



Nelson County Planning Commission
Meeting Minutes
April 26, 2023



Present: Vice Chair Robin Hauschner and Commissioners Mike Harman, Phil Proulx, Chuck Amante, and Ernie Reed

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

Call to Order: Vice Chair Hauschner called the meeting to order at 7:00 PM in the General District Courtroom, County Courthouse, Lovingston.

Review of Meeting Minutes – March 22, 2023

Mr. Hauschner noted that Jesse Rutherford was listed in the adjournment vote instead of Ernie Reed.

Ms. Proulx made a motion to approve the minutes from the March 22, 2023 Planning Commission Meeting with the noted correction. Mr. Hauschner seconded the motion.

Yes:

Robin Hauschner

Mike Harman

Phil Proulx

Ernie Reed

Chuck Amante

Public Hearings

SUP 898 – 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: April 26, 2023
Re: SUP #898 – Vacation House in R-1 – 795 Afton Mountain Road

BACKGROUND: This is a request for a Special Use Permit to allow a vacation house on split-zoned property, of which the majority is zoned R-1 Residential.

Public Hearings Scheduled: P/C – April 26; Board – June 13 (tentative)

Location / Election District: 795 Afton Mountain Road / North District

Tax Map Number(s) / Total acreage: 3-A-136 / 2.16 acres +/- total

Applicant/Owner Contact Information: Richard (Deke) and Nancy Ealy, 104 Carrsbrook Court, Charlottesville, VA 22901, 434-531-5794 / 434-760-4037, dekeealy@yahoo.com / nealy@k12albemarle.org

Comments: This property is recently subdivided and contains an existing single-family dwelling. The narrative provided by the applicants indicates that the dwelling has been vacant for at least 20 years, and requires significant renovation to be deemed livable again. The narrative also indicates that the owners intend to use it as a personal residence over the long term, and are currently located less than half an hour away. The owners have recently acquired the property and 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 5-1-19 provides vacation house as a by-right use, if the subject property contains more than one zoning classification with a majority of the property zoned A-1 Agriculture. Section 5-1-5a requires a Special Use Permit for a vacation house use in the R-1 Residential district when the former provision does not apply. Since this property is majority zoned R-1 Residential, a Special Use Permit is required.

With 2.16 acres, this property is not permitted to be subdivided, or to place a second dwelling.

DISCUSSION:

Land Use / Floodplain: This area is residential in nature, with some agricultural uses as well. 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 are no floodplains located on this property.

SUP #690 for a vacation house in R-1 on Afton Mountain Road was approved by the Board of Supervisors in 2022.

Access / Traffic / Parking: This property is accessed by an existing private entrance on Afton Mountain Road.

Utilities: There is existing septic and well on the property, and a reserve drainfield area has also been identified on the attached plat / site plan as required by the Subdivision Ordinance.

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
Narrative
Plat / Site Plan
Zoning

Richard and Nancy Ealy of 104 Carrsbrook Ct in Charlottesville are the applicants for the project. Mr. Ealy explained that they would like to become a part of the community and move to Afton when they retire

in a few years. He explained that they have lived in Albemarle for over 40 years and it has always been a dream to spend more time in Afton. He explained that it would cost more to renovate the existing house than it would be to build it new. He added that they would love to be able to fix it up due to it being a unique spot. He noted that he didn't realize that he would need a Special Use Permit until he called the County. He noted that there are plenty of AirBnBs already in the area. He explained that he wants to go through the process correctly. He added that there are no houses on the lots next to them. He noted that all neighbors would have their phone number and be able to call them if something happened. He explained that he also plans to hire someone local that could be on location faster than he could. He explained that it would be 6-9 months before they could finish renovating the house and adding the bathroom addition. He explained that the only way they'd be able to afford fixing up the place is if they are able to get supplemental income on the property until they are able to retire and move there.

