Will Moore

From: Andrew Hertneky <ahertneky@gmail.com>
Sent: Wednesday, August 5, 2020 2:17 PM
To: Will Moore
Subject: Good Neighbours
Attachments: List of Potentially Restricted Commercial Activities.docx

Will,

We have tried to be good stewards of the land around Middleburg as can be seen by our commitment to having over 84% of our project in open space or large agricultural lots, giving away profits by including close to 70 acres of open space, leaving large buffers between the home lots and public roads, turning down a large developer with intentions for a much denser project, and not entertaining selling parts of the land to others with commercial intentions.

Additionally, in order to be good neighbours I would like to potentially help the Town in three ways:

1. Restrict commercial activities. I have attached an extensive list of commercial activities that we are willing to restrict, not just on land within the one mile Middleburg zone, but the entire project.

2. Water resources. Given the large amount of water resources on the property, we would offer the Town an opportunity to drill a well, in an agreed upon location, to use as an emergency backup supply of water. We would suggest up to 10,000 gallons a day but would need to work with you to come to an agreement.

3. Partnership. We are willing to involve the Town in the ongoing completion of this project. For example, we would send all construction and engineering plans, going to the county, to the town. We would then be open to discussion of any enhancements that would be helpful to the Town.

I look forward to working with you and the town, going forward in a constructive way.

Regards,
Andy Hertneky

List of Potentially Restricted Commercial Activities

Commercial winery over 20,000 sq ft
Farm Machinery Repair
Feedlot
Brewery
Nursery, commercial
Pet farm
Sawmill
Central farm distribution hub distribution hub
Farm machinery sales, rental and service
Animal hospital
Kennel
Kennel indoor
Convent or monastery
Co-housing
Dormitory, seasonal labor
Child care home
Child or adult day care center
Fairground
Public school
Private school
Private vocational school
Cemetery
Mausoleum
Crematorium
Teahouse; coffee house
Camp, day and boarding with 30 or fewer campers
Camp, day and boarding with more than 30 campers
Campground
Country club
Golf course
Outdoor amphitheater
Auction house
Vegetative waste management facility
Yard waste composting facility
Stockpiling of dirt