of 192-200 campsites, cabins, glamping structures, bathhouses, a camp store, clubhouse, swimming pool, zip line, maintenance facilities, and nearly every amenity found at a destination resort. It represents one of the largest commercial developments ever proposed for this rural valley. The question before you tonight is not whether tourism has value. It does. The question is whether this project is appropriate for this location, this road network, these natural resources, and this community.

First, traffic safety should be one of this Commission's greatest concerns.

The roads serving this development were built to serve local residents, school buses, emergency vehicles, and agricultural traffic—not a continuous stream of oversized recreational vehicles. According to the Federal Highway Administration, rural local roads are designed primarily for low-volume local traffic and often have narrow travel lanes, limited shoulders, sharp curves, and restricted sight distances. Many RVs are eight and a half feet wide before mirrors are even considered. When two of these vehicles meet on a narrow rural road with little or no shoulder, there is virtually no margin for driver error.

Anyone who has driven Naked Creek Road knows exactly what I'm talking about. There are blind curves, steep grades, narrow bridges, and numerous locations where farm equipment already requires motorists to slow down and yield. Those same roads have also experienced tragic crashes that have forever impacted local families. Introducing hundreds of additional RV trips each week increases exposure to those existing hazards.

Engineering standards published by the American Association of State Highway and Transportation Officials also recognize that large motorhomes and fifth-wheel trailers require substantially larger turning radii than passenger vehicles. Without intersections specifically designed for these turning paths, large vehicles frequently encroach into opposing lanes or onto road shoulders while maneuvering. I ask this Commission: has the applicant demonstrated through engineering analysis that every approach to this development safely accommodates vehicles of this size? Most of these roads are within the boundaries of Rockingham County. Are you proposing that Rockingham County taxpayers foot that bill? That will be a hard sell to the Rockingham County Board of Supervisors.

The long-term burden on Rockingham County taxpayers must also be considered. Traffic engineering relies on what is known as the Fourth Power Law, demonstrating that pavement damage increases exponentially with axle weight rather than simply the number of vehicles. Federal Highway Administration guidance shows that a single heavy vehicle can produce thousands of times more pavement wear than a passenger car. While Page County taxpayers may enjoy little direct benefit from this commercial enterprise, the residents of a neighboring county could ultimately bear the cost of maintaining roads subjected to traffic volumes and vehicle weights they were never designed to support. Would Page do the same if the roles were reversed?

Water resources present another serious concern.

This proposal relies on two wells to support nearly 200 campsites, cabins, bathhouses, laundry facilities, swimming pools, and other commercial amenities. Industry estimates indicate that RV sites with full hookups commonly use between 50 and 100 gallons of water per site each day, with substantially higher demand when recreational amenities are included. Even conservative estimates represent thousands of gallons of groundwater withdrawn daily from the same aquifer that supplies neighboring homes.

Virginia continues to experience recurring drought conditions, and many residents in this community depend entirely upon private wells. Before approving a project of this magnitude, this Commission should require clear hydrogeologic evidence demonstrating that surrounding residential wells will not be adversely affected during periods of prolonged drought—not simply assume that adequate groundwater exists.

Wastewater management deserves equal scrutiny. Although the proposal includes a septic system meeting Virginia Department of Health requirements, campground wastewater presents unique operational challenges. The U.S. Environmental Protection Agency has noted that certain chemicals commonly used in RV holding-tank treatments can interfere with the biological processes essential to septic treatment if systems are not properly designed and managed. This is not to say failure is inevitable, but it does underscore the importance of ensuring that long-term wastewater management has been thoroughly evaluated for a campground of this scale. Keep in mind that both Naked Creek and the Shenandoah River are protected Chesapeake Bay watersheds.

The environmental impacts extend beyond water usage.

Clearing forest, grading campsites, installing roads, and creating extensive gravel pads reduce the land's natural ability to absorb rainfall. Hydrologic research has consistently shown that replacing vegetated land with compacted or semi-impervious surfaces increases stormwater runoff, erosion, and sediment transport into nearby streams. This proposal also fragments wildlife habitat while introducing constant human activity, pets, lighting, noise, and vehicle traffic into an area that currently serves as an important wildlife corridor adjacent to the George Washington National Forest and Shenandoah National Park. Increased human activity always results in a negative impact on wildlife.

Residents will also experience impacts that cannot easily be measured in engineering reports. There will be increased light pollution, increased noise from vehicles, outdoor recreation, campground activities, generators, and evening events will fundamentally change the peaceful character that generations of families have worked to preserve. Increased trash inevitably attracts bears, raccoons, and other wildlife, increasing conflicts between animals and humans while creating new management challenges.

Emergency services must also be considered.

The entire Naked Creek Community relies heavily upon volunteer emergency responders. The National Fire Protection Association recognizes that rural emergency response times are inherently longer than those in urban areas because of distance and staffing limitations. Adding hundreds of transient visitors inevitably increases the potential demand for emergency medical services, fire response, law enforcement assistance, and search and rescue operations. Even a single significant incident at a campground of this size could require resources that temporarily leave surrounding residents with reduced emergency coverage. Before approving this development, the Commission should ask whether existing public safety resources are truly sufficient to protect both permanent residents and hundreds of additional visitors.

Supporters of this proposal will undoubtedly point to increased tax revenue and economic development.

But not all growth is good growth.

The Comprehensive Plan exists precisely because local governments recognize that some locations are simply inappropriate for intensive commercial development. Economic development should complement a community—not overwhelm it. Tax revenue generated by tourism must also be weighed against increased demands on roads, emergency services, environmental resources, and county infrastructure. Once rural character is lost, it is rarely recovered.

Finally, I ask you to remember the history of this community.

The people of Furnace and Jollett have lived through generations of decisions made by people outside this valley. This community has a long memory. Families lost homes and farms during the creation of Shenandoah National Park. Residents have repeatedly sacrificed for what others believed served the greater public interest. Today, they are simply asking that their voices matter before another decision permanently alters the place they have called home for generations.

This Commission has both the authority and the responsibility to determine whether this proposal is truly compatible with the surrounding community.

I respectfully submit that the applicant has not demonstrated that the existing road network can safely accommodate the projected traffic, that local groundwater resources can sustain this level of demand, that environmental impacts have been adequately mitigated, or that this development is compatible with the rural character that Page County's Comprehensive Plan seeks to preserve.

For those reasons, I respectfully ask you to recommend denial of this application.

Thank you for your time and thoughtful consideration.

From: [Joshua Hahn](#)
To: [Tracy Clatterbuck](#)
Subject: FW: Response Requested: 133 Constituents Demand answers on Koa Campground
Date: Tuesday, June 30, 2026 2:39:36 PM

This email is from a trusted sender and .



