



Nelson County Planning Commission Meeting Minutes August 21th, 2022



Present: Chair Mary Kathryn Allen and Commissioners Chuck Amante, Mike Harman, Mary Kathryn Allen, Phil Proulx, Jesse Rutherford and Robin Hauschner

Staff Present: Dylan Bishop, Director and Emily Hjulstrom, Planner/Secretary

Call to Order: Chair Allen called the meeting to order at 7:00 P. M. in the Old Board of Supervisors Meeting Room, County Courthouse, Lovingston.

Review of the minutes July 27th 2022

Ms. Proulx noted that in the last paragraph "Ms. Adding..." should be corrected. She also noted that the closing vote includes Mark Stapleton as opposed to Jesse Rutherford.

Ms. Proulx made a motion to approve the July 27th minutes with the proposed amendments. Mr. Harman seconded the motion.

Yes:

Charles Amante

Mike Harman

Phil Proulx

Robin Hauschner

Mary Kathryn Allen

Jesse Rutherford

Public Hearings

SUP #690 – LeBlanc Vacation House

Ms. Bishop presented the following information:

Nelson County Planning Commission

To: Planning Commission
From: Dylan M. Bishop, Director of Planning & Zoning *DMB*
Date: August 24, 2022
Re: SUP #690 – Vacation House in R-1 – Afton Mountain Road – Chris LeBlanc

BACKGROUND: This is a request for a Special Use Permit to allow a vacation house in the R-1 Residential district.

Public Hearings Scheduled: P/C – August 24; Board – September 13 (tentative)

Location / Election District: Afton Mountain Road / North District

Tax Map Number(s) / Total acreage: 3-A-139A / 10.334 acres +/- total

Applicant/Owner Contact Information: Chris LeBlanc & Rachel Horvath; 1181 Foxvale Lane, Charlottesville, VA 22902; (434) 284-1711, (434) 466-7876; chris@nolabuilds.com, rhovath@smithbain.com

Comments: This property is recently subdivided and has an active building permit for a single family dwelling with four (4) bedrooms. The owners are proposing to utilize this dwelling as a vacation house, defined below:

Vacation House: A house rented to transients. Rental arrangements are made for the entire house, not by room...

Transient: A guest or boarder, one who stays for less than thirty (30) days and whose permanent address for legal purposes is not the lodging or dwelling unit occupied by that guest or boarder.

Section 5-1-5a requires a Special Use Permit for a vacation house use in the R-1 Residential district.

DISCUSSION:

Land Use / Floodplain: This area is residential in nature. This property is located near the intersection of Afton Mountain Road, Avon Road, and Critzer Shop Road. Zoning in the vicinity is R-1 and A-1. There is Approximated Floodplain located on the property, although the new dwelling is not located within these boundaries.

Access / Traffic / Parking: Property is accessed by a private access easement with an entrance on Afton Mountain Road. The entrance plans were approved by VDOT 1n July 2021.

Utilities: Septic and well permits have been issued for the subject property.

Comprehensive Plan: This property is located in an area designated Rural Residential on the Future Land Use Map, which "would allow low density residential and compatible non-residential uses in rural areas where agriculture is not the predominant use... These sites are adjacent to identified development areas and adjacent to existing institutional or small-scale industrial uses."

RECOMMENDATION: The approval of special use permits should be based on the following factors:

1. The use shall not tend to change the character and established pattern of development of the area or community in which it proposed to locate.
2. The use shall be in harmony with the uses permitted by right in the zoning district and shall not affect adversely the use of neighboring property.
3. The proposed use shall be adequately served by essential public or private water and sewer facilities.
4. The proposed use shall not result in the destruction, loss or damage or any feature determined to be of significant ecological, scenic or historical importance.

