



# **Nelson County Planning Commission Meeting Minutes October 26<sup>th</sup>, 2022**

**Present:** Chair Mary Kathryn Allen and Commissioners Mike Harman, Chuck Amante, 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 PM in the General District Court Room, County Courthouse, Lovingston.

**Review of August 24<sup>th</sup> Meeting Minutes:**

Ms. Proulx noted that on page 4 it should say 'Bed and Breakfast' not 'AirBnB'. She added that it was Chair Allen that opened and closed the public hearing.

**Mr. Hauschner made a motion to approve the August 24<sup>th</sup> minutes with the noted corrections. Mr. Amante seconded the motion.**

**Yes:**

Charles Amante

Mary Kathryn Allen

Mike Harman

Phil Proulx

Robin Hauschner

Jesse Rutherford

**The motion passed.**

**Review of September 28<sup>th</sup> Meeting Minutes:**

**Mr. Harman made a motion to approve the September 28<sup>th</sup> minutes. Mr. Amante seconded the motion.**

**Yes:**

Charles Amante

Mary Kathryn Allen

Mike Harman

Phil Proulx

Robin Hauschner

Jesse Rutherford

**The motion passed.**

**SUP #717 Restaurant:**

*Ms. Bishop presented the following information:*

## Nelson County Planning Commission

**To:** Planning Commission

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

**Date:** October 26, 2022

**Re:** SUP #717 – Belties Restaurant – Corner of Rockfish Valley Hwy and Adial Road

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**BACKGROUND:** This is a request for a special use permit for a restaurant use on property zoned A-1 Agriculture.

*Public Hearings Scheduled:* P/C – October 26; Board – November 7 (tentative)

*Location / Election District:* 2884 Rockfish Valley Hwy / Central District

*Tax Map Number(s) / Total Acreage:* 22-A-15 / 2.652 +/- total

*Applicant/Engineer Contact Information:* Jamey L. White, P.E., P.O. Box 1334, Forest, VA 24551, 434-660-3007, [jwhite@whiteandd.com](mailto:jwhite@whiteandd.com)

*Owner Contact Information:* Scott DeFusco, 24 Barn Owl Lane, Nellysford, VA 22958, 703-989-0556, [scott@capturelife.com](mailto:scott@capturelife.com) / John Washburn, 10808 Patrick Henry Hwy, Roseland, VA 22967, 434-987-6704, [norburn2018@gmail.com](mailto:norburn2018@gmail.com)

*Comments:* This property currently contains a single-family dwelling that is proposed to be demolished. The owner is proposing to construct an approximately 3,200 square foot structure to be utilized as a breakfast restaurant with a drive-thru service window. There is another structure near the entrance (on Adial Road) approximately 1,500 square feet that is proposed to be driven through for aesthetic purposes. Both structures are proposed to be barn-style for a “charm of the farm” theme, with the circulation on-site around a fenced area with miniature “Belties,” or Belted Galloway cattle. They are proposed to serve café-style coffees and scratch-made biscuits with hours of operation from 7:00 a.m. to 2:00 p.m.

### DISCUSSION:

*Land Use / Floodplain:* This area is commercial and residential in nature. Zoning in the vicinity is A-1 Agriculture, R-1 Residential, B-1 Business, and RPC Residential Planned Community (Wintergreen). This property is located on the corner of Route 151 and Adial Road. Businesses in the immediate vicinity include the Valley Green Shopping Center, Stoney Creek Family Medicine, Wells Fargo, and Giuseppe’s. There are no floodplains located on the property.

*Access / Traffic / Parking:* There is an existing entrance on Adial Road that is proposed to be upgraded to a commercial entrance to serve the restaurant. Comments from VDOT indicate that this entrance will require a minor update that is "practical to accomplish." There is sufficient parking as outlined in Section 12-7-6a of the Zoning Ordinance.

*Utilities:* An email from Jay Divers with Aqua Virginia, Inc. indicates that they will provide sewer service to the property. The applicant submitted information to the Office of Drinking Water; their response will be available at the meeting.

*Erosion & Sediment Control / Stormwater:* When total land disturbance of a development exceeds 10,000 square feet, an Erosion and Sediment Control Plan is required to be approved by the Building Inspections Office.