Thanks,

Josh Hahn

Page County Planning Director

103 S. Court St. Suite B.

Luray, VA 22835

540-843-3456



<!--[if !vml]--> <!--[endif]-->

The e-mail and any attachments with it are privileged and confidential and are intended solely for the use of the individual(s) to whom they are addressed. If you have received this e-mail in error or are not the addressee, please immediately delete it and notify the sender.

From: Jason Barnaby <jason@change.org>
Sent: Tuesday, June 30, 2026 1:37 PM
To: Joshua Hahn <jhahn@pagecounty.virginia.gov>
Subject: Response Requested: 133 Constituents Demand answers on Koa Campground

[NOTICE: DO NOT CLICK on links or open attachments unless you are sure the content is safe. No email should ever ask you for your username or password.]

Hello Josh Hahn,

I'm Jason with the Civic Engagement Team at Change.org. A petition titled "Stop the construction of the campground near our residence" — currently signed by 133 of your constituents — lists your office as a decision maker, and **we'd love to help you get your message directly to them.**

(Note: We're not asking you to sign — we're inviting you to respond. Not in a position to provide or help obtain a response? Is this issue outside your office's jurisdiction? Let us know and we'll adjust accordingly.)

Responding is simple: just reply to this email with whatever you'd like shared. We'll post your response on the petition page and email it to every signer so they hear directly from you.

Not sure what to say? Responses don't need to be lengthy. Officials often share actions already underway, clarify jurisdiction or next steps, acknowledge constituent concerns, or explain any policy constraints. You're also welcome to include links, resources, or newsletter signups — this is your space to communicate however works best for your office.

Petition Link: <https://change.org/p/stop-the-construction-of-the-campground-near-our-residence>

Petition Summary: The petition asks local decision-makers to stop the construction of a KOA campground near the signers' residences on/near Naked Creek, citing expected increases in noise, traffic, strong smells, and environmental disruption from hundreds of campers, cabins, and loud music. It matters to the signers because it would threaten their day-to-day comfort and safety—especially for an autistic resident sensitive to sensory triggers—and could also distress and endanger cats they rescue and care for, as well as create broader neighborhood safety concerns.

Thank you,
Jason and the Civic Engagement Team

PS: [Change.org](https://change.org) is a nonpartisan organization committed to civic engagement between public officials and their communities.



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Is this email not relevant to you? Click [here](#)

From: [Cindy Lam](#)
To: catigrech9@gmail.com
Subject: Naked Creek Proposed Campground
Date: Tuesday, July 7, 2026 12:37:47 PM

[NOTICE: DO NOT CLICK on links or open attachments unless you are sure the content is safe. No email should ever ask you for your username or password.]



Good afternoon,

I have recently been made aware of the proposed KOA campground located on Naked Creek Road and am asking that the planning commission deny this request.

One of the main reasons why this permit should not be granted is the fact that Naked Creek Road is a windy curvy road. There have been 3 accidents in the last few months within a mile of my driveway. Someone drove through a fence, a truck was totaled after running off the road, and a farm accident occurred where equipment was damaged when someone crossed the centerline. All of these accidents happened on one of the many curves in the road, if I go back even further there have been at least four more major accidents within the past 2 years...just at the end of my driveway.

This does not include the accidents that have happened on the rest of Naked Creek Road, Bloose Road or Fox Mountain Road. All of which will be affected by the campground. I would also like to point out that Bloose Road and Fox Mountain Road do not have a centerline. GPS will bring traffic down Bloose Road to get to the campground from Elkton. If a large camper were to meet a smaller car or farm equipment on one of the blind hills on Bloose Road the damage could be severe.

The amount of increased traffic also needs to be taken into consideration. Once people get to the campground some will be traveling back and forth for various activities, shopping and eating. So even though it may be just 1 camper, the amount of trips on the roads could be numerous. Naked Creek Road, Bloose Road and Fox Mountain Road are not suitable for this amount of traffic. Increasing the traffic is increasing the chance of accidents for not only those visiting but those who live here, farm here, or have family here. There are several hidden driveways or driveways where visibility is limited, increased traffic makes it more dangerous for the people who already live on this road.

Secondly, I am concerned about the water. Putting a campground of this size in this area could cause problems for farmers like myself. The past few years have been DRY! Adding a campground and increasing the strain on the water table could lead to shortages for those who have shallow wells, rely on the water for livestock, or who need the extra water for irrigating crops. There are two neighboring farms who rely on underground springs to water their livestock. If the demand for water upstream creates a shortage or the need to install a new well or deeper well, who is going to be responsible for this cost?

Not only is the shortage of water an issue, but so is flooding. Naked Creek has flooded every year since I have lived here and the flash flooding can be quick and the water can rise to

dangerous levels very fast. What is the plan for those who may be camping who get stranded by flooding? Are we going to put even more strain on our EMS personnel?

The electricity in this area is also a concern. The power goes out in this area several times a year due to branches, storms or accidents. Does that mean that we should build a large campground that requires more electricity? What about our overall electric grid? Several farmers had close calls with this past heat wave and the demand on energy, why create a greater strain?

I have lived on Naked Creek Road now for 16 years. I am the 6th generation to live on the working family farm. The area has sentimental value to me and this was the main reason for wanting to raise my family here. This area is primarily agriculture and I love being able to enjoy the peace and quiet with my family. Even though I may live two miles down the road, I will still hear the noise from the campground (it will travel down the creek, I can hear music from the Moose Lodge as well), and I will hear the noise from the traffic. Why should my peace and quiet be disrupted and that of my neighbors as well?

Other points to consider would be the habitat and wildlife that will be affected. The fact that there are already several campgrounds nearby (and 211 is much better suited to handle the traffic). What is going to happen to the property value of those living nearby?

One last point I would like to make. There was a proposed permit for a venue on Naked Creek Road this past spring, a much smaller venue, and the Rockingham County Planning Commission voted to deny the permit. Again, I am asking the Page County Planning Commission to deny this permit as well. Campgrounds can be great if placed in a good location, and Naked Creek Road is not a good location.

Thank you for your time and if you have any questions please feel free to contact me at 540-820-6037.

Cindy Lam

From: [Cindy Lam](#)
To: [Tracy Clatterbuck](#)
Subject: Naked Creek Road Campground
Date: Tuesday, July 7, 2026 10:12:37 AM



Good morning,

I was hoping to get in touch with all of the planning commission members about the campground that is being proposed for Naked Creek Road.

Can you provide me with an email or phone number for all of them?

Thank you,

Cindy Lam

From: [Leroy Meadows](#)
To: [Tracy Clatterbuck](#)
Subject: Campground letter
Date: Tuesday, July 7, 2026 2:00:39 PM
Attachments: [ScannedFile.pdf](#)



Hi Tracy,

Please find attached letter from me and Debbie objecting to the campground request.

We will be mailing the original document in the mail as well.