Attachments:
Application
Plat
Zoning
Floodplain
Well & Septic Approval Letter
Building Plans

Mr. Chris LeBlanc of 459 Afton Mtn Rd. He explained that he and his wife live in Albemarle County and have wanted to buy property in Nelson County for a while. He added that they have been in the area for about 15 years. They want their boys to be able to have a place to enjoy the woods and to have a vacation house there to help offset building costs. He noted that when he bought the property it was all zoned A-1 (Agriculture) and that now it shows on their survey that they are R-1 (Residential).

Ms. Proulx asked who would manage the vacation rental. Mr. LeBlanc explained that he and his wife are 30 minutes away and that she would manage the property. He noted that guests would rent out the whole property with rules involved but that they would try to be as remote as possible. He added that he has employees that are close to the location.

Chair Allen opened the public hearing at 7:08 PM.

Ms. Jeri Lloyd resides at 9332 Rockfish Valley Hwy. She noted that she also owns property behind Glass Hollow. She added that she is not in favor of a SUP in a residential area. She explained that she doesn't know what kind of rules would be enforced and wondered what the owners would do if there are issues and they are 30 min away. She noted that a 4-bedroom can hold a lot of people when being utilized as a vacation rental. She added that in the area, flooding is an issue, and wouldn't go well with a vacation rental. She noted that she is not in favor of the request, especially due to the parcel being zoned R-1 (Residential).

Chair Allen closed the public hearing at 7:10 PM.

Mr. Hauschner asked the applicants if they have a build site on the property. Mr. LeBlanc showed the location on the plan. Mr. Amante asked where the access was. Mr. LeBlanc showed the easement on the plat.

Mr. Hauschner asked why the house was four bedrooms. Mr. LeBlanc explained that they have two sons and plan to use the fourth bedroom as a play room.

Mr. Rutherford noted that the split zoning on Afton Mountain Rd is funky. Mr. LeBlanc noted that there is an existing precedence of vacation houses in R-1 on that road. Ms. Proulx noted that flooding is frequent in that area. Mr. LeBlanc noted that they have not had flooding over their banks in the past 3 rains. He added he went through Hurricane Katrina and is water sensitive but added that his neighbor said that it has crested into the floodplain.

Ms. Proulx explained that she has mixed feelings, that it is a primarily residential area and that this would be changing the character of the area. Ms. Allen asked if the existing vacation houses are zoned A-1 or R-1. Staff noted that they would have to gather that data. Mr. LeBlanc noted that he believes one of his neighbors has a vacation house in R-1 zoning.

Mr. LeBlanc explained that he believed the property was A-1 until he got to closing and realized it was R-1. Mr. Hauschner noted that a lot of people in the County are currently sensitive about short term rentals. He noted that there is a distinction between someone building a new structure and is going to be living there part time vs. an entrepreneur buying up houses around the County and converting them to short term housing. He noted that concern for events and rentals shouldn't keep people from spending time in Nelson.

Ms. Proulx added that the SUP would stay with the property.

Ms. Bishop added that a potential condition could be that it's the owner's primary residence. Mr. LeBlanc added that they don't intend to make it their primary residence.

Mr. Rutherford noted that there are at least a dozen vacation houses on that road in R-1. Ms. Proulx noted that at least one is a Bed and Breakfast, not a vacation house. Ms. Bishop added that vacation houses are permitted in R-1 if the majority of the parcel is A-1. Mr. Rutherford noted that the whole area needs to be rezoned.

Mr. Rutherford asked about the floodplain on William's Creek. Ms. Bishop noted that it is the lowest tier of flood zone and that it would require engineering. It was noted that the proposed construction would be outside the floodplain. Chair Allen noted that they are creating situations where they don't have housing. Mr. Hauschner noted that this is a new structure and is not someone converting a house that could be used for a permanent resident.

