



Agenda

Madison County Preliminary Development Review Committee

Madison County Administrative Building

414 North Main Street, Madison, VA 22727

Tuesday, July 7th, 2026 9:30 a.m.

Call to Order

Determine Presence of a Quorum

Adoption of Agenda

Consent Agenda

- Approve Minutes: April 7, 2026

New Business

- **(Case No. TBD) Throttle Therapy – Special Use Permit**
Scott McAdoo and Alex Kruthaupt, on behalf of Throttle Therapy, have requested an exploratory meeting to discuss a potential special use permit on property identified as Madison County tax maps 65-31, 66-2, and 66-1 to establish a professionally managed outdoor recreation destination featuring off-road motorsports (ATVs, UTVs, dirt bikes, and side-by-sides), guided trail rides, camping and recreational lodging, and river recreation. The property is 453 acres and is zoned Agricultural (A-1).
- **(Case No. TBD) Karl Bracqbien – Rezoning Application**
Karl Bracqbien has requested an exploratory meeting to discuss a potential rezoning of a 12.5 acre portion of Madison County tax map 50-55 from Agricultural (A-1) to Residential, Limited (R-1). The purpose of the application is to increase the number of dwellings that may be placed on the parcel, and future subdivision rights.

Public Comment

Adjourn



Madison, Virginia 22727

Madison County Preliminary Development Review Committee Minutes April 7, 2026

At the Preliminary Development Review Committee meeting on Tuesday, April 7, 2026, at 9:30am in the Administrative Auditorium, located at 414 N. Main St.:

Present:

Zachary Whitman, Chairman/Planning Commission Chairman
Tracey Gardner, Economic Development & Tourism Director
Brian Gordon, Deputy County Administrator
Mike Snider, Board of Supervisors
Nancy Sharman, Board of Supervisors
Jamie Wilks, Director of Building and Zoning/Building Official
Stacy Meredith, Zoning and Building Technician

Absent:

Stephen Carpenter, Planning Commission Member
Allen Nicholls, Planning and Zoning Administrator
Jonathon Weakley, County Administrator

Stakeholders Present:

Emily Bourdon, VDH
Clare Mangum, VDH
Matthew Mashadi, VDOT

Call to Order

Determine Presence of a Quorum & Microphone Reminder

Chairman Whitman determined there was a quorum.

Adoption of Agenda

Gardner made a motion to approve the agenda as presented, seconded by Wilkes. *Aye: Whitman, Gardner, Wilks, Gordon, Sharman, Snider. Nay: (0); Abstain: (0); Absent: Carpenter, Nicholls, Weakley.* The motion passed.

Approval of Minutes

Approve Minutes: March 3, 2026

Gordon made a motion to approve the minutes as presented, seconded by Snider. *Aye: Gardner, Wilks, Gordon, Sharman, Snider. Nay: (0); Abstain: Whitman; Absent: Carpenter, Nicholls, Weakley.* The motion passed.

New Business

(Case No. TBD) Ace Country Holdings LLC – Rezoning Application

Will Alvarez, on behalf of Ace Country Holdings, LLC, has submitted a rezoning application for three (3) parcels identified as Madison County tax maps; 55-43B, 55-38G, and 55-38H. The parcels are currently zoned Agricultural (A-1) and are proposed to be rezoned to Business, General (B-1).

Will Alvarez – stated the proposed rezoning of the parcels to B1 is for the purpose of RV sales, rentals, and service, with the primary focus on RV rentals at this location.

Oscar Rashid - explained that the business plans to partner with Virginia's tourism efforts to expand rental opportunities while also creating a convenient destination where customers can view, purchase, rent, and service RVs. The location is ideal due to high visibility and traffic exposure. He noted that the company has operated successfully in Northern Virginia for approximately 12 years and is seeking to expand into a more rural area with additional land availability due to increasing development pressures and zoning limitations in its current location. He also indicated the business may explore offering four-wheelers in the future as part of the operation.

Meredith - noted that parcel 55-38G contains an existing residence in poor condition that the applicant plans to rehabilitate, with the future intent of using it for employee housing and site security. The parcel will also likely have inventory spill over from the main business parcel.

Rashid – noted that they have purchased another parcel about 1.5 miles away on Hwy 29, that will be used for repairs and storage, and later, for dumping, if approved by the VHD.

Bourdon - advised the applicant that the property's office area is served by an alternative septic system that will require ongoing maintenance and care, particularly due to the small lot size and the need to avoid driving over the system. She also noted that the commercial business will be required to have an engineer complete a wastewater characterization study.

Mashhadi - emphasized the importance of ensuring the proposed entrances comply with required spacing and surface design standards.

The Vice-Chairman opened the floor to public comment. Hearing none, the floor was closed.

Wilks moved that this case be moved forward to the Planning Commission with an application for consideration, seconded by Gardner. *Aye: Whitman, Gardner, Wilks, Gordon, Sharman, Snider. Nay: (0); Abstain: (0); Absent: Carpenter, Nicholls, Weakley.* The motion passed.

(Case No. TBD) Diane Miller – Special Use Permit

Diane Miller has requested an exploratory meeting to discuss a special use permit for two (2) parcels identified as Madison County tax maps; 66-5 and 66-5B. The proposed use is a private school in accordance with the Madison County Code of Ordinances, Appendix 1, Article 4-2-1 and 3-2-11. The proposed school will offer private cooking classes.

