



Nelson County Planning Commission Meeting Minutes October 25, 2023



Present: Chair Mary Kathryn Allen and Commissioners Mike Harman, Phil Proulx, Chuck Amante, Robin Hauschner. Board of Supervisors Representative Ernie Reed

Staff Present: Emily Hjulstrom, Planner/Secretary

Call to Order: Chair Allen called the meeting to order at 7:02 PM in the General District Courtroom, County Courthouse, Lovingston.

Review of Meeting Minutes

July 26th, 2023

Ms. Proulx made a motion to approve the minutes from the July 26th, 2023 Planning Commission Meeting. Mr. Amante seconded the motion.

Yes:

Mike Harman

Ernie Reed

Phil Proulx

Robin Hauschner

Mary Kathryn Allen

Chuck Amante

August 23rd, 2023

Mr. Amante made a motion to approve the minutes from the August 23rd, 2023 Planning Commission Meeting. Mr. Hauschner seconded the motion.

Yes:

Mike Harman

Ernie Reed

Phil Proulx

Robin Hauschner

Mary Kathryn Allen

Chuck Amante

All yes.

Public Hearings:

SUP 1050 – Campground:

Ms. Hjulstrom presented the following information:

Nelson County Planning Commission

To: Planning Commission
From: Dylan M. Bishop, Director of Planning & Zoning *DMB*
Date: October 25, 2023
Re: SUP #1050 – North Fork Cabins – 6973 North Fork Road

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

Location / Election District: 6973 North Fork Road / West District

Tax Map Number(s) / Total Acreage: 16-A-17 / 100.2 +/- total

Engineer Information: Shimp Engineering, P.C. (Justin Shimp), 912 East High Street, Charlottesville, VA 22902, 434-227-5140, justin@shimp-engineering.com

Owner Information: Lacy Montebello LLC (Jerry Bowman), 130 W Plume Street, Norfolk, VA 23510, 757-243-1270, jbowman@evalaw.net

Comments: This property is primarily a wooded lot with an existing dwelling that is occupied by the property's general manager. The applicant and owner are proposing to develop a portion of the property to be utilized for up to twenty (20) campsites. Major Site Plan #742 for nine (9) cabins (by-right vacation houses) was approved by the Planning Commission on February 22, 2023, and was finalized on April 5, 2023. Currently, four (4) cabins have been constructed. This project is in a different location, although on the same property. According to the narrative, the project is planned over two phases – the first six (6) campsites as shown on the site plan, with an area reserved for the development of the remaining fourteen (14) sites. These "luxury campsites" are proposed to be tents on deck platforms with access to utilities, accompanied by a bathhouse.

DISCUSSION:

Land Use / Floodplain: This area is residential and agricultural in nature; the majority of this area is wooded and mountainous. Zoning in the vicinity is A-1 Agriculture. There is some floodplain located on the property, although this site is not located within these bounds.

Access / Traffic / Parking: The property is proposed to be accessed by an existing entrance from North Fork Road. Comments from VDOT will be provided at the meeting. The existing cabins site is accessed by a separate entrance closer to Zinks Mill School Road.

Utilities: Any comments from the Health Department will be provided at the meeting. The campsites are proposed to have access to water and electricity, with a centrally located bathhouse.

Erosion & Sediment Control: Total disturbed area for this project is shown to be 1.74 acres. This requires an Erosion & Sediment Control Plan to be approved by the Building Inspections Department, and a Stormwater Management Plan to be approved by the Department of Environmental Quality (DEQ). To accommodate an often lengthy DEQ review process, the applicant is requesting an additional year to diligently pursue construction should the request be approved (total of two years from approval date).

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."

Conditions: Should Planning Commission recommend approval of SUP #1050 for a campground, staff would recommend the following conditions:

1. There shall be no more than twenty (20) sites.
2. The owner shall have an additional year to establish the use (two years from date of approval).

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
Narrative
Site Plan
Color Rendering
Zoning

Ms. Hjulstrom added that VDOT had the following comment:

Emily Hjulstrom

From: Brown, Daniel J., P.E. (VDOT) <Daniel.Brown@VDOT.Virginia.gov>
Sent: Wednesday, October 25, 2023 10:45 AM
To: Emily Hjulstrom; Davis, Travis (VDH)
Cc: Dylan Bishop
Subject: Re: Site Plans for October 25th Planning Commission

Emily,

VDOT has no concerns. Only comment at this time would be that when plans are developed and submitted, we will be mainly focused on the design of the entrance for the anticipated use. From what I am looking at currently without the benefit of trip generation information, the entrance would align with a Low Volume Commercial Entrance or a Moderate Volume Commercial Entrance.