Mr. Harman asked if he owned the adjacent lot. Mr. Ealy noted that he did not but that the owners of the adjacent lots wrote a letter of support. Mr. Amante asked if there was an existing barn on the parcel. Mr. Ealy noted that there was. He also confirmed that a reserve drain field was identified. Mr. Amante noted that being up and running in 6-9 months was ambitious. He asked if they would need to reapply if they are not able to get it done in time. Ms. Bishop explained that they have one year to establish the use and once they establish the use it can't lapse for a period of more than two years or the SUP will expire. Ms. Bishop added that they can request more than a year to establish the use as part of their application. Ms. Bishop noted that they would need a certificate of occupancy, a business license, and to have rented it out to establish the use. Mr. Reed noted that the applicant can also reapply if they are not able to establish the use within a year. Mr. Ealy noted that he hoped to establish the use within the year but that he wasn't against asking for an extension.

Vice Chair Hauschner opened the public hearing at 7:20 PM.

Vice Chair Hauschner closed the public hearing at 7:20 PM.

Mr. Reed asked if they would have to go through the entire SUP process again if they wanted to renew after expiration. Ms. Bishop confirmed that they would. Ms. Proulx noted that she did not have a problem with the proposal or recommending allowing an additional year to establish the use.

Ms. Proulx made a motion to recommend approval of SUP #898 for a vacation house use with the recommendation to allow an additional year to establish the use. Mr. Reed seconded the motion.

Yes:

Mike Harman

Phil Proulx

Ernie Reed

Chuck Amante

Robin Hauschner

SUP 899 – Outdoor Entertainment Venue

Ms. Bishop presented the following information:

Nelson County Planning Commission

To: Planning Commission

From: Dylan M. Bishop, Director of Planning & Zoning *DMB*

Date: April 26, 2023

Re: SUP #899 – Outdoor Entertainment Venue in A-1 – 3578 S. Powells Island Rd.

BACKGROUND: This is a request for a Special Use Permit to allow an outdoor entertainment venue for weddings on property zoned A-1 Agriculture.

Public Hearings Scheduled: P/C – April 26; Board – June 13 (tentative)

Location / Election District: 3578 S. Powells Island Road / South District

Tax Map Number(s) / Total acreage: 86-A-41 / 111.57 acres +/- total

Applicant / Engineer Contact Information: Accupoint Surveying & Design, LLC (Amy Seipp), 6200 Fort Ave, Lynchburg, VA 24502, 434-610-4334, aseipp@accupointsurveying.com

Owner Contact Information: Zachary Morse, 3767 S. Powells Island Rd, Arrington, VA 22922, 301-992-0576, morsezachary@aol.com

Comments: This property currently contains an existing single-family dwelling. The owner is proposing to construct a 5,000 square foot venue for the purpose of hosting weddings. An outdoor entertainment venue is defined as “the non-temporary use of any land, including the erection or use of non-temporary structure(s) or the installation of non-temporary infrastructure, for the hosting and operation of Category 1 and Category 2 Events, Exempt Events, or other entertainment activities for cultural, artistic, social or recreational purposes.”

Category 1 and Category 2 Events, Exempt Events such as Social Temporary Events (defined below) are all permitted by-right in the A-1 Agriculture district without permanent facilities or infrastructure. The construction of the venue constitutes the need for the Special Use Permit. “Exempt Events” are exempt from permitting requirements in *Article 24 – Temporary Events...*

Social Temporary Event: A one-day private social event, such as weddings, receptions, and reunions, which is conducted on property not zoned for commercial uses and not a farm winery or agritourism activity venue, which is not open to the general public, to which attendance does not exceed 300 people, and for which the landowner charges a fee for the use of the property.”

The owner is also proposing to construct four (4) one-bedrooms cabins to be utilized as vacation houses. Dwellings and the short-term rental of those dwellings are permitted by-right in the A-1 Agriculture district, and should not be considered with the SUP request for the venue.

DISCUSSION:

Land Use / Floodplain: This area is residential and agricultural in nature. Zoning in the vicinity is A-1 Agriculture. There are no floodplains located on this property. Should this SUP be ultimately approved, a Major Site Plan would be required to be submitted to the Planning Commission for review, because the proposed structure is at least 5,000 square feet.

Access / Traffic / Parking: This property is accessed by an existing entrance on S. Powells Island Rd. Additional comments from VDOT will be provided at the meeting. Parking requirements in the Zoning Ordinance indicate 1 space for each 100 square feet of area used for assembly is required for clubs, lodges, assembly halls and similar uses without fixed seats. This calculation will be confirmed upon formal site plan submittal (if approved).