*Comprehensive Plan:* This property is located in Nellysford, an area designated Neighborhood Mixed Use on the Future Land Use Map in the current Comprehensive Plan. This development model is a "central gathering place able to fulfill the diverse needs and interests of nearby residents and visitors to the county, all within a focused, walkable and identifiable place." One principle is to "direct small-scale commercial and residential development into areas designated... Neighborhood Mixed Use..." Additionally, "parking lots should be placed behind buildings or in other areas where the impact of the lot on the neighborhood is minimized. Dark sky lighting and unobtrusive signage is appropriate for all new development." Appropriate land uses in this model include both single family and multifamily residential, a variety of commercial establishments, professional offices, civic and public uses, and parks or recreation facilities. Some of the preferred uses include a grocery store, restaurants, cultural and entertainment opportunities, a drugstore, doctor and dentist offices, and churches."

*Conditions:* Should Planning Commission recommend approval of SUP #717 for a restaurant at tax map number 22-A-15, staff would recommend the following conditions:

1. Hours of operation shall be limited to 7:00 a.m. to 2:00 p.m. daily.
2. Landscaped screening (acceptable to the Director of Planning & Zoning) of the parking lot area from neighboring properties and roadways is required to be shown on the final site plan.
3. Lighting shall be directional and glare shielded to prevent light pollution onto adjoining roadways, properties, and the dark night sky.

Additionally, if approved the applicants are requesting a period of two years from the approval date to diligently pursue construction.

All applications for Special Use Permits shall be reviewed using the following criteria:

- a. The use shall not tend to change the character and established pattern of development of the area or community in which it proposes to locate;
- b. 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;
- c. The proposed use shall be adequately served by essential public or private services such as streets, drainage facilities, fire protection and public or private water and sewer facilities; and
- d. The proposed use shall not result in the destruction, loss or damage of any feature determined to be of significant ecological, scenic or historic importance.

Attachments:  
Application  
Minor Site Plan  
Email from Aqua Virginia, Inc.  
VDOT Comments (Email)  
Aerial View (Google Maps)  
Neighborhood Mixed Use Development Model (Comp Plan)  
Zoning  
Public Comments (2)

Mr. Amante asked if she is proposing that the screening be between the parking lot and neighboring property. Ms. Bishop explained that screening is already required but they are recommending landscape screening along property boundaries and the roadway.

Mr. Jamey White of 105 Millspring Drive in Forest is with White Engineering and is representing the developer on this project. He added that what they are presenting will work with the feel and the look of the existing community. He noted that they have had conversations and are working with Aqua Virginia to coordinate utilities and a VDOT entrance. He added that they plan to work with staff to address any comments such as landscaping and screening.

Mr. Harman asked what the proposed seating capacity is. Scott DeFusco of 24 Farm Owl Ln is one of the property owners, he noted that they would have about 50 seats both indoor and outdoor.

Ms. Proulx asked if the entrance would be shared with the existing truck trailer storage entrance. Mr. White confirmed that it would be and that it's an existing easement. He explained that they have met with VDOT to ensure that they have adequate spacing from the roadway. Ms. Proulx asked if they had talked to VDOT about connection to the sewer. Mr. White explained that they would need to get a Land Use Permit for any utility work and that Aqua Virginia would tap the line for them. He explained that they did not plan to make any disturbance to the road itself and that they would be getting a permit for working in the ROW.

Mr. Harman asked if they were planning on a breakfast and lunch menu. Mr. John Washburn of 10808 Patrick Henry Highway explained that the menu would be simple biscuit sandwiches and a café. He added that he is very impressed with the success of Starbucks and Biscuitville and that he wanted to have a charming country operation with biscuits and biscuit sandwiches available until 2PM.

Ms. Proulx asked about the drive through structure. Mr. Washburn explained that he deeded 30 acres to Bold Rock when they built it and that they built a drive thru barn on the 20 acres that he and his wife retained. He explained that he loved the look of it and that cars would be able to drive through it and that one side would be hay and on the other, cows. He added that when he was a boy every town was different with mom and pop stores and no chains. He added that he would like to see rural character in Nellysford.

Mr. Washburn explained that he saw a breeder that had miniature Belted Galloway cows. He added that he will have some in the pasture so that you would see them as you drive through. He noted that they are very rare and social animals and that he will be raising them on his farm at Bold Rock.

He added that he built the dentist's office and protected all the maple trees. He explained that he sold it to a mom and pop dentist. He added that Bold Rock has over 2000 reviews and the majority of them note that it is the environment that they loved. He explained that he and Mr. DeFusco are unabashed nature lovers and that they will not be touching the trees on the property. He explained that the house is close to being condemned and that they won't be able to get insurance on it.