Thank you,



Daniel J. Brown, P.E.
Assistant Residency Engineer/Area Land Use Engineer
Appomattox Residency - Lynchburg District
Virginia Department of Transportation
O: 434-352-6675
C: 434-215-9162
Daniel.Brown@VDOT.Virginia.gov

Ms. Hjulstrom added that VDH had the following comment:

Blue Ridge Health District
VIRGINIA DEPARTMENT OF HEALTH



Charlottesville/Albemarle
Health Department
1138 Rose Hill Drive
Charlottesville, VA 22903
office 434-972-6200 | fax 434-972-4310

October 24, 2023

Emily Hjulstrom, Planner
Nelson County Planning & Zoning
84 Court Square
Lovingsston, VA 22949

RE: Special Use Permit #1050 - Campground
6973 North Fork Road
Tax Map: 16-A-17

Ms. Hjulstrom:

As requested, I have reviewed the Minor Site Plan, dated 8/17/23, for the proposed development, referenced above. It is noted that both water and sewer are to be provided by onsite systems. I have no concerns or objections to the request for a special use permit for the proposed campground. However, our office will need to review and approve plans for the onsite septic & well systems as conforming to current regulatory requirements prior to recommending approval of any future Final Site Plans.

The developer should also note that the proposed water system may exceed the threshold by which it will be required to be regulated by the VDH Office of Drinking Water as a waterworks.

If there are any questions or concerns, please give me a call, 434-972-4306.

Sincerely,

Alan Mazurowski
Environmental Health Supervisor
Blue Ridge Health District
alan.mazurowski@vdh.virginia.gov

Mr. Harman asked if any portion of the project by-right. Ms. Hjulstrom explained that the Special Use Permit is for the campground and the cabins are by-right and will require site plan approval.

Jerry Bowman of 6973 North Fork Rd in Montebello is the applicant. He explained that his son lives on the property and that the property would ultimately become their family vacation home when he retires. He explained that taking care of the campsites would be his son's primary job and that his son would be there most of the time. He noted that there is an existing road that has been there for many years that would be the access to the camping sites. He explained that the sites would be temporary tents on raised platforms. He explained that they would be providing the tents and would not allow guests to bring their own tents or RVs.

Mr. Bowman explained that access to the property comes from four different directions:

- By coming off of the Blue Ridge Parkway which is approximately a mile away. He added that they were close to 12 Ridges Winery.
- From where Zink's Mill Rd intersects with Route 56.
- From Spy Run Gap through Zink's Mill Rd.
- By turning onto North Fork Rd off of Route 56.

He explained that the latter option is the more difficult option with a curvier road. He noted that VDOT does not see an issue with the amount of trips generated by the project. He explained that they didn't know if they would build all of the proposed sites. He explained that they plan to build the first 6 to test the market before building the rest. He noted that if they were to build all 20 sites the amount of traffic on a section of road at any given time would be minimal. He added that it is a narrow road but with places to pull over and allow others to pass. He explained that there was not much traffic on the road.

Mr. Bowman explained that there would be a very nice bathhouse with individual rooms for guests. He noted that there has been tremendous interest in recreational facilities since the COVID-19 pandemic. He noted that his opinion was that recreational facilities were the future of Nelson County. He added that affordable housing is a problem everywhere. He explained that affordable housing is being taken away by Airbnb and short-term rental options. He explained that this issue could be alleviated by campgrounds.

Ms. Proulx asked if the VDOT report stated that they did not have trip-generation information. Ms. Hjulstrom confirmed that VDOT's preliminary comments had not included trip-generation information. Mr. Bowman noted that the trip generation calculations that he was referring to were their own calculations and not VDOT's.

Mr. Amante asked why the reserved area for 14 sites was smaller than the area shown for the 6 sites. Justin Shimp of 148 Tanbark Drive in Afton is the engineer on the project. He explained that it was an approximate area and that they had not fully laid the sites out. He added that due to topography the second-phase sites would be closer together than the first-phase sites.

Chair Allen opened the public hearing at 7:19 PM.