Utilities: There is existing septic and well on the property that serves the existing dwelling. New proposed septic and drainfield would serve the proposed event venue, as well as the proposed cabins. Additional comments from the Health Department will be provided at the meeting.

Erosion & Sediment Control and Stormwater Management: The site plan indicates that the approximate limit of disturbance is 1.75 acres, which requires approval of an Erosion & Sediment Control Plan by the Building Inspections Department, and approval of a Stormwater Management Plan by VA Department of Environmental Quality (DEQ).

SUP #326 for a similar event venue use on Irish Rd. was approved by the Board of Supervisors without conditions in August 2021. The Board granted a one-year extension on the SUP approval to allot enough time for the DEQ Stormwater Plan review and approval. This allowed the owner up to 2 years to diligently pursue construction of the approved use. The associated site plan was approved in January 2023.

Comprehensive Plan: This property is located in an area designated Rural and Farming on the Future Land Use Map, which “would promote agricultural uses and compatible open space uses but discourage large scale residential development and commercial development that would conflict with agricultural uses. The Rural and Farming District would permit small scale industrial and service uses that complement agriculture. Protection of usable farmland should be encouraged. Clustering of any new development in areas of a site without prime or productive soils will enhance the protection of prime or productive soils for future agricultural 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
Narrative
Site Plan
Zoning

She added that VDOT provided additional comments that they concur with the spot speed study that was done. The spot speed study will be used to design the entrance.

Ms. Amy Seipp is a majority partner and principal engineer for Accupoint Surveying and Design, located at 6200 Fort Avenue in Lynchburg. She explained that they represent Mr. Morse for this project. She explained that the barn would be attractive to those wanting to have weddings. She added that central Virginia has become a destination for weddings. She noted that they have worked on many similar facilities.

Ms. Seipp added that they are already working with VDH to acquire approvals for the drain fields. She showed the parcel map and noted that it was well removed from adjacent parcel boundaries or areas of concern. She noted that they did a speed study and that the default speed limit is 55 if a speed is not posted in Virginia. She noted that VDOT has concurred with the location and type of entrance for this use. She explained that when the appropriate time comes they would go through the process to obtain their Major Site Plan approval. She added that they would like to request an extension on the amount of time allowed to establish the use. She explained that if this application is approved they would come back to get their Major Site Plan approved as well as Erosion and Sediment Control and Stormwater requirements. She noted that there should be 50 parking spaces as well as more ADA parking spaces than are required.

Mr. Zachary Morse of 3578 S. Powell Island Rd in Arrington is the owner. He explained that he was born next door to the site. He added that for all of his life the land has had timber on it and you couldn't see anything. He explained that he just retired and had knee surgery and that being on the property made him feel young. He noted that he toured the property with his brother and had a vision for the venue. He explained that it was tough to make it in farming and that he and his brother were not able to keep it going. He added that it is his dream to come back to Nelson County.

Vice Chair Hauschner opened the public hearing at 7:37 PM.

Vice Chair Hauschner closed the public hearing at 7:37 PM.

Ms. Bishop added that the following public comment was received earlier in the day:

Support for Special Use Permit #899

S M <smaranzano@gmail.com>

Wed 4/26/2023 9:52 AM

To: Dylan Bishop <dbishop@nelsoncounty.org>

Cc: S M <smaranzano@gmail.com>

IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender smaranzano@gmail.com

Greetings Dylan,

Thank you for your letter dated April 10th, 2023. I'm reaching out, as a neighbor, in support of Special Use Permit #899 on Parcel #86-A-41 at 3578 S Powells Island Road. Although I will not be able to attend the meeting in person tonight, please let it be known that I believe that the application by Daryl and Zachary Morse warrants approval.

Kindly,

Sean Maranzano

3700 South Powells Island Road

Arrington, VA 22922

PS - I'd like to kindly suggest reviewing the template for the letters you are mailing property owners on behalf of the department of planning and zoning about future applications. At the end of the letter where you are relaying deadlines for submitting comments, the year listed is 2022. Not a big deal, just trying to be of assistance. I fully understood the meaning of your message and read it half a dozen times before I even noticed this minor discrepancy.