Thanks,

Leroy Meadows

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From: Meadows, Leroy Elvin <leroy.meadows@merck.com>
Sent: Tuesday, 07 July 2026 13:55:03
To: Leroy Meadows <lmeadows99@outlook.com>
Subject: Campground letter

This e-mail message, together with any attachments, contains information of Merck & Co., Inc., Rahway, NJ, USA, and/or its affiliates, known as MSD outside of the United States and Canada, that may be confidential, proprietary, copyrighted and/or legally privileged. (Direct contact information for affiliates is available at - [Contact us - MSD](#).) It is intended solely for the use of the individual or entity named on this message. If you are not the intended recipient, and have received this message in error, please notify us immediately by reply e-mail and then delete it from your system.



County of Page, Virginia
Planning & Community Development
103 South Court St., Suite B
Luray, VA 22835

NOTICE OF PUBLIC HEARING

TO: Adjoining Landowners
FROM: Tracy Clatterbuck, Zoning Administrator I *Tracy Clatterbuck*
DATE: June 24, 2026
SUBJECT: Page County Planning Commission Public Hearing for Special Use Permit Request from Feldman and Three Sons Outdoor Sales, LLC/Hawk Peak Land, LLC

This **NOTICE** is to advise you that the **Page County Planning Commission** shall hold a public hearing at **7:00 p.m. on Tuesday, July 14, 2026**, in the Board of Supervisors Meeting Room, located in the Page County Government Center, 103 South Court Street, 2nd Floor, Luray, VA, to receive public comments and to consider the following request:

Feldman and Three Sons Outdoor Sales, LLC/Hawk Peak Land, LLC has filed an application for a special use permit to operate a campground located off Naked Creek Road, Elkton, VA, and further identified by tax map numbers 110-A-16 (consisting of 24.08 acres) and 110-1-B (consisting of 127.99 acres). Both parcels identified are currently vacant and zoned as Agriculture (A-1). Note: There is a portion of land with an approximate acreage of 1.203 acres that appears to be located in Rockingham County. This is not currently mapped on Rockingham County's GIS Website but documentation has been provided by the applicant (which is included in the packet).

The applicant is proposing a total of 192 total camping sites: 91 pull through sites, one ADA pull through site, 44 back-in sites, one ADA back-in site, 15 luxury cabin sites, 12 standard cabin sites, one ADA cabin site, 10 primitive structure sites, 13 primitive tent sites, and three ADA primitive tent sites. The campground is proposed to have two wells and a septic system as required by the Virginia Department of Health. The plan includes the following buildings: Guest Services, Security and Camp Store, Club House and Spa, Maintenance Barn, Host/Manager Cabin, Maintenance Supervisor Cabin, Glamping Cabins, Lean-To's, and a Remote Bath House. The plan also includes recreational amenities such as a putting green, a pool area, a zip line, picnic areas, and a playground.

Pursuant to § 125-10 D.(9) of the Page County Zoning Ordinance, campgrounds are only permitted by special use permit in the Agriculture (A-1) zoning district. Campgrounds are subject to the Page County Zoning Ordinance (Chapter 125) and the Page County Campground Ordinance (Chapter 128). County land records indicate that you are an adjoining property owner, or an adjacent property owner that is across the road or right-of-way from the subject property. I have enclosed an adjoining property owner comment form. If you so desire, you may complete the form and return it to my office prior to the scheduled public hearing. You may mail the form to the below listed address or email your comments to tclatterbuck@pagecounty.virginia.gov. You are also welcome to attend the public hearing in-person.

Copies of the request, the Page County Zoning Ordinance, and the Page County Comprehensive Plan may be reviewed in the Planning & Community Development Office, 103 South Court Street, Suite B, Luray, VA, 8 a.m. to 5 p.m., Monday through Friday. They may also be reviewed on the County's website at www.pagecounty.virginia.gov. If you have any questions, please contact Tracy Clatterbuck at (540) 743-1324 or via email at tclatterbuck@pagecounty.virginia.gov.

CERTIFIED MAIL

ADJOINING PROPERTY OWNERS COMMENTS

I (we) Larry and Debbie Meadows adjoining property owner(s) have the following comments on the special use permit application from Feldman and Three Sons Outdoor Sales, LLC/Hawk Peak Land, LLC for property located off Naked Creek Road, Elkton, VA, and further identified by tax map numbers 110-(A)-16 and 110-1-B, regarding the request to operate a campground (as described in the included memo).

(Please check one below and provide comments related to your opinion).

_____ I (we) have no objection to this special use request.

✓ I (we) object to this special use request.

COMMENTS:

COMMENTS: See Attached Letter

(continue on reverse side if necessary)

Signature of Adjoining Property Owner

Date _____

Signature of Adjoining Property Owner

Date _____

Please complete and return this form (if desired) to the Department of Planning and Community Development, 103 South Court Street, Suite B, Luray, Virginia 22835, or via email at tclatterbuck@pagecountv.virginia.gov. If you have any questions, please contact Tracy Clatterbuck at (540) 743-1324. Thank you.

Proposed KOA campground on Naked Creek

To Page County Planning & Community Development,

I, Leroy E Meadows and Debbie S Meadows object to this special use request for more reasons than I can write in this letter, but the high points are as follows.

- **Safety for the community and safety for the would-be campers:** How soon did we forget the devastating floods over the past forty years? Hurricane Juan Nov. 1985, Hurricane Fran Sep. 1996 and Hurricane Isabell Sep. 2003 all of which would have wreaked havoc to a campground built in this proposed location. I know the argument from proponents is that the area isn't within the boundaries of the FEMA floodplain map. I'm not sure who is responsible for updating the maps, but I do know the entire area where the large capacity septic tank & drainfield, camp store, pool, playground, security building and many of the campsites Etc. would have been washed away in previous floods. The evidence of debris from previous floods is still in the woods. Why would we want to risk a repeat of the disaster at Camp Mystic July last year which killed 27 campers? Or even closer to us July 2nd, 1995, at Goonie Creek Campground in Front Royal when a flash flood swept away and drowned a three-year-old child while her family clung to trees from the floodwaters that swept through their campground. It's not a matter of whether we will experience another flood like these, it's just a matter of when. When does happen again, does Page County have enough emergency resources for an additional 200-800+ campers in a flooded area?
Also, the increase in traffic to already narrow roads leading to the campground puts all residents and campers at risk. For instance, traffic coming from the southern end of Rt 340, driving directions on GPS will lead them through Blose Road which is barely wide enough for standard passenger cars to pass safely. And Naked Creek Road from Rt 340 to the proposed campground is narrow & curvy and not designed for the influx of daily traffic from large campers & RVs,
- **Environmental Impacts:** As mentioned above, the proposed campground will install a large capacity septic system (shouldn't this be regulated by the EPA and not state officials? I didn't see if this was addressed in the proposal I read.) to serve anywhere between 200 – 800+ people. I have a huge concern about the effects on the aquifer? My and my neighbors' wells are within one to two hundred yards of the proposed drainfield, and this will be an enormous amount of sewage that the soil is expected to filter before reaching the aquifer. I am also very concerned about the proposed drip septic system. My understanding is that those systems are prone to failure, 1) clogged filters, 2) plugged distribution lines, 3) pump and dosing failures, 4) electrical issues Etc. Considering that 400+ people will be using the septic system any of these upsets would likely result in an environmental catastrophe. Also, can anyone say with certainty this will have zero effect on the fish and aquatic life living in Naked Creek? This stream is home to very few remaining native brook trout, and their numbers have drastically decreased in the past three / four years due to droughts. Will they be able to survive downstream of a large capacity septic system? Has Virginia's fish Biologist been involved to help answer these questions? Grindstone Mountain was once home to the healthiest black bear population in Virginia, now their numbers have drastically decreased due to the sarcoptic mange that has swept through Virginia. Has DWR been contacted to ensure that a campground in the middle of bear territory will have any effect to the comeback of the bear population? Furthermore, this is going against the very foundation of why Page County has zoning Laws. This is 150 acres of beautiful untouched wilderness and fields that will be destroyed for commercial use in an agricultural zoned area that was put into conservation land use years ago for reduced taxes and now will be an eyesore to the mountain views from miles away. It's just morally wrong anyway you look at it.