Diane Miller - presented plans to establish a cooking, craft, and retail business at the site, beginning with small cooking and craft classes for 12 people or fewer in the farmhouse, along with a gift shop and future retail and studio space expansions. The project would be developed in phases based on budget and demand, including parking improvements and removal of deteriorated structures. The concept focuses on creating short “micro-vacation” experiences that attract visitors from the DC, Charlottesville, and Richmond areas through hands-on classes, gardens, and rural experiences while supporting local tourism and nearby accommodations. The applicant emphasized preserving the property’s natural and agricultural character.

Bourdon – asked whether a soil scientist had been to the site. Miller - noted that a soil scientist has not yet evaluated the property, although she has obtained existing septic records and plans to coordinate inspections and evaluations together. She also indicated a desire to add a separate septic system to support a future studio space. Bourdon - advised that the existing septic system is old and that the nearby river and soil conditions may require careful evaluation as that will affect the well and existing or future septic system.

Discussion clarified that the property consists of two parcels totaling approximately 3.25 acres, though the exact acreage still needs verification. Questions were raised regarding whether the septic system for the smaller parcel was located within an easement or entirely on-site, and the applicant stated that, according to Department of Health records, the only existing septic system currently serves the farmhouse on the larger parcel, while the other buildings, including the old general store, have electricity but no plumbing.

Wilks – noted that the farmhouse is in the FEMA 2020 flood zone.

Bourdon - advised the applicant to consult with the Health Department regarding possible food service permits for the proposed cooking classes, noting that any requirements could also impact sewage system needs.

Miller – noted that the goal is to keep the class sized at 10-12 attendees. Any growth will be the result of additional days of classes added, rather than an increase of class size.

Mashhadi – VDOT doesn’t have any comments currently.

Miller – expanded parking should be able to accommodate the needs of the cooking school and the eventual retail store.

Miller - addressed the status of former fuel tanks on the property, stating that DEQ records indicate the tanks were removed, although no soil testing or “no further action” documentation could be located. Wilks - explained that DEQ oversees tank removals and environmental sampling, and that additional action would only be required if contamination had been identified.

Wilks - explained that if the Special Use Permit is approved, the applicant will then proceed through the building review process, including a change of use for the farmhouse from residential to business occupancy and permitting for any renovations or alterations. He also noted that an elevation certificate for the building is already on file from prior renovations and should be referenced during future construction planning.

The Vice-Chairman opened the floor to public comment. Hearing none, the floor was closed.

Gardner moved this case be moved forward to the Planning Commission with an application for consideration, seconded by Wilks. *Aye: Whitman, Gardner, Wilks, Gordon, Sharman, Snider. Nay: (0); Abstain: (0); Absent: Carpenter, Nicholls, Weakley.* The motion passed.

Other Items

Public Comment

The Vice-Chairman opened the floor to public comment. Hearing none, the floor was closed.

Adjourn

Gordon made a motion to adjourn, seconded by Wilks. *Aye: Whitman, Gardner, Wilks, Gordon, Sharman, Snider. Nay: (0); Abstain: (0); Absent: Carpenter, Nicholls, Weakley.* The motion passed.

Zachary Whitman, Chairman of Preliminary Development Review Committee Date

Allen Nicholls, Acting Secretary of Preliminary Development Review Committee Date



To: Madison County Preliminary Development Review Committee
From: Allen Nicholls, Planning and Zoning Administrator
Subject: Special Use Permit for Throttle Therapy
Date: July 7, 2026

Case Summary

Scott McAdoo and Alex Kruthaupt, on behalf of Throttle Therapy, have requested an exploratory meeting to discuss a potential special use permit on property identified as Madison County tax maps 65-31, 66-2, and 66-1 to establish a professionally managed outdoor recreation destination featuring off-road motorsports (ATVs, UTVs, dirt bikes, and side-by-sides), guided trail rides, camping and recreational lodging, and river recreation. The property is 453 acres and is zoned Agricultural (A-1).

Applicable Ordinance Provisions

Lodge, Inn, or Hotel (Appendix 1, Articles 4-2-1 and 3-2-13)

The proposed development includes overnight accommodations intended to serve guests utilizing the recreational facilities. Based upon the information submitted, the lodging component appears more consistent with a lodge, inn, or hotel than individual short-term lodging units. In the Agricultural (A-1) Zoning District, this use is permitted by Special Use Permit through Article 4-2-1, which incorporates the Conservation (C-1) special permit uses, including Article 3-2-13.

Travel Trailer or Camper Camp (Appendix 1, Articles 4-2-1, 3-2-2, and Article 15)

The applicant has expressed an interest in providing camping accommodations. To the extent the proposal includes RV sites or travel trailer camping, those facilities would be regulated under Article 15. The use is permitted by Special Use Permit in the Agricultural (A-1) Zoning District through Article 4-2-1, which incorporates Article 3-2-2.

Primitive Campground (Appendix 1, Articles 4-2-1, 3-2-26, and Article 15-A)

Should the proposal include primitive camping areas, those facilities would be regulated under Article 15-A. Primitive campgrounds are permitted by Special Use Permit through Article 3-2-26, which is incorporated into the Agricultural (A-1) District by Article 4-2-1.

Event Venue (Article 14-18)

While the primary focus of the proposal appears to be outdoor recreation and overnight lodging, the concept references the use of an existing event barn and organized group activities. If the applicant intends to utilize the property for weddings, festivals, corporate retreats, or similar organized events, the Event Venue provisions of Article 14-18 may also apply. Additional information regarding the intended operation of these facilities will be necessary to determine whether a separate Special Use Permit for an event venue is required.