Mr. Reed asked what the definitions of Category 1 and 2 Temporary Events are. Ms. Bishop noted that Category 1 and 2 Events are defined as:

A Category 1 Temporary Event is any event which is neither an otherwise permitted use nor exempt and: (i) for which admission is charged or at which goods and services are sold, having or projecting no more than 500 attendees at any time during the event, or, (ii) Non-Profit Temporary Events having or projecting more than 500 attendees and less than 1,000 attendees at any time during the event, or, (iii) Farm winery activities or Agritourism activities which – by virtue of the number of attendees, size and location of property, or hours of conduct – cause any substantial impact(s) on the health, safety, or general welfare of the public, and having or projecting less than 1,000 attendees at any time during the event.

A Category 2 Temporary Event is any event which is neither an otherwise permitted use nor exempt: (i) for which admission is charged or at which goods and services are sold, and having or projecting more than 500 attendees but less than 10,000 attendees, or (ii) Non-Profit Temporary Events having or projecting more than 1,000 attendees but less than 10,000 attendees at any time during the event, or, (iii) Farm winery activities or Agritourism activities which by virtue of the number of attendees, size and location of property, or hours of conduct cause any substantial impact(s) on the health, safety, or general welfare of the public, and having or projecting more than 1,000 attendees but less than 10,000 attendees at any time during the event

Mr. Reed asked for the definition of an Outdoor Entertainment Venue. Ms. Bishop noted that Outdoor Entertainment Venues are defined as:

Outdoor Entertainment Venue: The non-temporary use of any land, including the erection or use of non-temporary structure(s) or the installation of non-temporary infrastructure, for the hosting and operation of Category 1 and Category 2 Temporary Events, Exempt Events, or other entertainment activities for cultural, artistic, social, or recreational purposes.

Mr. Reed asked if the approval of an Outdoor Entertainment Venue allowed them to do larger TEPs than are currently allowed by right. Ms. Bishop noted that they are currently allowed to have TEPs 1 and 2 by right on the property. She explained that the reason for the SUP was to allow the dedicated structure.

Mr. Hauschner asked if the structure would have electricity. Ms. Seipp explained that it would be built to building code. She explained that there would be electricity and restrooms. She added that food service would need to be approved by the Virginia Department of Health. She explained that they would be limited by their drain field. She anticipated that everything would be catered and that the kitchen would be used as a warming kitchen. Ms. Bishop added that Building Code would require that the structure be built to the standards of an Assembly Use. Ms. Seipp noted that they have had very large events all over the state. She explained that there are limits to the entrance for the amount of people that they could support on the property. She added that VDOT and Building Code require you to have a safety plan when you hit a certain number of people.

Mr. Hauschner asked if the four cabins would be able to be utilized as short-term rentals. Ms. Bishop confirmed that they would be able to. Ms. Proulx noted that she always considers that the SUP stays with the property but that she has less of a concern with this project due to the limitations of the entrance. Mr. Amante noted that if the use lapses for over 2 years it would expire and they would need to reapply.

Ms. Harman made a motion to recommend approval of SUP #899 for an Outdoor Entertainment Venue with the recommendation to allow an additional year to establish the use. Mr. Amante seconded the motion.

Yes:

Mike Harman

Phil Proulx

Ernie Reed

Chuck Amante

Robin Hauschner

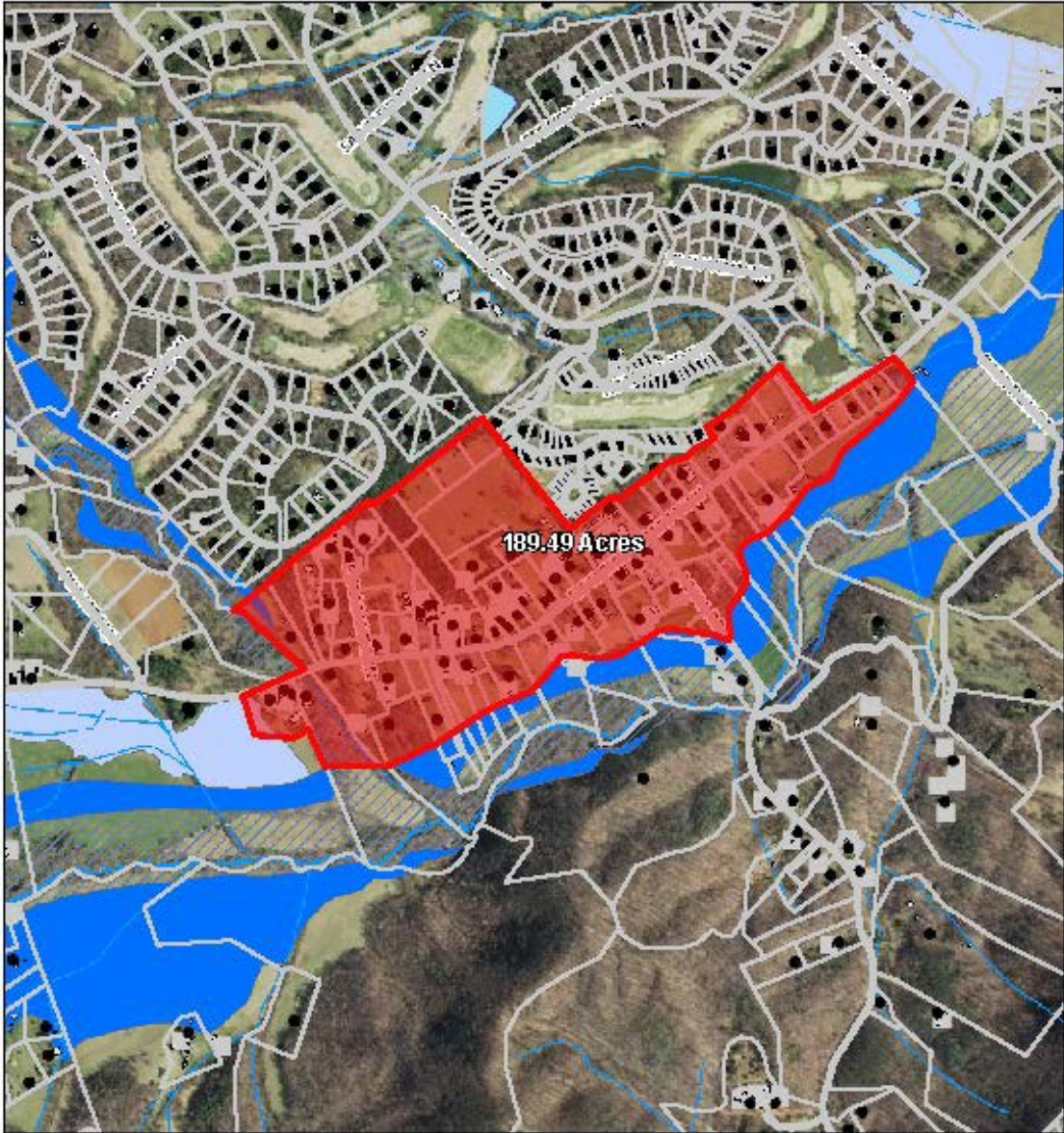
Board of Supervisors Report:

Mr. Reed noted that they are having a budget public hearing on May 9th as well as another public hearing for a proposed change in the transient occupancy tax to increase it by 2%. Ms. Proulx asked if that would bring it to 7%. Mr. Reed confirmed that the proposed change was to change it from 5% to 7%. Mr. Reed noted that he has not received any comments on it since they held stakeholder meetings. He added that there were three votes in favor of it from the Board. He explained that it would provide sufficient revenue to expand the proposed budget. He noted that the Board was split on whether or not to provide 5% or 7% raises for County employees and to allow the School Board to do so as well. He added that Mr. Harvey wasn't present so it was split 2-2. He explained that the vote settled on a 5% increase to allow the motion to go through. He added that they are in the process of getting a master plan for the Larkin property.