Thanks for reading and always remember, God gave us a gift to be able to live in such a beautiful area as Page County and it's our duty to be good stewards of the land so our children, grandchildren and future generations can enjoy the same beauty we have had. Let's not sell that out. Please submit this letter to record.

Sincerely,

Leroy and Debbie Meadows

From: [Carolyn Merica](#)
To: [Tracy Clatterbuck](#); [catjgrech9@gmail.com](#); [chrisandcheryl@live.com](#); [beefapsc@vt.edu](#);
[District4planningcomm@gmail.com](#); [tbilly@embargmail.com](#); [Ken.page.planning@outlook.com](#)
Subject: Feldman/Hawk Peak SUP Application - Opposition to the Proposed KOA Campground Special Use Permit
Date: Thursday, July 2, 2026 8:17:47 AM
Attachments: [2026-0-02 Ltr. to Page Cty. Bd. of Supervisors from Adjoining Property Owner.pdf](#)



See attached objection to the above application.

Carolyn J. Merica

Carolyn J. Merica, RP®, VARP™
Paralegal for Laura S. Evick and Hannah W. Hutman

HOOVER PENROD PLC

ATTORNEYS AT LAW

342 South Main Street
Harrisonburg, VA 22801
Phone: 540-433-2444
Fax: 540-433-3916
CMerica@hooverpenrod.com

(Virginia Registered Paralegal No. 18-00036)

Please be advised that I am not an attorney, and the information contained in this e-mail is not legal advice.

NOTICE: The information contained in this electronic mail transmission is intended by Hoover Penrod, PLC for the use of the named individual(s) or entity to which it is directed and may contain information which is confidential and/or protected by the attorney-client privilege. It is not intended for transmission to, or receipt by, anyone other than the named addressee(s) (or a person authorized to deliver it to the named addressee(s).) It should not be copied or forwarded to any unauthorized persons. If you have received this electronic mail transmission in error, please delete it from your system without copying it or forwarding it, and notify the sender of the error by reply electronic mail, so that our address can be corrected.

ADJOINING PROPERTY OWNERS COMMENTS

I(we) Carolyn J. Merica adjoining property owner(s)

have the following comments on the special use permit application from Feldman and Three Sons Outdoor Sales, LLC/Hawk Peak Land, LLC for property located off Naked Creek Road, Elkton, VA, and further identified by tax map numbers 110-(A)-16 and 110-1-B, regarding the request to operate a campground (as described in the included memo).

(Please check one below and provide comments related to your opinion).

 I (we) have no objection to this special use request.

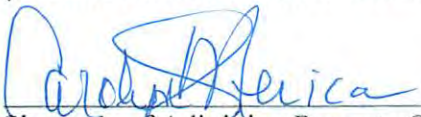
X I(we) object to this special use request.

COMMENTS:

I own the property and my parents, Melvin R. Merica and
Goldie V. Merica have life estates in adjoining property located at
19968 Naked Creek Road, Elkton, VA.

(SEE ATTACHED LETTER)

(continue on reverse side if necessary)


Signature of Adjoining Property Owner
Carolyn J. Merica

7-2-2026
Date

Signature of Adjoining Property Owner

Date

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Carolyn J. Merica
4549 Nascar Drive
Elkton, VA 22827

July 2, 2026

Page County Board of Supervisors
103 South Court Street, Suite F
Luray, Virginia 22835

VIA EMAIL @ tcatterbuck@pagecounty.virginia.gov; catjgrech9@gmail.com;
chrisandcheryl@live.com; beefapsc@vt.edu; District4planningcomm@gmail.com;
tbilly@embargmail.com; Ken.page.planning@outlook.com

**Re: Feldman/Hawk Peak SUP Application
Opposition to the Proposed KOA Campground Special Use Permit**

Dear Chairman and Members of the Board:

I respectfully request that the Page County Board of Supervisors deny the application for a Special Use Permit with regard to the above-mentioned application to construct and operate a KOA Campground on property that is presently zoned Agricultural.

My elderly parents and I own the adjoining property located at 19968 Naked Creek Road, Elkton, Virginia. At the bottom of our property there is an historical Store building located by the road. The applicant references this Store building and states that the intended two lane bridge is to be constructed across from the historical Store building. I would like to note the historical Store building is identified and illustrated in the "Historic Architectural Survey of Rockingham County, Virginia" Final Report prepared by E.H.T. Traceries, Inc. for The Virginia Department of Historic Resources and Rockingham County, Virginia Department of Planning in December 2000. It is of the utmost importance that this historical Store building be protected.

While I recognize the importance of tourism to Page County, the Board's responsibility is to determine whether this particular commercial use is appropriate at this location and whether it is consistent with the County's Comprehensive Plan, zoning ordinance, and the protection of the public health, safety, and welfare.

After reviewing the proposal and considering its likely impacts, the applicant has not demonstrated that this commercial campground is compatible with the surrounding agricultural community as follows:

1. The proposal is inconsistent with the purpose of the Agricultural zoning district.

The purpose of Page County's Agricultural zoning district is to preserve farmland, forestry, open space, and the County's rural character while maintaining low-intensity land uses. A destination campground operated as a commercial enterprise is fundamentally different from agricultural uses and would introduce a level of commercial activity that is inconsistent with the purpose of the district. Approval of this permit would weaken the protections intended for agricultural lands and encourage additional commercial encroachment into rural areas.