Mr. Amante added that he didn't know what kind of legal grounds they have to say how many vacation houses is too many. Chair Allen added that it's because it's a Special Use Permit. Ms. Proulx added that the established pattern of development in that area is residential. Chair Allen noted that her issue with this SUP is that it stays with the property if the owner changes. Mr. Rutherford added that looking at short term rentals over the course of the Comprehensive Plan update will address some of these issues. He added that he doesn't have much of an issue with this specific vacation house as there is not much chance that an affordable home could be built there.

Mr. Rutherford noted that he has a lot of sympathy for Afton Mountain Rd. with the mixed and split zoning issues. Mr. Hauschner asked if they had an easement for the driveway. Mr. LeBlanc explained that there is a common road maintenance agreement and that they do know that their neighbor had intended to do something similar with their property. He explained that his wife's goal is not to rent this at all but they would rent it out some to try to pay for it so that they could enjoy it the rest of the time. He explained that he could have tried to sneak this use in but that he wanted to do the right thing and contribute to the community that they are participating in. Mr. Amante asked Mr. LeBlanc if he had electricity yet. Mr. LeBlanc noted that just the wire is going to cost \$10,000 to come through his current easement. He added that they've already drilled the well and are getting 9 gallons a minute.

Mr. Harman made a motion to recommend approval of SUP. Mr. Amante seconded the motion.

Yes:

Charles Amante

Mike Harman

Jesse Rutherford

Mary Kathryn Allen

Robin Hauschner

No:

Phil Proulx

AFD #670 – Glass Hollow

Ms. Hjulstrom presented the following information:

**Nelson County
Planning & Zoning**

Memo

To: Planning Commission
From: Dylan M. Bishop, Director of Planning & Zoning *DMB*
Date: August 24th, 2022
Re: Public Hearing for Agricultural and Forestal District (Permit #670) – Glass Hollow

The Planning & Zoning Department has received an application from Mr. Ben Kessler to create a new 335.74 acre Agricultural Forestal District to be known as the Glass Hollow Agricultural Forestal District. The proposed District is located along Glass Hollow Rd (SR 609) and the surrounding area.

Creation of Agricultural & Forestal District – Glass Hollow – 335.74 acres

Per the Code of Nelson County, Virginia, Chapter 9 “Planning and Development,” Article V, “Agricultural and Forestal Districts,” the creation of a new district requires a public hearing.

<u>Parcel Number</u>	<u>Owner</u>	<u>Acreage</u>
6 A 109	Rufus D. Fisher II	6
6 A 105	Kay W. Fracher & Julian Webb, Jr.	53.67
6 A 122	Joseph & Stephanie Shifflett	5.7
6 A 85C	James & Ellen Ewell	13.35
6 5 C9, C10	Roy & Deborah White	23.76, 23.34
6 A 121A, 121	Ben Kessler	20, 60.11
6 5 B1, 6 18 4	Dan Lysy	3.07, 8.44
6 5 C1	Brian & Lori McDermott	4
6 5 C5	Patsy Floyd	7.3
6 5 C4	Heidi Cochran	4.14
6 A 119	Brendon Green & Brenda Pilas	9.56
6 A 107C, 107B	Bobby Bryant	17.19, 3.51
6 18 3	Jane Taylor by Maria Chi (POA)	5.21
6 5 C3	Emily Cochran	2.205
6 A 85	Bruce Wachtel	20
6 5 C3B	Erica Cochran	2.205
6 A 123	Robert Wolfe	5.2
6 A 120C, 120D	Raymond Glass, Sr.	3.35, 4.46

6 A 117	Kenton Trimble	17.14
6 A 118, 120B	Mike Garth	8.51, 0.32
6 5 C2	Dale Grubb	4

The proposed period before the first review is five years.