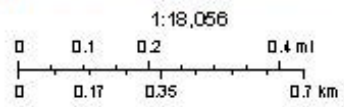
Other Business:

Growth and Accessibility Planning Technical Assistance Grant

Ms. Bishop presented the following maps:



April 25, 2023



Vigra Geographic Information Network (VGIN)

Nellysford



Ms. Bishop noted that in October of 2022 the Board passed a resolution of support to allow for staff to apply for the Growth and Accessibility Planning Technical Assistance Grant from the Office of Intermodal Planning and Investment. She explained that they are still in the application phase. She noted that what they need to do is establish boundaries for the study area. She explained that they applied for a small area redevelopment plan for Nellysford. She noted that they are applying for technical assistance to potentially designate it as an Urban Development Area in the Comprehensive Plan in the future. This would open up funding opportunities and identify multimodal connectivity options, preservation and development areas, density, and design guidelines. She showed the proposed study area map and explained that the southern boundary follows the flood plain.

Mr. Amante asked if transportation was the focus of this plan. Ms. Bishop explained that the goal is for a small area plan that would give recommendations for improvements and projects so that funding can be applied for. She noted that the plan is through the Office of Intermodal Planning and Investment and that they would do an assessment of existing conditions and infrastructure, evaluate the existing road networks, and identify opportunities for multimodal improvements. She added that this would be in concurrence with the Route 151 Corridor Study that is currently going on as well as the Comprehensive Plan.

Ms. Proulx noted that she is concerned with the term urban. Ms. Bishop noted that it is a poor term for what the purpose of the study is. She explained that the purpose is to evaluate existing conditions and make recommendations for improvements of what's already developed there. Mr. Amante asked if something like a shuttle that extends outside of the proposed area could be explored in the study. Ms. Bishop explained that it is very early in the process and that all they're looking for now is an identified boundary of where the central hub is.

Ms. Proulx asked if the antique mall was included in the study area. Ms. Bishop noted that it was not. Ms. Proulx asked why the dwellings on the eastern side of the study area were included. Ms. Bishop explained that housing is a big part of this study. Mr. Hauschner asked why Nellysford was chosen over Lovington and asked if it was too late to be reconsidered. Ms. Bishop noted that Nellysford was chosen because there aren't clear boundaries and has been a higher priority area throughout the public engagement process on managing growth and development. Mr. Hauschner noted that Lovington is an area that would have a greater result of quality of living improvement for those living there than Nellysford would.

Ms. Proulx noted that it wasn't appropriate to include the lots east of Monocan Dr in the study area. Ms. Bishop explained that connection of existing residential development was a part of the study. Mr. Reed noted that this is the densest area in the county in terms of population and that it stands out for multimodal opportunities. He asked how much the study would take the surrounding area into consideration. Ms. Bishop noted that they could expand the area of the study. Mr. Amante asked if it made sense to do a long corridor study down the Route 151 corridor. Ms. Bishop noted that there is already a corridor study occurring and that this should be different. She added that the 151 Corridor Study is solely looking at transportation.

Mr. Reed noted that the analysis does not say that everything qualifies in the entire area. He explained that it's what within that area is appropriate for certain things. He noted that the residential parcels to the east of Monocan Dr should not be developed for mixed-use or higher density. He explained that they could be included but protected within the study area. He explained that the study is to gather information on that area.

Mr. Amante noted that the 151 Corridor Plan and the Urban Development Area could overlap and take advantage of each other. Ms. Bishop noted that if they choose to include the floodplain in the study it could still be identified for preservation. Mr. Reed noted that they could expand the area to include areas to be protected. He added that if you are talking about multimodal transportation and protection then you should include these areas in the study. He explained that his initial thought was to go from Devil's Backbone to Rockfish Valley Community Center because it's an area of high transportation where they don't want to have concentrated development along the entire strip. He explained that if they don't include the areas that they want to protect as part of the analysis they're only going to get it on the places that they do want to develop.

Ms. Proulx noted that the term urban makes her uncomfortable and that she is worried about this being used to try to create sidewalks down long stretches of Route 151. Mr. Reed noted that the previous analysis done for the Rockfish Valley Area Plan Mr. Reed noted that the unfinished Rockfish Valley Area Plan and the two previous 151 Corridor studies have had remarkably similar results in terms of their

recommendations. He explained that this information has been out there for 20 years but has never been in a form where the Board of Supervisors was willing to act on it.