*Ms. Allen opened the public hearing at 7:22 PM.*

Anne Landry of 21 Black Walnut Dr. noted that South Rockfish Valley Rural Historic District was identified and certified by the Virginia Department of Historic Resources (DHR) on June 27th, 2016 and officially listed in the National Register of Historic Places on August 15th, 2016. She explained that this district comprises a 1620-acre swath of historic farms, agricultural landscapes, small crossroads and residential communities. She added that this historic district boasts a well preserved rural landscape with a continuous tradition of farming since the first half of the 1700s. She explained that the most numerous type of resource in the district is domestic, including both farmsteads and single family dwellings on residential parcels. She added that the historic farm houses and outbuildings retain their integrity of setting within large agricultural tracts. She explained that 2884 Rockfish Valley Hwy lies directly in the historic district and that on it stands a historic Victorian house built in 1910 and a shed. She explained that both structures were used to obtain the historic district designation and that the house epitomizes the rural character that Mr. Washburn mentioned. She added that there are grants available to refurbish the house. She noted that the developer has not mentioned the historically significant structures nor its inclusion in the historic district. She explained that when actions are taken that will affect the residents. She explained that if there is federal or state money being used in any way, that a Section 106 review 1966 should be initiated. She asked the Planning Commission to inquire what the applicant's funding sources were and to consider the preservation of the historic treasure.

Paul Davis of 2514 Rockfish Valley Hwy explained that his major concern is that there are many vacant and closed businesses in the immediate area. He noted that houses in the area are selling very quickly. He explained that he has seen businesses come and go. He added that across the street there is a vacant house where someone is having to demolish a house due to the cost of renovation being so high and that at one point they had wanted to put a sporting goods store there that was denied. He noted that he was never told by Nelson County that he could get Aqua source water on his side of Route 151. He explained that this would open the door for that side of Route 151 to start getting Special Use Permits. He noted that the applicant still has 20 acres elsewhere that he could put the business on. He explained that the 83-year-old neighbor is going to be most impacted but that she didn't want to come because she has trouble with her voice. He added that her biggest concern is screening around the parking lot.

Phillip Purvis of 509 Megan Ln explained that he respects property rights but that he has concerns about traffic in the area. He explained that traffic is already a major issue and more businesses will bring in more traffic. He noted that there have been at least 2-3 accidents a month on Route 151. He added that there are already plenty of restaurants to serve the area and that it is already too congested.

Judy Lo Piccolo is representing Giuseppe's restaurant. She explained that they have been there for 16 years and feel that this is a threat. She explained that everyone on her side of the road has septic and she doesn't see how the applicants would be able to get the required permits. She explained that her husband has to work in the evening because they haven't been able to find help. She noted that Nellysford doesn't need another restaurant but it does need a pharmacy and another bank. She explained that this use would cause more congestion.

*Ms. Allen closed the public hearing at 7:32.*

Ms. Allen asked how long the neighboring properties had been zoned B-1. Ms. Proulx noted that there has always been business there but she doesn't know if it predated zoning.

Mr. Harman asked about the historic structure and what that means legally for the property. Ms. Bishop explained that the historic structure is not something that the County regulates. Mr. Harman asked if the owner had the right to tear it down. Ms. Bishop noted that she didn't know of anything that required the locality to regulate it. Mr. Wright of 1315 Dutch Creek Ln was asked to weigh in on the subject due to him being with the Historical Society. He explained that Ms. Landry is more competent on this topic than he is. Mr. Wright explained that when you start dealing with historic features you have to take Section 106 of the National Preservation Act into account but at this level he can't say what is required. He explained that with the Atlantic Coast Pipeline they spent a lot of time working on mitigation due to it being a federal project.

Mr. Rutherford explained that he knows builders that have both rehabilitated and torn down historic buildings. He added that he has never heard of Building Inspections or Planning and Zoning taking the historic nature of the structure into consideration in by right uses. Ms. Bishop explained that they do get Section 106 reviews sent to them involving cell phone towers and bridge crossings. She added that initiating a Section 106 review could be added as a condition if it is not already required by the state. Mr. Rutherford noted that it has never been done before. Ms. Proulx added that in their considerations for a Special Use Permit that historic districts be taken into consideration but that she's not necessarily advocating for adding that condition.

Mr. Harman asked if they would be addressing historic districts during the Comprehensive Plan Update. Ms. Bishop noted that it would be included in the Comp Plan Update and that there is a mapping resource that they are working on adding to the County GIS called Virginia Cultural Resource Information System (VCRIS). Mr. Rutherford explained that the applicant has the right to tear down the house without getting the SUP. Mr. Amante added that the applicant could also just allow the house to go further and further into disrepair. Mr. Hauschner noted that the proposed project replacing the structure makes it so that you can't isolate the issue. He added that whether or not they have the legal directive, one of their own directives with a SUP review is to evaluate the historic nature of the property. Ms. Proulx added her concern that they would not be able to hook up to adequate septic services.