Please reference Section 9-201 "Evaluation Criteria" for a list of factors to be considered by the Advisory Committee, Planning Commission, and the Board of Supervisors when reviewing the application for AFD #670, as follows:

- a) *The agricultural and forestal significance of land within the district or addition and in areas adjacent thereto;*
- b) *The presence of any significant agricultural lands or significant forestal lands within the district and in areas adjacent thereto that are not now in active agricultural or forestal production;*
- c) *The nature and extent of land uses other than active farming or forestry within the district and in areas adjacent thereto;*
- d) *Local developmental patterns and needs;*
- e) *The comprehensive plan and, if applicable, zoning regulations;*
- f) *The environmental benefits of retaining the lands in the district for agricultural and forestal uses; and*
- g) *Any other matter which may be relevant.*

In judging the agricultural and forestal significance of land, any relevant agricultural or forestal maps may be considered, as well as soil, climate, topography, other natural factors, markets for agricultural and forestal products, the extent and nature of farm structures, the present status of agriculture and forestry, anticipated trends in agricultural economic conditions and such other factors as may be relevant.

The advisory committee met on July 25th to review and discuss the application and unanimously recommended approval of the application to the Planning Commission (Minutes attached).

She added that they would be using the same conditions as the Dutch Creek AFD:

5. *The Proposed Conditions to Creation of the District Pursuant to 15.2-4309 of the Code of Virginia:*

As a condition to creation of the district, the requirements stated in Section X-202 of the Code of Nelson County will apply; in addition, the following conditions will also apply:

- a. No parcel within the District shall be developed to a use more intensive than that existing on the date of creation of the district, other than uses resulting in more intensive agricultural or forestal production;
- b. Parcels of land within the District may only be subdivided by purchase or gift to immediate family members. However, subdivided parcels shall remain in the District for at least until the time of the next scheduled District renewal; and
- c. Parcels of land within the District may be sold in their entirety to a non-family member during the term of the District. However, the parcel under new ownership shall remain in the District at least until the time of the next scheduled District renewal.

6. *Proposed Period before First Review: Five years*

Mr. Andy Wright is the chair of the AFD Committee. Mr. Harman asked how people could opt out of the AFD period. Mr. Wright explained that there is the option to review them every 5 years but they have not had any reviews because there were no requests for people to leave. Mr. Harman added that his own property is in an AFD. Mr. Wright added that none of the districts have requested to leave. Mr. Harman noted that this is a great program and he believes everyone to be in favor of it.

Ben Kessler of 1323 Glass Hollow Rd is the applicant. He explained that Glass Hollow is tucked away and bordered on two sides by National Forest. He explained that most of the land is heavily forested. He noted that this is a way of recognizing the ecological significance of this area and that he is a botanist by trade and settled in Glass Hollow because of the botanical biodiversity. He noted that the first iteration of the pipeline was planned to go through Glass Hollow but was then moved due to the attitude of people that lived there.

Mr. Harman asked what would happen if someone wanted to add to the proposed AFD. Ms. Bishop noted that neighbors had until the Board of Supervisors meeting to add to the AFD.

Chair Allen opened the public hearing at 7:43.

Ms. Jeri Lloyd lives at 9322 Rockfish Valley Hwy. She explained that she has property that adjoins the area. She explained that she is neither for or against the district. She explained that the letter is dated the 11th but that she didn't get her APO letter until the 19th. She added that she and other families have not had the time to research this. She stated that everything sounds very good but that they have questions. She asked if it was in conjunction with A-1 zoning or treated as a separate district. She asked how it would impact her property if she wasn't in the AFD but was adjacent to it. She also asked how it would impact people in the district. She explained that most of the people in the hollow are for it but that a lot of people would like more information before the Planning Commission votes on it.

Chair Allen closed the public hearing at 7:48.

Mr. Harman noted that there doesn't seem to be any urgency to approving this tonight and that he doesn't see the issue in delaying it to gather more information.

Ms. Hjulstrom explained that the AFD would not change the underlying zoning of the parcels. The parcels are A-1 (Agricultural) and the AFD would not be able to override the A-1 zoning but serves as a layer on top. Mr. Amante added that he assumes they would hope to add more people to the AFD over time. Mr. Kessler noted that the AFD is currently so patchy because he got Covid during the deadline time and he wasn't able to reach out to everyone.