Ms. Bishop added that the technical assistance is for up to \$100,000. Ms. Bishop presented an option for the study area going from RVCC to Devil's Backbone. Mr. Reed noted that they are trying to understand how to get this study to help them. Ms. Proulx clarified that this study was to get options and that the \$100,000 would not go towards making any improvements. Mr. Reed noted that doing a study like this would allow them to apply for funds.

Mr. Reed added that during this 25-year period, Wintergreen has not followed through or offered any buy-in to the area that they populate. He explained that when he worked at Wintergreen in the 80's and 90's there was talk about a park-and-ride lot in Nellysford for people during ski season. He added that there was never a proposal and that it didn't happen. Mr. Reed explained that this could be an opportunity to get buy-in from the Wintergreen community. He explained that whatever happens in Nellysford is mostly serving the Wintergreen community. He explained that he had just met with someone that wanted to see Nellysford as it was 10 years ago while there are other people that want to see more convenience.

Mr. Amante asked what the timeline on the study was. Ms. Bishop noted that they are in the application phase currently and once they are able to proceed it would be a 9-month project. She explained that this would not be completed by the time the Comprehensive Plan is adopted but that the consultants would include it as strategies in the plan.

Mr. Reed asked if anything considered in this study would make recommendations for Wintergreen. Ms. Bishop explained that they would likely look at the Wintergreen Master Plan and consider what is existing. Mr. Amante asked when the 151 Corridor Study would be completed. Ms. Bishop believed that it would be fall of 2023. Mr. Amante noted that he didn't mind the study area being smaller in the context that the 151 Corridor Study would cover more.

Ms. Bishop noted that when they applied she included that the study would help them define the boundaries but that they wanted the county to do it first. She added that she would be comfortable with a more corridor-style study area but questioned if it needed to be from Devil's Backbone to Rockfish Valley Community Center. She recommended from Tuckahoe Antiques to the Rockfish Valley Nature Foundation.

Mr. Hauschner noted that he would like to see the plan go up to Tuckahoe Antiques to be inclusive of affordable housing opportunities. Ms. Bishop asked if they would consider Tuckahoe to the Rockfish Valley Nature Foundation as walkable. Mr. Reed noted that it was walkable in relation to slope.

Mr. Hauschner noted that Renaissance Ridge is a big talking point for the area. Mr. Amante noted that he would like to see the study completely overlap the 151 Corridor Study. Mr. Reed noted that the purpose of the study is not to create a master plan but to consider how to develop access corridors and decide what is appropriate for those areas. Mr. Reed noted that he is not as concerned with where the boundaries are as he is by the chosen area including plenty of opportunities for protection and restriction as opposed to development. Mr. Reed noted that this would include redevelopment. Mr. Amante questioned what was meant by redevelopment. Ms. Bishop noted that to her, redevelopment means looking at what is existing and finding how to make future development fit into it.

Mr. Harman noted that he would like to understand what the scope of work is. Ms. Bishop noted that she needs to develop the scope so that the consultants give them what they want. She explained that she has included:

- Assessing existing water, soil, sewer, and septic
- Assessing current land use patterns
- Growth area boundaries
- Opportunities for mixed-use development
- Building density
- Limitations and expansion of water/sewer infrastructure
- Multimodal infrastructure connectivity
- Traffic Safety

Ms. Bishop noted that if they want to consider a larger footprint she can check with staff to see if it's possible.

The consensus was to go with a corridor-style area from Tuckahoe Antiques to the Rockfish Valley Nature Foundation with specific areas defined. Mr. Hauschner noted that if they need to reduce the size he would rather see it come from the southern side so that the study includes the Renaissance Ridge area. Mr. Harman asked how far back from Route 151 the corridor would go. Ms. Bishop noted that she has it with a ¼ mile on either side and that it would include all of Renaissance Ridge. Ms. Bishop added that Renaissance Ridge had not submitted anything to the county.

Ms. Proulx made a motion at 8:43 PM to continue the meeting until a joint work session on May 16th at 6PM. Mr. Amante seconded the motion.

Yes:

Ernie Reed

Chuck Amante

Mike Harman

Phil Proulx

Robin Hauschner

Respectfully submitted,



Emily Hjulstrom

Planner/Secretary, Planning & Zoning