Ms. Allen explained that she was not going to base her decision on the state of the existing house on the property. Mr. White clarified that the DHR website notes "...neither the National Historical Preservation Act nor the Code of Virginia requires property owners, developers, or government agencies to avoid affecting or destroying historic resources". He further explained that a Section 106 review is required when federal money is involved. Mr. Rutherford asked how long the house had been unoccupied. Mr. Washburn explained that when he first saw the house there were cows in it. He noted that he has

worked with the property for the past two years. He explained that he wanted to keep the house and hired an architect but that he said it wasn't redeemable. He added that the ceilings were short and they would have to remove all the asbestos in the tile and joint compounds in the walls. He noted that Linda Dodd (the next door neighbor) had noted that her grandmother had been an excellent biscuit maker and that she would like to see the biscuits made from scratch. He added that his 20 acres are in the flood plain and that there would not be a safe place for an entrance. He added that they asked Chuck Miller (the building official at the time) and he advised that they demolish it. Ms. Proulx added that it has been a long time since the house has been occupied.

Mr. Hauschner added that the SUP would stay with the property and that it is unlikely there would ever be a house there again. Ms. Proulx added that this is why the conditions are so important.

Mr. Harman noted that they should establish if the building can't be saved. Chair Allen questioned how the County would be able to make that evaluation.

Mr. Amante noted that his biggest concern is that Linda Dodd's letter explained that a Board member told her that the property would stay residential. He explained that the area is not residential but he does believe that a Board member told her that. Ms. Proulx added that the Board had said that they would not allow business on Beech Grove years ago. She explained that if it isn't enacted it isn't binding.

Ms. Proulx asked how far Ms. Dodd's house is from the property line. Ms. Bishop showed the area on the GIS. Chair Allen noted that Ms. Dodd's house would be very close to the proposed parking lot. Mr. Amante asked how close the parking lot could be to the property line. It was noted that the parking lot is shown as being 20' from the property line and that her house is probably another 15' away. Mr. Rutherford added that there is already a parking lot across the street from her. Mr. Amante noted that he understands screening from the neighbors' property line but doesn't see the point of screening the business from the street when it's not consistent with other business in the area. Mr. Washburn explained that Ms. Dodd was upset because she thought that he had sold the property to someone else. He explained that there are two 100-year-old oak trees between the proposed parking lot and her house. He explained that they would be a part of the permanent landscaping. Chair Allen asked if he would consider adding more screening there. He explained that he would but that he doesn't want it to be ugly.

Mr. Hauschner explained that he thinks this application fails the A, B, and D criteria for SUPS:

- A. The use shall not tend to change the character and established pattern of development of the area or community in which it proposes to locate;
- B. 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;
- D. The proposed use shall not result in the destruction, loss or damage of any feature determined to be of significant ecological, scenic or historic importance.

Chair Allen explained that she would rather see this property rezoned than have a SUP. Ms. Proulx noted that rezoning it to B-1 would open it up to a huge number of possibilities that might not be consistent with the community. Chair Allen noted that they could see it rezoned to R-1 as well as B-1. Ms. Proulx explained that she sees SUPs as useful depending on the case.



Mr. Hauschner believes that this would harm the neighboring properties and that they have had a strong community response of opposition that has so far been ignored. Ms. Proulx explained that there would not be much overlap in time between a restaurant service and the proposed business that will close at 2 PM. She added that a pharmacy has tried to go in the area and failed. Chair Allen added that she would like to see the SUP limited to 1-year and that they should come back and ask for an extension if needed. Ms. Bishop noted that she always asks applicants how long they think the project will take and that the 2-year limit was the timeline they expected to break ground. Mr. Washburn explained that they asked for the two years due to having to acquire financing. He explained that he sold Bold Rock a few years ago and is waiting on a paycheck. He added that he would be able to start building within 1-year.

**Ms. Proulx made a motion to recommend approval of SUP 717 for a restaurant with the following conditions:**

- 1. Hours of operation shall be limited to 7:00 a.m. to 2:00 p.m. daily.**
- 2. Landscaped screening (acceptable to the Director of Planning & Zoning) of the parking lot area from neighboring properties is required to be shown on the final site plan.**
- 3. Lighting shall be directional and glare shielded to prevent light pollution onto adjoining roadways, properties, and the dark night sky.**
- 4 Project shall be served by public sewer through Aqua Virginia and shall not be served by private septic.**

**Mr. Amante seconded the motion:**

**Yes:**

Charles Amante

Phil Proulx

Jesse Rutherford

**No:**

Mary Kathryn Allen

Robin Hauschner

Mike Harman

**The motion failed to pass.**

**AFD – Glass Hollow**

*Ms. Bishop presented the following information:*

# Memo

**To:** Planning Commission  
**From:** Dylan M. Bishop, Director of Planning & Zoning *DMB*  
**Date:** October 26, 2022  
**Re:** Public Hearing for Agricultural and Forestal District (Permit #670) – Glass Hollow

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The Planning & Zoning Department has received an application from Mr. Ben Kessler to create a new 364.68 acre Agricultural and Forestal District to be known as the Glass Hollow Agricultural and Forestal District. The proposed District is located along Glass Hollow Rd (SR 609) and the surrounding area.