2. The proposal is inconsistent with the goals of the Comprehensive Plan.

Page County's Comprehensive Plan emphasizes preserving agricultural lands, protecting rural character, encouraging orderly growth, and directing more intensive development to areas where infrastructure and public services are available.

A large commercial campground generating substantial visitor traffic is inconsistent with these planning objectives and would permanently alter the rural landscape that the County has committed to preserving.

3. The proposal presents significant traffic and public safety concerns.

The proposed campground would be served by Naked Creek Road (Virginia Route 759) located in Rockingham County, **a narrow rural secondary road which lacks shoulders intended primarily for local residential and agricultural traffic.** While the road to the entry of the campground is located in Rockingham County, Virginia, it is of the utmost importance that the board also consider the significant traffic and public safety concerns.

This roadway was not designed to accommodate the significant increase in recreational vehicles, travel trailers, buses, delivery trucks, and seasonal tourist traffic that a KOA campground would generate. Increased RV and trailer traffic slowing to enter the campground or waiting to check in would cause traffic to queue onto Route 759, creating dangerous conditions for residents, emergency responders, school buses, farm equipment, and other motorists. Increased turning movements, reduced sight distances, and additional heavy vehicle traffic would further compromise public safety. **This road was not designed to accommodate the level of traffic that a commercial campground-particularly one associated with a national brand-could generate.**

My two elderly parents live in the house on the hill above the store building. My parents both have serious health conditions and in the last two years, emergency responders have had to respond to their house several times. On one occasion, my Mother was having a heart attack. It is a serious concern that their entry to the property would be impeded at peak times with RV and trailer traffic. Approval would not be in the public interest.

4. The proposal would adversely affect neighboring property owners.

Neighboring property owners purchased or built their homes with the expectation of living next to agricultural land, not a commercial campground. Increased noise, headlights, outdoor activities, and constant turnover of visitors would significantly reduce privacy and diminish the quiet enjoyment of their property.

5. The proposal could negatively affect property values.

The introduction of this intensive commercial campground adjacent to established agricultural and residential properties has the potential to reduce surrounding property values and diminish the desirability of the area for existing homeowners.

6. Environmental impacts have not been adequately addressed.

The campground would increase impervious surfaces, stormwater runoff, wastewater generation, solid waste, outdoor lighting, and noise. These impacts would adversely affect nearby streams, wildlife habitat, agricultural operations, and other natural resources that contribute to the environmental quality of the Naked Creek area.

Additionally, The property's proximity to the George Washington and Jefferson National Forest also deserves careful consideration. While outdoor recreation is valuable, development adjacent to National Forest land raises additional concerns about wildfire risk, wildlife habitat, stormwater runoff, erosion, and increased pressure on public lands and local infrastructure. These are impacts that extend beyond the boundaries of the property itself.

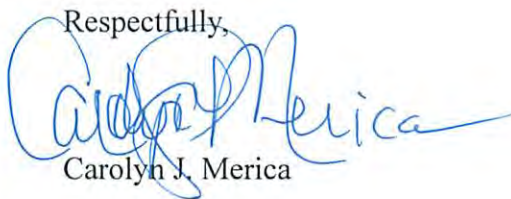
7. Approval would establish an undesirable precedent.

Granting this Special Use Permit would establish a precedent for additional commercial development within Agricultural zoning districts. Incremental commercialization of rural areas threatens the long-term preservation of farmland and the rural character that residents value and that the County has worked to protect.

The applicant bears the burden of demonstrating that the proposed special use is appropriate for this location. The Board is not obligated to approve a Special Use Permit simply because conditions can be imposed. If substantial evidence shows that the use is incompatible with the surrounding area or adversely affects the public health, safety, or welfare, the Board has the authority to deny the application.

Based upon the evidence available, I do not believe that burden has been met. For these reasons, I respectfully request that the Page County Board of Supervisors deny the requested Special Use Permit.

Thank you for your consideration and for your service to the citizens of Page County.

Respectfully,

Carolyn J. Merica

From: [Goldie Merica](#)
To: [Ken.page.planning@outlook.com](#); [Tracy Clatterbuck](#); [catigrech9@gmail.com](#); [chrisandcheryl@live.com](#); [beefapsc@vt.edu](#); [District4planningcomm@gmail.com](#); [tbilly@embargmail.com](#)
Subject: Feldman/Hawk Peak SUP Application
Date: Monday, July 6, 2026 8:39:32 AM
Attachments: [2026-07-02 Ltr. in opposition-Page Cty Board of Supervisors.pdf](#)



See attached letter in opposition to the Proposed KOA Campground Special Use Permit. **We are adjoining landowners.**

Please include this letter in the public record for the hearing on this matter.

Thank you.

Melvin R. Merica and
Goldie V. Merica

ADJOINING PROPERTY OWNERS COMMENTS

I (we) Melvin R. Merica & Goldie V. Merica adjoining property owner(s) have the following comments on the special use permit application from Feldman and Three Sons Outdoor Sales, LLC/Hawk Peak Land, LLC for property located off Naked Creek Road, Elkton, VA, and further identified by tax map numbers 110-(A)-16 and 110-1-B, regarding the request to operate a campground (as described in the included memo).

(Please check one below and provide comments related to your opinion).

 I (we) have no objection to this special use request.

 X I (we) object to this special use request.

COMMENTS:

We have life estates in adjoining property located at

19968 Naked Creek Road, Elkton, VA.

(SEE ATTACHED LETTER)

(continue on reverse side if necessary)

Melvin R. Merica

Signature of Adjoining Property Owner
Melvin R. Merica

7-2-26

Date

Goldie V. Merica

Signature of Adjoining Property Owner
Goldie V. Merica

7-2-26

Date

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Melvin R. Merica
Goldie V. Merica
19968 Naked Creek Road
Elkton, VA 22827

July 2, 2026

Page County Board of Supervisors
103 South Court Street, Suite F
Luray, Virginia 22835

VIA EMAIL @ tcatterbuck@pagecounty.virginia.gov; catjgrech9@gmail.com;
chrisandcheryl@live.com; beefapsc@vt.edu; District4planningcomm@gmail.com;
tbilly@embargmail.com; Ken.page.planning@outlook.com

**Re: Feldman/Hawk Peak SUP Application
Opposition to the Proposed KOA Campground Special Use Permit**

Dear Chairman and Members of the Board:

We respectfully request that the Page County Board of Supervisors **deny** the application for a Special Use Permit with regard to the above-mentioned application to construct and operate a KOA Campground on property that is presently zoned Agricultural.

We are adjoining landowners with a property address of 19968 Naked Creek Road, Elkton, Virginia. We bought the property in 1984 and have since enjoyed the quiet country life. We purchased our home with the expectation of living next to agricultural land, not a commercial campground. Increased noise, headlights, outdoor activities, and constant turnover of visitors would significantly reduce privacy and diminish the quiet enjoyment of our property.