Robert Bennett of 160 West Square Place in Richmond thanked the Planning Commission for the Adjoining Property Owner letter he received. He explained that a little over a year ago land was cleared right up to his property line. He explained that he did not know that this was a commercial project until he received the letter from the County. He explained that if he came down Zinks Mill School Ln it was

impossible to turn around. He explained that if there was a forest fire there would be a challenge with EMS vehicles trying to get down the road while people are trying to evacuate. He added that the property was very steep and that the hardwood on the subject property was cut about 20-25 years ago. He explained that there would be a chimney effect if there were a fire. He noted that with 20 sites the fire risk goes up significantly. He asked the Planning Commission to defer to the local fire department for their assessment of the risk. He noted that utilities were also in question but that they were beyond his area of expertise. He explained that he is often on his property alone with very little cellphone coverage to let people know if he is in trouble.

Marilyn Evans of 6005 North Fork Rd explained that her concerns are personal. She explained that she agreed with Mr. Bennett that they have a very small volunteer fire department. She added that if there were a camper up there that lost control of their fire the entire community would be in trouble. She noted that she first met Mr. Bowman some time ago and welcomed him into their home. She explained that he told her there would be three cabins on the lower portion of the property and only personal residences further back in the property. She added that there was no mention of a campground or indication that it would be anything other than a personal residence. She added that she found this very disingenuous and a concern to all who live on North Fork Rd.

Mr. Charles Kaye of 1454 Fork Mountain Ln showed where his property adjoined the applicant's property. He noted that the developers have done an impressive job putting the project together. He added that was their job to convince the Board that it was a good thing to do. He added that they knew it was a bad idea due to the amount of neighbors that had sent in their comments and showed up at the public hearing. He explained that this would only benefit the developer who does not live in Montebello permanently. He explained that this would change the use and development of the area. He explained that the glamping campground would bring in the usual problems such as noise pollution, light pollution, traffic, etc. He noted that this property would not provide employment for the area as claimed and that it would. He also questioned how the property helped the housing shortage. He explained that the existing campgrounds along Route 56 were empty during the current peak foliage season. He added that he had seen a study recently that explained that any development does not produce net revenue but requires increased property taxes. He explained that the sites would be near the property that he bought for quiet enjoyment. He added that they bought their property five years ago for quiet enjoyment. He added that the traffic issues had already been addressed and that they are small roads that aren't designed for this kind of traffic. He explained that there would be no way to keep people from walking on their property to see the more interesting parts of the river. He noted that they are on the top of the ridge where there are wind gusts up to 20-30 mph when it was as calm as it could be at the base of the property. He noted that this project would help the applicants but not the community.

Jane Hoffman of 16406 Crabtree Falls Hwy noted that she spoke with their volunteer fire chief that evening and that his concern was access. She noted that there is no possibility of a fire truck coming down the one-lane North Fork Rd and allowing anyone else to get down the road. She added that this was a proposal that snuck through while the community was not aware. She explained that she had not heard about this project until a day and a half before the meeting. She asked for more time for the community to provide input. She noted that there would be over 100 people that would be willing to say that they do not support the proposal in any way, shape, or form. She noted that there are many people that grew up on that mountain and considered this kind of project as an infringement on their rights as

founding members of the community. She added that the roads do not require the infrastructure necessary for this kind of endeavor. She noted that this would be a travesty to the rural Nelson County philosophy.

Chris Bowman of 6973 North Fork Rd explained that he and the other applicants did not try to sneak this project through. He explained that since building the original cabins they realized the expense of getting the concrete and workers up there. He added that they are trying to shift to a project that could be done with less manpower and expense. He explained that he let the neighbors know after they were approved last year that they would be building 9 cabins. He explained that issues like fire can be addressed by clearing the area and providing fire pits with gravel surrounding them. He clarified that the line shown on the plat is not a property line and that the property line is further down.

Jeri Lloyd of 9322 Rockfish Valley Hwy in Afton noted that she has concerns about this project. She asked how camping could be seen as affordable housing. She added that glamping was not affordable for the majority of people. She added that every cabin would have its own facility and questioned how the facilities would be connected. She explained that the topography of that area was not conducive to individual facilities. She noted that VDH noted that water usage in that area may exceed what is needed. She noted that she heard there were 20 by-right cabins and 20 campsites. She explained that she was confused because she had heard others reference 6 or 14 cabins. She added that the developer has other projects approved by the county that have not been completed. She noted that she did not think the project was well thought out and that there needed to be more community involvement. She noted that she hoped the Planning Commission would vote no.