Department of Building and Zoning
410 North Main Street, Madison, VA 22727

***Pre-application Meeting Request for
Special Use Permits or Zoning Map Amendments (Rezoning)***

Project Name: Throttle Therapy Madison

Tax Map/ Parcel No.: 65-31, 66-2, 66-1

I would like to discuss the following (Check the appropriate box(es))

<input checked="" type="checkbox"/> Proposed New Special Use Permit or Amendment <input checked="" type="checkbox"/> Exploratory <input type="checkbox"/> Application submitted Proposed Use(s) & Section(s) of the Zoning Ordinance: Lodge/Inn 3-2-13 Event Venue 14-18 Campground Article 15 and/or Article 15-A	<input type="checkbox"/> Proposed Zoning Map Amendment <input type="checkbox"/> Exploratory <input type="checkbox"/> Application submitted Current Zoning District: _____ Proposed Zoning District (if known): _____ Will this be an amendment to a prior rezoning action? <input type="checkbox"/> Yes, Case No. or Name of prior action _____ <input type="checkbox"/> No
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Has a pre-application meeting happened previously for this project? Yes _____ No

If Yes, provide the date of the meeting _____

Agent/ Contact Person (who should we call/ write concerning this project?)
Alex Kruthaupt

Daytime Phone (Email _____)

Owner of Record (If different from above) _____
Daytime Phone (_____) _____ Cell Phone (_____) _____
Email: _____

**Please provide a complete pre application meeting checklist, including all written descriptions noted in the checklist.

Owner/ Applicant
Please read and sign

I hereby certify that the information provided on this request form and accompanying information is accurate, true, and correct to the best of my knowledge and belief.

alex kruthaupt
Signature of ___ Owner or ___ Agent

7/2/2026
Date

(Check box that applies to the signature)

Alex Kruthaupt

Print Name

Re: Throttle Therapy Madison

From Alex Kruthaupt [REDACTED]
Date Mon 6/29/2026 1:31 PM
To Allen Nicholls <anicholls@madisonco.virginia.gov>
Cc Scott McAdoo <[REDACTED]>; Kirby (Stay Hydrated) McAdoo <[REDACTED]>; Richard Smith <rsmith@madisonco.virginia.gov>

Good afternoon Allen,

Scott suggested I reach out, and I wanted to take a moment to introduce ourselves and share a brief overview of what we're building with Throttle Therapy.

We're genuinely excited about this opportunity and believe it could be a strong fit for Madison County and for our team. I've attached a short pitch that outlines our vision — I'd welcome any questions or thoughts you might have. Again, we would like all these activities since there is such a demand. Please don't hesitate to reach out if you'd like additional information or would prefer to connect by phone.

Thank you for your time, Allen — we look forward to the conversation.

Edgewood Farm — Throttle Therapy Pitch

Throttle Therapy is a family-veteran and first responder owned outdoor Powersport and recreation company. Our concept is simple: there's significant unmet demand across central Virginia for a safe, supervised, professionally managed destination for off-road riding — dirt bikes, ATVs, UTVs, and Side-by-Sides — combined with camping and recreational lodging. Riders currently have nowhere sanctioned to go, which pushes activity onto public roads and private land without oversight, safety staff, or noise controls. We fix that by building a purpose-built facility on large rural acreage with trained staff on-site, enforced operating standards, and occupancy limits that keep it compatible with the surrounding community.

But we're not just building for experienced riders. A core part of our program is bringing the outdoors to people who've never ridden before — or who used to ride and haven't in years because they no longer own a machine. We'll offer organized, guided trail rides on facility-provided Side-by-Sides and ATVs: a follow-the-leader format through scenic countryside that requires zero prior experience and zero equipment ownership. Come spend a weekend in the country, enjoy the land, and see what off-road recreation actually feels like in a safe, guided setting.

Throttle Therapy is also designed to be a full outdoor recreation destination — not a single-use facility. In addition to powersports, we envision river activities including tubing and kayaking along the Rapidan.

The goal is a place where an entire group — riders and non-riders, motorsports enthusiasts, families looking for a river day — can all find something worth the drive.

Edgewood Farm in Madison County, Virginia is one of the properties we're evaluating for exactly this vision. It's 453 acres with 2.4 miles of Rapidan River frontage, 270+ acres of open pasture, existing

recreational trails, and — unusually for a property this size — already-built infrastructure: a retrofitted event barn, multiple guest homes, equipment barns, and support facilities. That existing buildout dramatically reduces startup time and capital outlay compared to raw land. The location is also well-positioned: 90 minutes from both Washington, D.C. and Richmond, and 45 minutes from Charlottesville, putting it within easy weekend-trip range of several million people.

The facility would operate with occupancy caps, noise standards, and on-site staff — designed from day one to be a good neighbor as much as a recreation destination in beautiful Madison County.