Please note at the bottom of our property there is an historical Store building located by the road. The applicant references this Store building and states that the intended two lane bridge is to be constructed across from the historical Store building. I would like to note the historical Store building is identified and illustrated in the "Historic Architectural Survey of Rockingham County, Virginia" Final Report prepared by E.H.T. Traceries, Inc. for The Virginia Department of Historic Resources and Rockingham County, Virginia Department of Planning in December 2000. This historical Store building must be protected.

We have the following additional concerns:

-The proposed Special Use Permit (SUP) for a KOA campground on agricultural (A-1) land that lies within a mapped floodplain. My concerns focus on public safety, consistency with the County's zoning and floodplain ordinances, and long-term impacts on agriculture and infrastructure:

1. Flood risk and public safety

- Campgrounds place people, vehicles, and utilities in harm's way during flood events. Evacuation from low-lying campsites—especially at night or during rapid-onset storms—can be difficult, endangering visitors and first responders.
 - The application should demonstrate compliance with the County's Floodplain Ordinance, including base flood elevation (BFE) data, elevation or dry-floodproofing of non-residential structures, flood openings where required, anchoring, and protection of utilities above BFE.
 - If any portion is within a regulatory floodway, a certified no-rise analysis should be provided and reviewed. Absent this, development in the floodway should not proceed.
2. Emergency access and evacuation
 - The site plan should document at least one all-weather access/egress route at or above BFE. If roads flood, visitors could be stranded, creating avoidable rescue scenarios.
 - A detailed flood emergency action plan (warning triggers, evacuation routes, onsite management responsibilities, and communication protocols) should be a condition of approval and updated annually.
 3. Environmental and infrastructure impacts
 - Grading and fill within the floodplain can displace floodwaters and increase upstream/downstream flood risk. The plan should show no adverse impact and identify cut/fill balance where relevant.
 - Wastewater, potable water, and solid waste systems must be designed to remain operable and prevent contamination during flood events. Septic systems in saturated soils pose particular risks; engineering documentation should be required.
 - Stormwater measures should be sized for floodplain conditions and severe storm events to prevent erosion and sedimentation into nearby waterways.
 4. Compatibility with agricultural land and the Comprehensive Plan
 - Converting functional agricultural acreage to an intensive transient lodging use may conflict with A-1 district intent and the County's long-term agricultural preservation goals.
 - Increased traffic, lighting, and noise may burden nearby farm operations and rural roadways. A traffic management plan and buffering should be required to protect adjoining agricultural uses.
 5. Economic and liability considerations
 - Repeated flood-related closures could undermine the project's economic viability while imposing costs on County emergency services.
 - Clear disclosure and indemnification expectations should be considered so that public resources are not regularly diverted to predictable flood responses at a private facility.

Given the public safety stakes and the County's commitment to prudent floodplain management, I urge the Board to **deny** the SUP.

-The proposal presents significant traffic and safety concerns. The proposed campground would be served by Naked Creek Road (Virginia Route 759) located in Rockingham County, a **narrow rural secondary road which lacks shoulders intended primarily for local residential and agricultural traffic.** While the road to the entry of the campground is located in Rockingham County, Virginia, it is of the utmost importance that the board also consider the significant traffic and public safety concerns. This roadway was not designed to accommodate the significant increase in recreational vehicles, travel trailers, buses, delivery trucks, and seasonal tourist traffic

that a KOA campground would generate. Increased RV and trailer traffic slowing to enter the campground or waiting to check in would cause traffic to queue onto Route 759, creating dangerous conditions for residents, emergency responders, school buses, farm equipment, and other motorists. Increased turning movements, reduced sight distances, and additional heavy vehicle traffic would further compromise public safety. **This road was not designed to accommodate the level of traffic that a commercial campground-particularly one associated with a national brand-could generate.**

-The proposal would negatively affect property values.

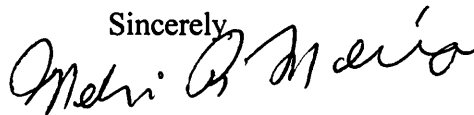
-The proposal's environmental impact should be considered. A campground of this size would increase impervious surfaces, stormwater runoff, wastewater generation, solid waste, outdoor lighting, and noise. These impacts would adversely affect nearby streams, wildlife habitat, agricultural operations, and other natural resources that contribute to the environmental quality of the Naked Creek area.

-The property's proximity to the George Washington and Jefferson National Forest also deserves careful consideration. Development adjacent to National Forest land raises additional concerns about wildfire risk, wildlife habitat, stormwater runoff, erosion, and increased pressure on public lands and local infrastructure. These are impacts that extend beyond the boundaries of the property itself.

For all of the above reasons, we urge the board to **deny** the SUP.

Thank you for your attention and service to Page County. Please include this letter in the public record for the hearing on this matter.

Sincerely,



Melvin R. Merica



Goldie V. Merica

ADJOINING PROPERTY OWNERS COMMENTS

I (we) Jeremy Rawn adjoining property owner(s)
have the following comments on the special use permit application from Feldman and
Three Sons Outdoor Sales, LLC/Hawk Peak Land, LLC for property located off Naked
Creek Road, Elkton, VA, and further identified by tax map numbers 110-(A)-16 and 110-
1-B, regarding the request to operate a campground (as described in the included memo).

(Please check one below and provide comments related to your opinion).

☒ I (we) have no objection to this special use request.

☐ I (we) object to this special use request.

COMMENTS:

I use the land for hunting, shooting & recreation.
I know this will impact my property however
I hate to see government prohibited people from
using their property how they wish to use it

(continue on reverse side if necessary)


Signature of Adjoining Property Owner

7/1/26
Date

Signature of Adjoining Property Owner

Date

Please complete and return this form (if desired) to the Department of Planning and
Community Development, 103 South Court Street, Suite B, Luray, Virginia 22835,
or via email at tcatterbuck@pagecounty.virginia.gov. If you have any questions,
please contact Tracy Clatterbuck at (540) 743-1324. Thank you.