Chair Allen closed the public hearing at 7:36

Mr. Hauschner asked if the 20 sites were in addition to the 9 cabins that were by-right. Ms. Hjulstrom explained that the 9 cabins were by right and had already been approved on a Major Site Plan. She added that the two additional cabins were also by-right but that the 20 proposed campsites require the Special Use Permit. Ms. Proulx asked how many cabins they could have by right. Ms. Hjulstrom explained that with 100 acres they could potentially have 50 cabins by right if they were able to obtain VDH, VDOT, and other applicable approvals. Mr. Reed asked if it were common to not show the second phase of a project in detail. Ms. Hjulstrom explained that it had been done before when pursuing a Special Use Permit. She noted that they would need to be in detail before they could obtain final site plan approval.

Ms. Proulx noted that she was not comfortable with the project. She added VDOT looked simply at site distance and how wide the entrance had to be. She explained that they do not evaluate safety considerations like emergency service accessibility. Ms. Hjulstrom added that the Director of Emergency Services, John Adkins, had asked that fire and emergency services would be able to access the property. Chair Allen noted that fire and emergency services want access to everything. She noted that there was one access to the site.

Mr. Hauschner noted that the waterway in that location is sensitive. He pointed out that any disturbance could affect the stocked and native trout in that area. He added that the character of the area did not match with the scope of the proposal. Mr. Amante noted that they could build 6 more

cabins by right and not need the Special Use Permit. Chair Allen noted that they could still build those additional cabins by right on top of the Special Use Permit for the campground. Mr. Amante questioned whether they could limit the number of campsites. Chair Allen noted that they could make the recommendation that it be less than 20 sites. Mr. Harman noted that he was not in favor of this campground, he explained that it did not fit the area and the roads would not accommodate it. He added that there were a lot of issues with the Special Use Permit. He added that they need to fix the by right usage for the future. Ms. Proulx agreed and referenced when the same issue came up with Rockfish Ranch. Mr. Amante questioned if that was a state regulation. Ms. Hjulstrom noted that it came from the Zoning Ordinance. Mr. Reed noted that some time in the next year they would be having zoning discussions and proposals from the Planning Department to make changes to the Zoning Ordinance. He explained that this was an example of one of the things that needed to be fixed. He added that he was not in favor of the proposal. Mr. Amante noted that he was not in favor of the project but that he was trying to point out that they could build 6 more cabins by right instead of the 6 campsites. Chair Allen noted that they did not need to add a Special Use Permit on top of by right uses that they wished to make changes to. Ms. Proulx added that it would be more expensive for the applicants to build cabins.

Mr. Harman made a motion to recommend denial of SUP 1050 for a Campground. Mr. Hauschner seconded the motion.

Yes:

Phil Proulx

Robin Hauschner

Mary Kathryn Allen

Chuck Amante

Mike Harman

Ernie Reed

SUP 1044 – Campground:

Ms. Hjulstrom presented the following information:

Nelson County Planning Commission

To: Planning Commission
From: Dylan M. Bishop, Director of Planning & Zoning *DMB*
Date: October 25, 2023
Re: SUP #1044 – Campground (2 sites) – Crabtree Falls Hwy (Tyro)

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

Public Hearings Scheduled: P/C – October 25; Board – November 16 (tentative)

Location / Election District: Crabtree Falls Hwy / West District

Tax Map Number(s) / Total Acreage: 41-A-31 / 0.828 +/- total

Applicant/Owner Contact Information: John H. Jr. and Roberta Fitzgerald, 266 Big Rock Road, Tyro, VA 22976, 434-277-8044, thinpine@aol.com / rhfitz9701@aol.com

Comments: This property is currently vacant and located within the Regulatory Floodway. The owners currently use the lot for tent camping and fishing, and are proposing to rent out two portable tiny homes on wheels for short-term lodging. Section 10-13(D)2 of the Floodplain Ordinance allows public and private recreational uses and activities in the Floodway. The applicants received a special use permit (#764) on December 13, 2022 for two sites on the adjoining parcel that remains active.

DISCUSSION:

Land Use / Floodplain: This area is residential and agricultural in nature. Zoning in the vicinity is A-1 Agriculture. The property is entirely located within the Floodway.