V/R

Alex Kruthaupt

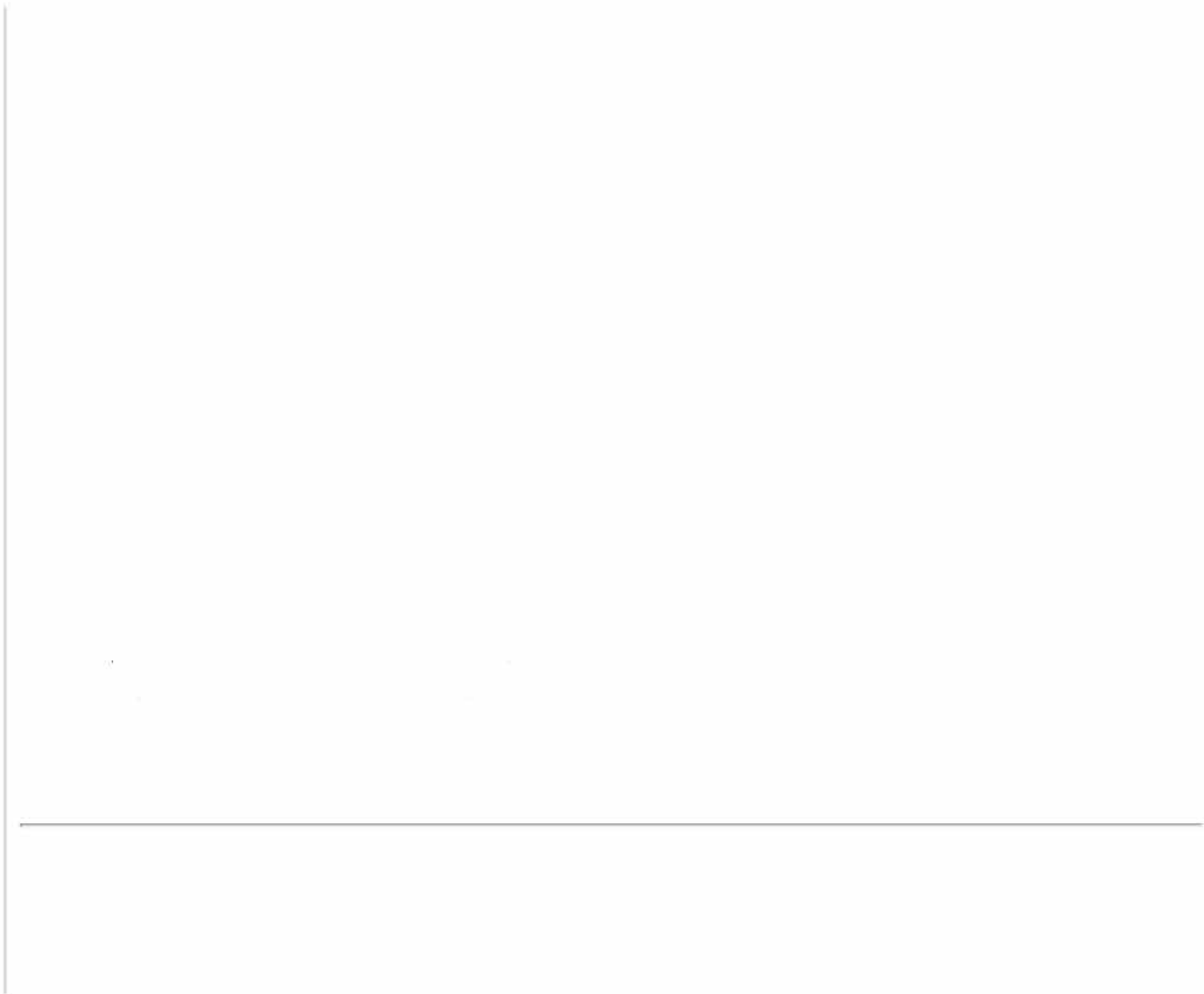


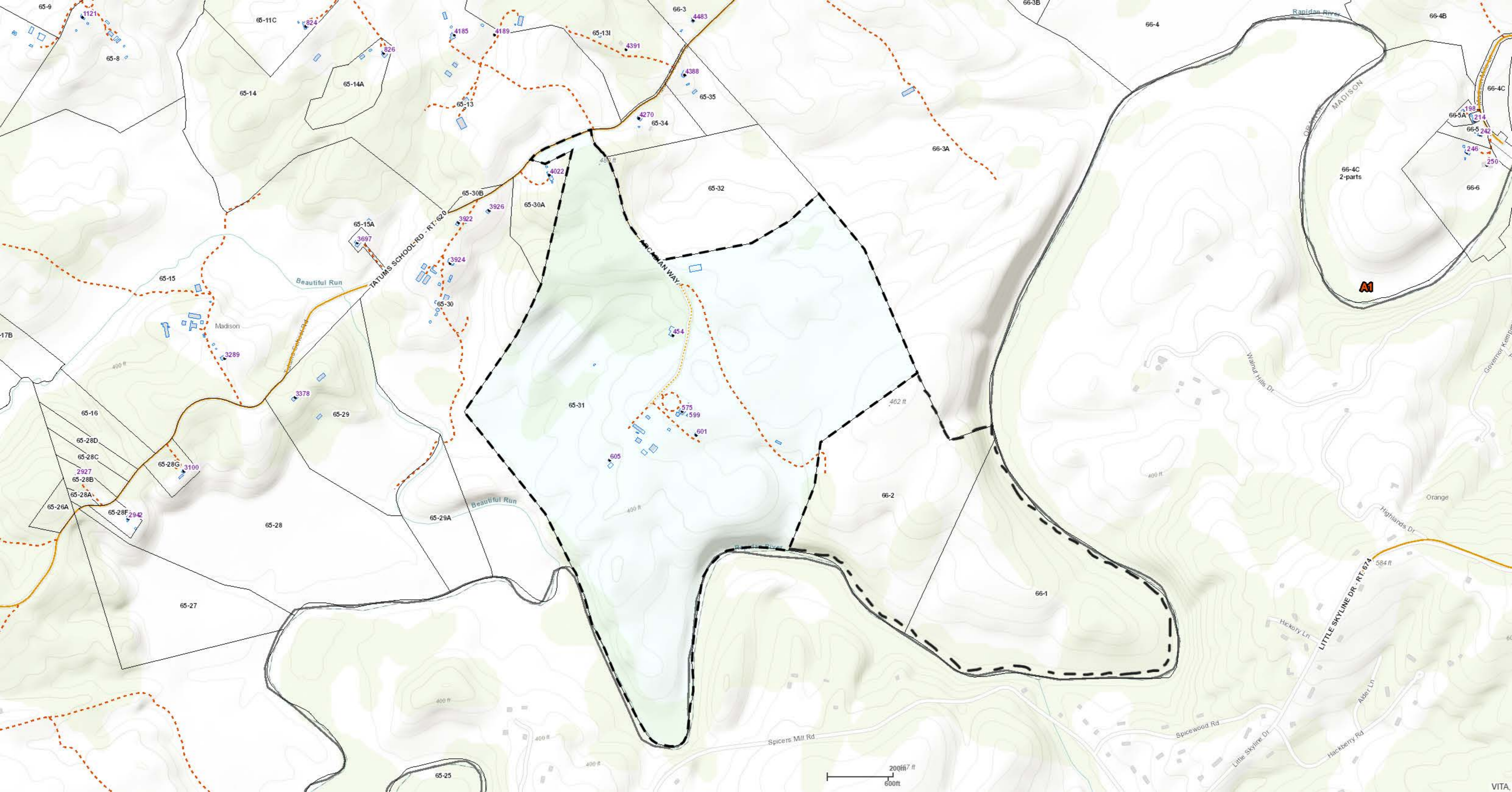
#RideStayPlay

Facebook: [ThrottleTherapyLakeAnna](#)

Instagram: [ThrottleTherapy_USA](#)

Website: [ThrottleTherapyUSA](#)





TATUM'S SCHOOL RD - RT. 620

MCCANN WAY

Beautiful Run

Beautiful Run

Rapidan River

AI

Spicers Mill Rd

Hickory Ln

LITTLE SKYLINE DR - RT. 674

Alker Ln

Spicewood Rd

Little Skyline Dr

Hackberry Rd







To: Madison County Preliminary Development Review Committee
From: Allen Nicholls, Planning and Zoning Administrator
Subject: Rezoning from Agricultural (A-1) to Residential, Limited (R-1)
Date: July 7, 2026

Case Summary

Karl Bracqbien has requested an exploratory meeting to discuss a potential rezoning of a 12.5 acre portion of Madison County tax map 50-55 from Agricultural (A-1) to Residential, Limited (R-1). The purpose of the application is to increase the number of dwellings that may be placed on the parcel, and future subdivision rights.



Department of Building and Zoning
410 North Main Street, Madison, VA 22727

***Pre-application Meeting Request for
Special Use Permits or Zoning Map Amendments (Rezoning)***

Project Name: BRACQBIEU

Tax Map/ Parcel No.: 12.5 acre portion of 50-55 (see plat)

I would like to discuss the following (Check the appropriate box(es))

<input type="checkbox"/> Proposed New Special Use Permit or Amendment <input type="checkbox"/> Exploratory <input type="checkbox"/> Application submitted Proposed Use(s) & Section(s) of the Zoning Ordinance:	<input checked="" type="checkbox"/> Proposed Zoning Map Amendment <input checked="" type="checkbox"/> Exploratory <input type="checkbox"/> Application submitted Current Zoning District: Agricultural (A-1) Proposed Zoning District (if known): Residential, Limited (R-1) Will this be an amendment to a prior rezoning action? <input type="checkbox"/> Yes, Case No. or Name of prior action _____ <input checked="" type="checkbox"/> No
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Has a pre-application meeting happened previously for this project? Yes _____ No X