Ms. Proulx made a motion to postpone the decision on the proposed Glass Hollow AFD until the September 28th Planning Commission meeting. Mr. Amante seconded the motion.

Yes:

Jesse Rutherford

Charles Amante

Mike Harman

Phil Proulx

Mary Kathryn Allen

Robin Hauschner

Other Business

Comprehensive Plan Update

Ms. Bishop presented the following information:



To: Nelson County Staff, Board of Supervisors, Planning Commission
From: The Berkley Group
Date: August 9, 2022

The initial phase of Nelson 2042 public engagement concluded on August 3, 2022. This document summarizes engagement and outreach efforts conducted during this phase, outlines feedback received from the community, and identifies additional engagement efforts to address these issues.

Summary of Engagement Efforts

Nelson 2042 Website

The Nelson 2042 website (nelson2042.com) was published in mid-June. Since then, the site has gained over 100 subscribers and the Idea Wall has an active list of comments and ideas on a variety of topics. The Berkley Group is maintaining a log of all comments posted on the Idea Wall. A summary of the comments will be included in the Public Engagement Results Summary presented at the first Joint Worksession of the Board of Supervisors and Planning Commission (currently planned for September).

The Nelson 2042 website includes information about all opportunities to participate in the process as well as background data, existing plans, and reports. As summaries and draft plan content become available, they will be posted on the website.

Email communication from the website is used to notify subscribers of upcoming opportunities to participate in public engagement.

Youth Art Challenge

On the last week of school for the 2021-22 school year, Youth Art Challenge forms were sent home in the backpacks of all Nelson County Elementary and Middle School students. The form not only served as an opportunity for Nelson's youth to get involved in visioning for the future of the County, but also served as an outreach mechanism, driving parents to the Nelson 2042 website.

To-date, few Art Forms have been completed and returned. Another round of distribution to the schools is proposed for the start of the 2022-23 school year.

Public Input Survey

Online

The Nelson 2042 Public Input survey was published online on July 1, 2022. As currently scheduled, the survey will be available through August 31, 2022.

To-date, the online survey has over 540 responses. Of those respondents, nearly 87% are permanent residents of the County with residents of Lovingston (41%) and Afton/Rockfish (23%) representing the majority of responses. Gladstone and Schuyler had the lowest representation with .61% and 1.4% of responses, respectively. The remaining responses are distributed evenly across other locations. Nearly 50% of respondents are over 65 years of age. Accordingly, the highest identified occupation is retired (48%) followed by work in Nelson (20%), work from home (12%), and work in Charlottesville/Albemarle (11%). 78% of survey respondents identify as white/non-Hispanic.

Hard Copy

Hard copy surveys are available in locations across the County and by request. The locations where hard copy surveys are available (see attached list) is published on nelson2042.com, advertised at public workshops, and advertised through email correspondence. Currently, the County has received nine hard copy survey responses.

Public Workshops

Three in-person public workshops have been completed. Workshops were open to the general public and advertised through nelson2042.com, flyers and postcards, social media, and word of mouth. Each workshop included a brief presentation by the Berkley Group describing what a comprehensive plan is, why it is important, and how to participate in the process. Attendees worked in small groups to answer questions about the strengths, weaknesses, and opportunities in the County followed by specific questions related to Transportation & Infrastructure, Growth & Development, and Recreation & Outdoors. Data from the workshops is being tabulated and will be included in the Public Engagement Results Summary presented at the first Joint Worksession of the Board of Supervisors and Planning Commission.

- July 13, 2022, Nelson High School, approximately 35 attendees
- July 20, 2022, Rockfish Valley Elementary School, approximately 50 attendees
- August 3, 2022, Nelson Heritage Center, approximately 60 attendees

Stakeholder Listening Sessions

Four stakeholder listening sessions have been conducted. Listening sessions were held as a roundtable discussion between representatives of specific industries and interest groups and the Berkley Group. County staff identified participants and issued invitations. Summaries of the listening sessions will be included in the Public Engagement Results Summary presented at the first Joint Worksession of the Board of Supervisors and Planning Commission.