“The Agricultural and Forest Conservation District Program is a voluntary program in which farmers, foresters and landowners form an Agricultural and/or Forest Conservation District for the purposes of conserving areas that are rural and agricultural. The property owner continues to hold fee simple title to the land, but the easement restrictions run with the land, for a set term of years. The agreements usually include exceptions that permit the landowner to withdraw from the program under certain circumstances.

Agricultural-Forestal Districts (AFDs) were established by the State of Virginia as a means for counties to offer incentives to landowners to maintain their property in agriculture and forestry. These benefits include (1) eligibility for Land Use taxation, (2) protection from eminent domain and municipal annexation, and (3) protection from frivolous nuisance complaints. These protections are in effect for the duration of the contract period. As a result, the County is able to more accurately plan land use in the region, since the owner agrees not to convert the property to a more intensive use for the duration of the contract. The rural nature of the landscape is maintained and the tax rates remain low since residential development is slowed and county resources are not overburdened.”

**Creation of Agricultural & Forestal District – Glass Hollow – 364.68 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.

<b><u>Parcel Number</u></b>	<b><u>Owner</u></b>	<b><u>Acreage</u></b>
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
6-A-86F	Paul Hudspeth	10.62
6-A-103	Jeri & Lyman Lloyd	14.55
6-A-108	Daniel Monahan	3.77

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 25 to review and discuss the application and unanimously recommended approval of the application to the Planning Commission (Minutes attached).**

**A public hearing was held at the Planning Commission meeting on August 24. More information was requested regarding the purpose and implications of AFDs, therefore another public hearing was scheduled for October 26. Additional landowners have joined.**

Proposed Conditions:

As a condition to creation of the district, the requirements stated in Section 9-202 of the Code of Nelson County will apply; in addition, the following conditions will also apply:

1. 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 forestall production;
2. 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
3. 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.

Ms. Bishop added that Barbara Bryant at 1156 Glass Hollow Rd had been recently added to the proposed AFD. She added that they are looking into having the Commissioner of Revenue establish AFD status on property title cards to make potential buyers more aware.

*Chair Allen opened the public hearing at 8:19 PM.*

*Chair Allen closed the public hearing at 8:19 PM.*

**Mr. Harman made a motion to recommend approval of the Glass Hollow AFD with the recommended conditions:**

1. 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 forestall production;
2. 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
3. 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.

**Mr. Hauschner seconded the motion.**

**Yes:**

Charles Amante

Phil Proulx

Jesse Rutherford

Mary Kathryn Allen

Robin Hauschner

Mike Harman

**The motion passed.**

### **Other Business**

Ms. Bishop noted that the BOS just approved a resolution of support to allow for application of a Growth and Accessibility Planning (GAP) technical assistance grant through the Office of Intermodal Planning and Investment. This will allow the County to submit an application for \$100,000 grant for technical assistance for planning efforts. She added that they are looking into something along the lines of small area plans for Nellysford and Lovingson or designation of a growth/urban development area. She further explained that this would open the door to funding for potential improvement projects.

Ms. Bishop added that they had their first joint work session with the Berkley Group regarding the Comprehensive Plan update. She noted that they will have bimonthly work sessions moving forward.

### **BOS Report**

Mr. Rutherford noted that he has perfect attendance and has attended meetings three days straight this week. He added that he does think there will be more specific Comprehensive Plan update meetings in the future regarding topics like housing and job opportunities. He explained that the County will likely go from 1400 to 1100 students in the next few years. He also noted that they are seeing a large growth in disadvantaged students. He explained that those with the means are seeking other education options such as private schools and homeschooling. He added that March 24<sup>th</sup> is the Housing Partnership meeting.

**Ms. Proulx made a motion to adjourn the meeting. Mr. Amante seconded the motion.**

**Yes:**

Jesse Rutherford

Charles Amante

Mike Harman

Phil Proulx

Robin Hauschner

Mary Kathryn Allen

**The meeting adjourned at 8:25 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