If Yes, provide the date of the meeting _____

Agent/ Contact Person (who should we call/ write concerning this project?)

KARL BRACQBIEU

Daytime Phone (_____) _____ Cell Phone [REDACTED]

Email: [REDACTED]

Owner of Record (If different from above) Gooding Jason

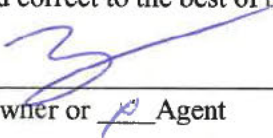
Daytime Phone (_____) _____ Cell Phone (_____) _____

Email: _____

****Please provide a complete pre application meeting checklist, including all written descriptions noted in the checklist.**


Owner/ Applicant
Please read and sign

I hereby certify that the information provided on this request form and accompanying information is accurate, true, and correct to the best of my knowledge and belief.



Signature of Owner or Agent Date _____

(Check box that applies to the signature)



Print Name

Applicant's Statement

Pre-Application Review

Proposed Zoning Map Amendment

A-1 Agricultural to R-1 Low Density Residential

John Tucker Road Madison County, Virginia

Project Information

Applicant	Karl B.
Property	12.5-acre parcel on John Tucker Road, Madison County, Virginia
Existing Zoning	A-1 Agricultural
Proposed Zoning	R-1 Low Density Residential
Proposed Use	Five to six detached single-family homes for long-term rental
Purpose	Development Committee Pre-Application Review

1. Project Overview

I respectfully submit this Applicant's Statement as part of the Development Committee's pre-application review process for a proposed Zoning Map Amendment for a 12.5-acre parcel located on John Tucker Road in Madison County.

The purpose of the proposed Zoning Map Amendment is to rezone the property from A-1 (Agricultural) to R-1 (Low Density Residential) in order to permit the creation of five to six residential lots, each consisting of slightly more than two acres, for the construction of detached single-family homes.

The property is currently zoned A-1 (Agricultural), which would reasonably accommodate four dwellings. The proposed R-1 rezoning would allow one or two additional homes while maintaining generous lot sizes and preserving the rural character of the surrounding area.