- July 13, 2022 Development & Housing
- July 20, 2022 Hospitality, Lodging & Tourism
- August 3, 2022 Agriculture & Agritourism
- August 3, 2022 Community Groups & Non-Profits

Outreach & Advertising

The following outreach and advertising mechanisms were used to get word out about the plan update and opportunities to participate.

- Nelson 2042 Website & Email Blasts
- Nelson County Website
 - The Nelson County website also contains information regarding the plan process and will be used to post official meeting minutes from Joint Worksessions.
- Flyers & Post Cards
 - Flyers and postcards were distributed to businesses, libraries, and community spaces across the county. (See attached list.) Hard Copy surveys were made available at many of these same locations.
- Press
 - A press release announcing the kickoff of the plan was distributed to news outlets in the area.
 - Crozet gazette advertised the website, survey, and workshop dates.
 - CBS19 News advertised the website, survey, and workshop dates.
 - Nelson County Times covered the joint kickoff and promoted the website.
- Social Media
 - Nelson County Tourism and Parks & Recreation advertised the project through their social media platforms.
- Word of Mouth

Options for Additional Engagement Efforts

As part of the engagement process the Berkley Group and County staff received comments and feedback from the community regarding the engagement and outreach process. Comments were received verbally, through email communication, and through the Exit Surveys completed at the end of the workshops on July 20th and August 3rd. Most participants felt the workshops were effective and useful, but there was concern regarding who was reached and who was participating in the process, specifically:

- Public surveys were initially not readily available in print format.
- The County has not made adequate effort to reach all segments of the community and had relied too heavily on web-based advertisement.
- There was a lack of diversity in public workshop participants, particularly at the July 20th workshop at Rockfish Valley Elementary.

To address concerns regarding the survey, hard copy surveys were distributed to locations throughout the County, and the deadline for submitting the survey was extended to August 31, 2022. Individuals attending the in-person meetings were encouraged to take surveys to distribute to their neighbors, employees, etc. If desired by the Board and Planning Commission, the survey deadline can be extended into September to allow time for more participation.

The following additional engagement efforts have been suggested to ensure equitable participation in the plan update process, confirm we are accurately understanding and capturing the point of view of Nelson's citizens, and aid in drafting of the plan such that the Nelson 2042 Comprehensive Plan can be successfully adopted and used by the community. The Board and Planning Commission should consider which of these options will be most appropriate for Nelson County. Based on that direction, the Berkeley Group will provide a scope and schedule amendment and work with staff to schedule the additional sessions.

Engagement Effort	Description	Contract Status	Fee
Hands-On Workshops	1-2 additional in-person workshops in the same format as the three workshops conducted in July and August. Workshop locations may be planned for different districts and/or times than the previous workshops.	Included as Optional Add-on	\$3000 each
Engagement Results Confirmation Forum	1-2 additional public meetings to present the results of the engagement efforts including workshop and survey results. This would allow participants to validate results and identify any additional issues and opportunities. The public forum could be conducted as an in-person open house or virtually.	Included as Optional Add-on	\$3000 each
Stakeholder Listening Sessions	Additional stakeholder listening sessions on additional topics (e.g., diversity, inclusion, communication, health/environment/climate action, regional/federal agencies and authorities, youth).	Not included, will require a scope amendment	\$900/session
Topic Focused Work Groups	Convene topic-specific work groups comprised of stakeholders with interest and expertise to aid in data gathering, verification, and recommendation drafting. The number and topics addressed by these work groups would be determined based on consultation with County staff and input from the Board and Planning Commission.	Not included, will require a scope amendment	TBD based on number of work groups and meetings
Spanish Translation	Translation of survey and other materials; BG has a Spanish translator on staff and can provide these services if desired.	Not included, will require a scope amendment	TBD based on materials requiring translation
Student Involvement	Engage high school students by attending a government class or after-school program to share information about local government planning and administer the survey (pending school policy on survey administration).	County staff time	County staff time