From: [Donna Shifflett](#)
To: [Tracy Clatterbuck](#)
Subject: KOA.
Date: Monday, June 29, 2026 8:17:28 PM



<https://www.facebook.com/share/p/1EXETcFV2h/?mibextid=wwXIfr>

Sent from my iPhone

From: kshifflett07@aol.com
To: [Tracy Clatterbuck](#)
Subject: FELDMAN/HAWK LLC SUP
Date: Monday, July 6, 2026 11:16:00 PM
Attachments: [CAMPGROUNDS DO NOT BELONG IN CLOSE RESIDENTIAL AREAS.docx](#)
[CAMPGROUNDS DO NOT BELONG IN CLOSE RESIDENTIAL AREAS.docx](#)



07-06-2026

Board of Supervisor / Tracy Clatterbuck-Zoning Administrator

CAMPGROUNDS DO NOT BELONG IN CLOSE RESIDENTIAL AREAS

Safety:

Operating a campground near residential properties would cause health and safety concerns, along with liability risk. Has anyone even ask in the neighborhood if anyone is on oxygen, or has severe asthma? There is fire and smoke dangers from campfires in local wooded areas to close to homes. One year one hiker dropped a cigarette and burnt the whole side of the mountain, fortunately the local fire departments were able to do a backfire, before our homes was in danger. Open and unattended Campfires, cigarettes, RV propane ,portable propane stoves is serious fire risk , especially is dry conditions (creeks are dry) as we experience every summer ,but then again this is a FLOOD zone at times. Camping in a wooded area has to have restrictions that most campers do not follow. We have an air bb and the guest do not even follow regulations on one property. Not to mention not having proper septic systems dumping their gray and black water on the ground which is illegal, but fifty percent of campers do it. This contaminates the ground water and attracts rodents, which can cause bacterial infections (rats) in the area, not to mention rough camping, you can imagine what to expect back in the woods, as we already labeled where we live.

Drugs ,multiple fatality's in this area , that local law enforcement cannot control now! This would be adding FUEL TO THE FIRE !!!

Plus this NEW CELL TOWER IN ROCKINGHAM PROPOSED, I AM SURE THIS IS ALL CONNECTED, These towers should not be right beside homes either!!!

Liability/Traffic

I am sure the campground must have commercial liability for all their safe premises, cabins, pools and RV hook ups electrical. However, what about when a guest wants to venture out in the rural area to bike, walk, jog on the rural route which is very dangerous on the narrow roadways, which residents traveling are not use to have pedestrians of a high volume. Travelers would have to be extra careful for pedestrians and oncoming traffic, which they personally would be responsible for any accidents. Which there is another concern TRAFFIC, which can pose specific traffic risk due to fast moving local traffic, narrow two lane roads with poor visibility and blind spots, our Roads lack shoulders and have blind hills an sharp curves, increasing dangers for head on collisions, especially with the agricultural equipment that occupy these roads now (tractors, hay binders are wide)plus this area is not equipped with pedestrian crosswalks , no sidewalks. Speed limits is 45 mph , hidden driveways on rural roads would be way to hazardous for large R V motor homes , or dually trucks with long campers, plus not to mention all the waste management, delivery trucks etc.

VDOT would definitely have to look into a safe system roadway design that could encounter a high volume of traffic, Page County roads are already a hazard when large construction trucks, Shenandoah Valley Electric trucks, or Verizon , when passing you barely have room to get over. The only Rockingham roads where campground is proposed , which joins Page County road , is a double lane , marked road only for a couple miles to 340, All the other Rockingham roads are like Page County, crooked and winding!

NOISE POLLUTION:

Camp grounds are supposed to have quite hours at a designated time, but times when I camp , camp host makes rounds at that time, then couple hours later , the gathering begin, loud music, generators hum, and golf carts begin to ride again, it's a cycle!

PROPERTY VALUE:

The presence of an active commercial facility would be an eyesore in the quit community, and lower the market value of surrounding homes, then tax rate will increase even more than 2026.

I know this is long, but as a concerned resident, I feel these concerns need to be addressed, because I know the Land Hawk L L C and other business owners are looking at the dollar and not the citizens. This is why we are asking the County to reject this proposal at this location. These individuals need to find a property that is NOT in a R R zoned area that is designed for low density family homes, look for land that is Commercial Zoned elsewhere.

Kevin & Donna Shifflett

540-209-3969

07-06-2026

Board of Supervisor / Tracy Clatterbuck-Zoning Administrator

CAMPGROUNDS DO NOT BELONG IN CLOSE RESIDENTIAL AREAS

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L L C and business owners are looking at the dollar and not the citizens. This is why we are asking the County to reject this proposal at this location. These individuals need to find a property that is NOT R R zoned that is designed for low density family homes., look for land that is Commercial Zoned.

Kevin & Donna Shifflett

From: [Taylor Shifflett](#)
To: [Tracy Clatterbuck](#)
Subject: Feldman/Hawk Peak SUP Application
Date: Monday, June 29, 2026 3:36:26 PM



Good afternoon,

I am reaching out to you in regards to the application listed above. My family lives off of Naked Creek and this proposal is absolutely unacceptable and unnecessary. There are other opportunities available to the community that are the same as this offer, that do not risk harm to the surrounding community.

I am saying NO to this proposal out of fear for my children and the desire to keep agricultural land away from corporations.

Thank you,

Taylor Shifflett
5405786330
Sent from my iPhone

From: [Kyle Warner](#)
To: [Tracy Clatterbuck](#); [catjgrech9@gmail.com](#); [chrisandcheryl@live.com](#); [beefapsc@vt.edu](#);
[district4planningcomm@gmail.com](#); [tbilly@embarqmail.com](#); [ken.page.planning@outlook.com](#)
Subject: NO KOA
Date: Wednesday, July 1, 2026 3:29:04 PM



Hello,

I am writing as a resident of Elkton in opposition to the SUP application for the Naked Creek KOA. The site will not be beneficial to the local residents nor the local environment (creek, flora & fauna). The only benefits will be seen by the pockets it will line, and that sure isn't the local population. On behalf of myself, and many others, I urge you to deny this SUP application.

Regards,
Kyle Warner
Elkton, VA resident

From: [Ashley Williams](#)
To: [Tracy Clatterbuck](#)
Subject: Dear Council Members.
Date: Tuesday, July 7, 2026 10:28:42 AM



Dear Council Members,

I am writing to express my concerns regarding the proposed campsite development off Naked Creek Road.

Naked Creek Road is a rural backcountry road that has long been home to families, farms, and residents who have built their lives in this community over many years. The area is characterized by its peaceful environment, agricultural activity, and the presence of children who regularly play outdoors. Introducing a campground in this location raises several significant concerns that I believe deserve careful consideration before any approvals are granted.

First, increased traffic associated with a campground could create serious safety risks. Naked Creek Road was not designed to accommodate a substantial increase in vehicle traffic, particularly from visitors unfamiliar with the area. The added traffic could endanger residents, farm equipment operators, pedestrians, cyclists, and children who live along the roadway.

Second, the proposed development has the potential to negatively impact local wildlife and natural habitats. The area surrounding Naked Creek supports a variety of wildlife species that could be disrupted by increased human activity, noise, lighting, and environmental pressures associated with a campground.

Additionally, I am deeply concerned about the potential effects on local water resources. Protecting the creek and surrounding watershed should be a priority. Any increase in waste, runoff, or environmental disturbance could threaten water quality and the health of the ecosystem that residents, wildlife, and future generations depend upon.