2. Project Description

The proposed development consists of five to six traditional stick-built, single-story homes averaging approximately 1,200 square feet, with the possibility of an attached one-car garage.

These homes are intended to provide quality long-term rental housing.

This is not a speculative subdivision for immediate resale. Rather, it is a long-term investment that I intend to own and manage as part of my retirement plan. Because I will retain ownership of the homes, I have a strong interest in maintaining both the properties and the overall appearance of the neighborhood to a high standard for many years.

The proposed homes will be modest in size and designed to complement the existing residential character of the area.

3. Compatibility with the Surrounding Area

I believe the proposed development is fully compatible with the existing character of the surrounding neighborhood.

The property possesses more than 1,000 feet of frontage along John Tucker Road and extends approximately 1,200 feet in depth. This unique configuration allows the homes to be distributed across the property rather than concentrated in a conventional subdivision layout.

The conceptual plan takes full advantage of the property's exceptional configuration by locating several homes along John Tucker Road with generous frontage while positioning the remaining homes farther into the property. This approach preserves open views from the roadway, minimizes the visual appearance of density, and maintains the rural character of the surrounding area.

Although the proposed rezoning would permit one or two additional homes beyond what is currently allowed, each proposed lot would remain slightly larger than two acres, providing generous separation between homes while maintaining the spacious rural character that defines this area.

4. Consistency with Existing Development Patterns

The proposed rezoning is consistent with the established development pattern in the surrounding area.

Residentially zoned (R-1) properties already exist directly across John Tucker Road, demonstrating that residential development is an established land use in the immediate vicinity.

In addition, the surrounding area contains numerous parcels that are less than three acres in size, and many have considerably less road frontage than the lots proposed for this development. These existing conditions demonstrate that the proposed lot sizes and road frontage are compatible with the established pattern of residential development and do not introduce a new or incompatible form of growth.

The proposed layout has been designed to take advantage of the property's unique dimensions while maintaining generous setbacks, preserving open space, and protecting the spacious rural character of the area.

5. Community Benefit

Madison County continues to experience a shortage of quality long-term rental housing.

This project is intended to provide housing opportunities for residents who may not yet be in a position to purchase a home, including young families, local employees, first responders, healthcare workers, and retirees wishing to remain within the County.

The proposed homes are modest, well-built detached single-family residences that will expand the County's housing options while remaining compatible with the surrounding rural environment.

Unlike apartments or higher-density developments, these homes will function as traditional single-family residences and will be professionally maintained under single ownership, ensuring their long-term quality, appearance, and compatibility with the surrounding neighborhood.

6. Planning Considerations

I recognize that any future Zoning Map Amendment will be evaluated based on sound planning principles and the public interest.

I welcome the Committee's comments and guidance and look forward to working collaboratively with County staff throughout the formal application process.

7. Conclusion

This proposal represents a modest, well-planned residential development that makes efficient use of a uniquely configured property while preserving the rural character of the surrounding area.

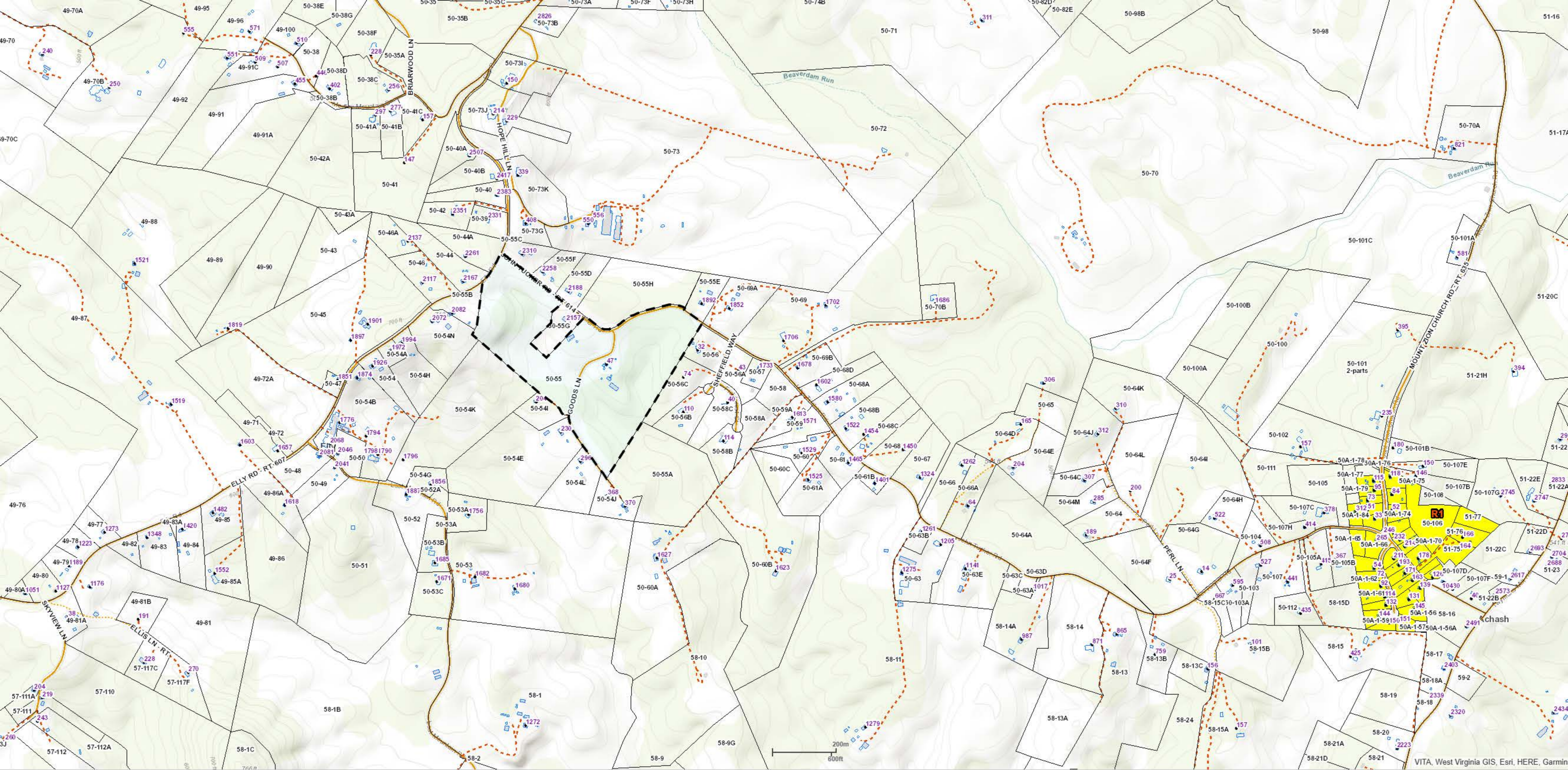
The proposed R-1 rezoning would allow only a modest increase in residential density while maintaining residential lots of more than two acres and a development pattern that is compatible with the surrounding neighborhood.