Additional Promotion	Additional advertisement (e.g., notices in community and church bulletins, and distribution of flyers, post-cards, and surveys at back-to-school events).	County staff time	County staff time
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Hard Copy Survey Locations

- Schuyler Community Center
- Rockfish Community Center
- Hickman's Grocery
- Mac's Market
- Nelson Library
- Tommy Harvey
- Blue Ridge Grocery IGA
- Shannon Farm
- Rockfish Valley Fire Department
- Ashley's Market
- WPOA
- RVCC
- heART of Nelson Artisan Collective
- Adial Baptist
- Beech Grove
- Bethel Church of the Brethern
- Bethlehem Methodist Church
- Bright Hope Baptist
- Calvary Baptist
- Church of the Blue Ridge
- Cornerstone Baptist
- Elk Hill Baptist
- Gladstone Memorial Baptist
- Grace Episcopal
- Harmony Presbyterian
- Hebron Baptist
- Jehovah's Witness
- Kingswood Baptist
- Living Word Christian Fellowship
- Massies Mill Presbyterian
- Montreal Baptist
- Nelson United Methodist
- New Mount Baptist
- Oak Hill Baptist at Davis Creek
- Oak Hill Baptist at Roseland
- Piney River Baptist
- Ridgecrest Baptist
- Rock Spring Methodist
- Rockfish Presbyterian
- Rockfish Valley Baptist
- Rodes United Methodist
- Rose Union Baptist
- Saint Hebron Baptist
- Saint John Baptist
- St. Mary's Catholic
- St. Stephens Baptist



Second Mineral Springs

Shipman Baptist

Trinity Episcopal

White Rock Baptist

Woodland Baptist

Mr. Rutherford explained that he is trying to encourage more native Nelsonians and the community to participate. Mr. Rutherford noted that he has spoken with people that are not interested in coming. He added that he told them to imagine that everyone that's going to disagree with them is going to be there and that if they don't participate they can't complain about what happens.

Board of Supervisors Report:

Mr. Rutherford noted that he has some upcoming conversations on enforcements for vacation rentals. He explained that it is evident that there are a lot of people not paying their taxes. Then added that they would have a meeting with Planning and Zoning and the Commissioner of Revenue to review the data that they gather. He added that the County will then need to figure out how they want to zone or treat short term rentals. He noted that they will be making a directive with a few Board of Supervisors and Planning Commission members to have a conversation on potential options.

Ms. Proulx asked how the Board voted on kennels. Mr. Rutherford noted that it was approved with a vote of 3-2. He explained that he sympathized with people with existing kennels that came that day. He told these people that if this impacted them that they would reevaluate.

He added that it will be important to try to get continual engagement from the public in the Comprehensive Plan update process. Ms. Proulx noted that it might rub people the wrong way to see that they are not as important as people whose great grandparents also lived there. Mr. Rutherford explained that he has 100s of families in his district and that it's important to get them to come. He explained that getting everyone to participate is the goal. Chair Allen added that she was born and raised here and that when she sees a lot of people that moved to the County 15-20 years ago at these meetings and that she feels that the people born and raised here are less likely to show up.

Mr. Amante made a motion to adjourn the meeting at 8:08 PM. Mr. Rutherford seconded the motion.

Yes:

Jesse Rutherford

Charles Amante

Mike Harman

Phil Proulx

Mary Kathryn Allen

Robin Hauschner

The meeting adjourned at 8:15 PM.

Respectfully submitted,

A handwritten signature in black ink that reads "Emily Hjulstrom". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Emily Hjulstrom

Planner/Secretary, Planning & Zoning