I respectfully request that the Town Council carefully evaluate the long-term impacts of this project on public safety, environmental conservation, water quality, and the quality of life of the families who call this area home. I also encourage the Council to provide opportunities for meaningful public input and to ensure that the concerns of local residents are fully considered before moving forward with any decisions.

Thank you for your time, attention, and service to our community. I appreciate your consideration of these concerns and look forward to hearing how the plans to address them.

Sincerely,
Ashley W.

From: [Richard](#)
To: [Tracy Clatterbuck](#)
Subject: Fwd: Naked Creek Special Use Permit (Feldman/Hawk Peak SPU)
Date: Monday, June 29, 2026 9:33:35 PM



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

From: **Richard** <ffrwilliams90@gmail.com>
Date: Mon, Jun 29, 2026 at 9:31 PM
Subject: Naked Creek Special Use Permit (Feldman/Hawk Peak SPU)
To: catjgrech9@gmail.com <catjgrech9@gmail.com>, chrisandcheryl@live.com <chrisandcheryl@live.com>, beefapsc@vt.edu <beefapsc@vt.edu>, district4planningcomm@gmail.com <district4planningcomm@gmail.com>, <tbilly@embargmail.com>, <ken.page.planning@outlook.com>
Cc: <tclatterbuck@pagcounty.virginia.gov>

To: Page County Planning Committee

Regarding: Feldman and Hawk Peak Special Use Permit

Dear Members of the Committee,

As a lifelong resident of Page County living in close proximity to the proposed Feldman and Hawk Peak project, I am writing to express my strong opposition to this special use permit. I urge the committee to deny the special use permit. With over 17 years of experience in Fire and Rescue services, I see this project not just as a resident concerned for our rural way of life, but as a first responder concerned for public safety.

Our home consists of taxpayers who chose this area specifically for its rural nature, peaceful and quiet atmosphere, and distance from commercialized and resort-like areas such as Massanutten. Introducing a high occupancy campground to our doorstep is a truly disgusting disservice to the residents of both Page and Rockingham County.

I ask the Committee to deny this permit based on the following critical points:

1) Severe Traffic and Public Safety

The existing road infrastructure is incompatible with the heavy traffic that a high-density campground would generate. Access can only be made from Naked Creek Road, Fox Mountain Road, or South Creek Road. All of these are dangerous and unacceptable options for access. Naked Creek Road being the only one of these that has a painted line. GPS from Harrisonburg would bring people through Red Brush Road and/or Blose Road which have many blind hills, turns, and narrow roads. In my years in Fire and Rescue I have responded to many traffic crashes on each one of these roads and can attest how dangerous they are as of right now. Adding in heavy traffic flow with large RVs, trailers, and campers, not to mention tourists who are unfamiliar with the road create a recipe for severe and completely

preventable public safety hazard.

2) Disruption of Peace and Community Burden

Our home is a quiet, rural sanctuary. Far from crowded towns and noise resorts. Introducing hundreds of transient visitors at any given time will create an undue burden on lifelong residents and taxpayers. The resulting noise, light, and environmental pollution will fundamentally alter the character of this community and have a deep impact on the lives of the residents. This forces the local taxpayers to bear the negative externalities of a commercial venture that they did not request to have and strongly opposed.

3) Deforestation, Runoff, and Flash Flooding

Constructing a large area campground of this scale requires massive land clearing and deforestation. This area in the past has had a history of destructive flooding. Replacing the natural forest floors, which act to absorb the water and filter it for drinking water, with gravel pads and paved surfaces will drastically accelerate stormwater runoff. This reduced ground absorption will inevitably exacerbate rising water but the local residents are at risk. This runoff can also contribute to the pollution of the local water streams.

4) Threat to the Ground Water Supply

Because there is no municipal water infrastructure within 5 miles, every resident relies on private wells for drinking water. A commercial campground with hundreds of visitors would draw heavily from the same subterranean aquifer, threatening local water security. The current situation that we find ourselves in every summer is not compatible with heavy water use. The south branch of the naked creek is dry currently today (6/29/26) and has run dry every year for many years. In the last couple years Naked Creek itself has run dry right in the area the proposed campground will go. The current climate and annual drought make them an incompatible area for heavy commercial water use. Furthermore, a high volume of RVs and vehicles introduces a high risk of automotive fluids leaking into the soil. In the subterranean groundwater loop, such contaminants could devastatingly compromise the purity of our shared drinking water. Thus have a huge negative impact on the lifelong residents.

5) Ecological Impact on Endangered Species

The proposed site boards sensitive habitats for federally protected species. During the summer roosting season (April to October), the federally endangered Northern Long-Eared Bat and the Indiana Bat rely on old-growth trees in this area. Clearing trees would destroy a habitat that they use during this time and could cause undue harm. Tree clearing during those months is restricted under the Endangered Species Act. Furthermore, the area also houses the microclimate for the Shenandoah Salamander, another Federally and State Endangered species. The ecological destruction required for the campground poses an unacceptable threat to these fragile species.

6) Emergency Response

In recent years, our area has seen a concerning rise in violent crimes. Six shootings have occurred with five having a tragic loss in life. Despite this, Page County is only able to operate with a limited number of deputies. Law Enforcement is rarely present in this area when it is not called for by 911 means. 15-to-20-minute response times is the average and is extremely long. Adding several hundred people in a tight area creates more 911 calls that will need response. Taking from residents they may need the service. Also introducing this number of visitors can severely burden the 911 system. Not just for Law Enforcement but also Fire and Rescue. Currently Page County only has 3 Ambulances for 312 miles of coverage. While the

neighboring county will assist when needed, they have their own emergencies to handle and are often busier than those of Page County. Taking that many people into an area will surely increase the call volume and take resources away from the residences and taxpayers who they are there for in the first place.

7) Historical and Economic Context

The families of this area have a deep, painful history with land displacement dating back to the creation of the neighboring national park. Today our community is banding together once again to protect our homes, our nature, and our rural way of life. Local citizens recently have taken the burden of high property taxes; we should not be asked to shoulder an additional burden of an unwanted commercial campground in our area. We look to our local government to prioritize its citizens, our happiness, and our peaceful way of life over potential tax revenue.

8) Comprehensive Plan

Page County's comprehensive plan includes preserving its agriculture and rural way of life. Introducing a commercial campground that wants to resemble a resort is incompatible with this comprehensive plan. The citizens request to stay rural and an unwanted commercial project threatens our agriculture or rural nature way of life.

For the safety of our roads, the preservation of our environment, and the protection of our rural heritage; our way of life. I respectfully request that you do the right thing for Page County and its rural citizens Naked Creek and the surrounding areas and deny the Special Use Permit on Naked Creek.

Sincerely,

Richard Williams

303 South Creek Road

Elkton, Va 22827

Page County

540-810-6369