I believe this proposal provides an appropriate balance between orderly and compatible residential development, neighborhood compatibility, and the need for additional quality housing opportunities within Madison County.

I respectfully welcome the Development Committee's comments and guidance as I prepare a future application for a Zoning Map Amendment.

Thank you for your time, consideration, and thoughtful review.





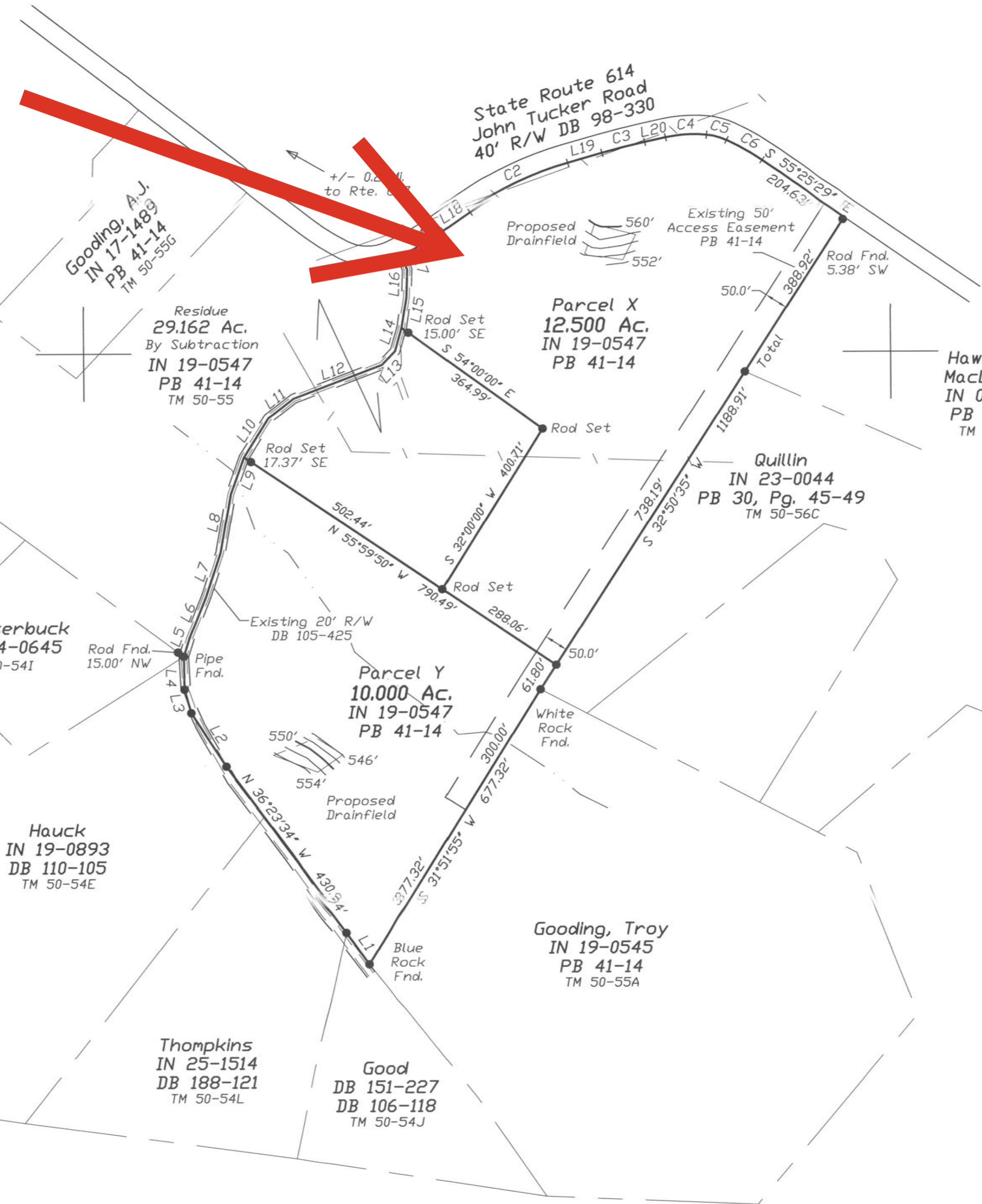
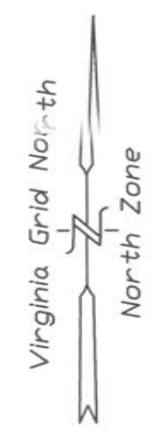
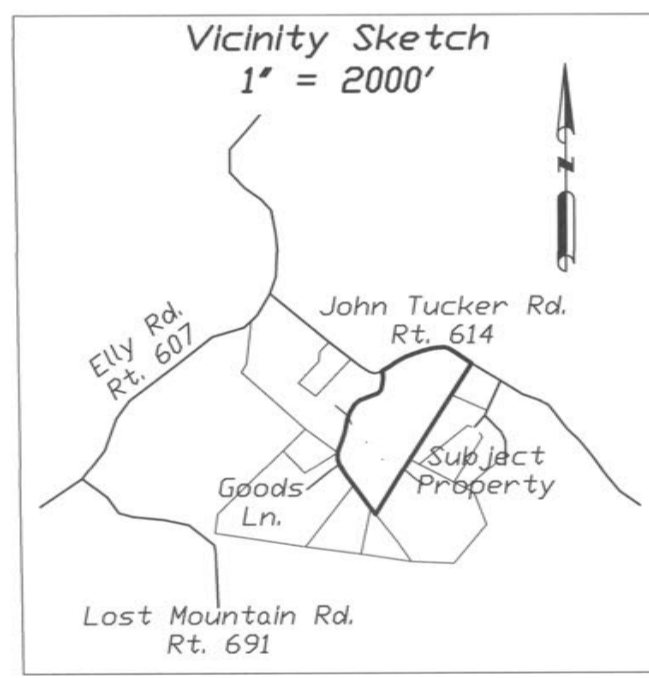
NOTES:

- No Title Report Furnished
- Easements Not Shown May Exist
- This Plat Is Based On A Field Survey Dated 29 May 2026
- This Property Lies Inside The Area of Minimal Flood Hazard (Zone X) According to FEMA FIRM Panel 51113C0275D, Eff. 9/18/2020
- This Property is Zoned Agriculture A1
- 911 Address 47 Goods Lane
- Property is Served by Existing Well, Septic and Utilities
- VDDT entrance permit required prior to construction
- A land use permit must be granted by VDDT prior to any work commencing to construct a subdivision/commercial or private entrance
- Streets in this subdivision do not meet the standards necessary for inclusion in the system of state highways and will not be maintained by the Dept. of Transportation or the county and are not eligible for rural addition funds or any other funds appropriated by the General Assembly and allocated by the Commonwealth Transportation Board

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	703.80'	8°20'29"	102.46'	N 59°32'51" E	102.37'
C2	714.79'	18°36'45"	232.20'	N 64°40'53" E	231.18'
C3	1461.94'	3°38'50"	93.06'	N 75°48'40" E	93.04'
C4	281.85'	17°57'29"	88.34'	N 86°36'49" E	87.98'
C5	128.52'	19°16'53"	43.25'	S 74°45'59" E	43.05'
C6	508.50'	9°42'09"	86.11'	S 60°16'28" E	86.01'

LINE	BEARING	DISTANCE
L1	N 35°58'27" W	82.49'
L2	N 32°54'50" W	135.60'
L3	N 15°39'11" W	51.88'
L4	N 00°50'32" W	69.80'
L5	N 17°31'34" E	41.41'
L6	N 21°45'48" E	93.33'
L7	N 18°22'26" E	98.19'
L8	N 10°10'19" E	126.74'
L9	N 19°54'19" E	82.85'
L10	N 31°57'20" E	97.71'
L11	N 52°09'36" E	67.47'
L12	N 69°10'39" E	199.59'
L13	N 43°58'01" E	40.27'
L14	N 15°59'22" E	51.14'
L15	N 08°59'01" E	65.20'
L16	N 01°58'18" E	59.27'
L17	N 20°57'34" W	32.10'
L18	N 55°22'31" E	68.46'
L19	N 73°59'15" E	75.16'
L20	N 77°38'05" E	44.77'

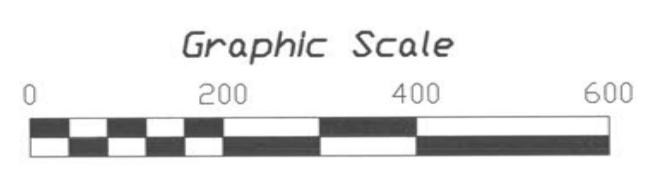
—•—•—•— Denotes Rod Found Unless Stated
 --- Overhead Power Line
 --- Denotes Creek or Branch
 --- Denotes Gravel Road



Approvals	
County Agent	
VDDT	
Health Dept.	

Owner's Consent
 The division of land shown hereon is with the free consent and in accordance with the desires of the undersigned owners

Jason Lohr Gooding, Jr. _____ Date _____
 Deborah Berry Gooding _____ Date _____



Division Survey of:
JASON LOHR GOODING, Jr. & DEBORAH BERRY GOODING, Property
 IN 19-0547, Tax Map 50-55
 Madison County, Va.
 Scale: 1" = 200' 4 June 2026

Lewis Surveying Inc.
 David A. Lewis, L. S.
 518 Graves Road
 Graves Mill, VA 22727
 (540) 948-7136
 Copyright © 2023

Concept Plan – Six-Lot Option



Concept Plan – Five-Lot Option