Access / Traffic / Parking: The property is accessed by an existing entrance on Crabtree Falls Hwy. Any comments from VDOT will be provided at the meeting.

Utilities: The applicant has existing electric service to the property and existing septic permitted by VDH. Any additional comments will be provided at the meeting.

Comprehensive Plan: This property is located in an area designated Rural and Farming in the current Comprehensive Plan, 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. It would permit small scale industrial and service uses that complement agriculture and protection of usable farmland shall be encouraged.

Conditions: Should Planning Commission recommend approval of SUP #1044 for a campground, staff would recommend the following conditions:

1. There shall be no more than 2 sites, and the 2 units shall be provided by the property owner.

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

Narrative

Site Plan

Zoning and Floodplain

Ms. Hjulstrom added that VDOT had the following comment:

Emily Hjulstrom

From: Brown, Daniel J., P.E. (VDOT) <Daniel.Brown@VDOT.Virginia.gov>
Sent: Wednesday, October 25, 2023 10:45 AM
To: Emily Hjulstrom; Davis, Travis (VDH)
Cc: Dylan Bishop
Subject: Re: Site Plans for October 25th Planning Commission

Emily,

VDOT has no concerns. Only comment at this time would be that when plans are developed and submitted, we will be mainly focused on the design of the entrance for the anticipated use. From what I am looking at currently without the benefit of trip generation information, the entrance would align with a Low Volume Commercial Entrance or a Moderate Volume Commercial Entrance.

Thank you,



Daniel J. Brown, P.E.
Assistant Residency Engineer/Area Land Use Engineer
Appomattox Residency - Lynchburg District
Virginia Department of Transportation
O: 434-352-6675
C: 434-215-9162
Daniel.Brown@VDOT.Virginia.gov

Ms. Hjulstrom added that VDH had the following comment:

Blue Ridge Health District
VIRGINIA DEPARTMENT OF HEALTH



Charlottesville/Albemarle
Health Department
1138 Rose Hill Drive
Charlottesville, VA 22903
office 434-972-6200 | fax 434-972-4310

October 24, 2023

Emily Hjulstrom, Planner
Nelson County Planning & Zoning
84 Court Square
Lovingsston, VA 22949

RE: Special Use Permit #1044 - Campground
Tax Map: 41-A-31

Ms. Hjulstrom:

I have reviewed the information provided and have no concerns or objections to the request for a special use permit. Note that according to *12VAC5-450-10* of the current *Rules & Regulations Governing Campgrounds*, a campground is defined as three (3) or more campsites. Since the subject proposal is for two (2) campsites, a campground permit will not be required from this office.

If there are any questions or concerns, please give me a call, 434-972-4306.

Sincerely,

Alan Mazurowski
Environmental Health Supervisor
Blue Ridge Health District
alan.mazurowski@vdh.virginia.gov

J. H. Fitzgerald Jr. of 266 Big Rock Rd in Tyro is the applicant and owner. Mr. Harman asked if there was a by right use involved. Ms. Hjulstrom explained that there are no by right uses being reviewed and the

application was specifically for a two-site campground. She added that the parcel does not show up on the GIS but that it did have a plat and title card to confirm it existed. Ms. Hjulstrom also noted that the tiny houses were to be treated as travel trailers due to them being on wheels and temporary in nature. She explained that if the tiny houses were put on foundations they would need to be brought up to the standards of a dwelling and comply with regulations for dwellings.

Chair Allen asked if Mr. Fitzgerald had had to move the existing tiny houses on the neighboring parcel. Mr. Fitzgerald noted that he had not had to move them. Chair Allen asked if Mr. Fitzgerald had placed both tiny houses that he was approved for on the neighboring parcel. Mr. Fitzgerald confirmed that he had. Mr. Amante asked if there were a separate septic and drain field. Mr. Fitzgerald explained that one site would use the same drain field as the existing two sites where the other one might be utilized for trailers that have their own sewer and water facilities. Ms. Hjulstrom noted that one of the staff's recommendations was that the units shall be provided by the property owner. She explained that the Planning Commission could remove this recommendation to allow Mr. Fitzgerald to have campers bring their own unit. Mr. Fitzgerald noted that he was ok with that condition and could utilize his own unit. Mr. Hauschner asked if these units were separate from what was already approved. Ms. Hjulstrom explained that two sites had been approved on one parcel and this application was for two sites on the adjacent vacant parcel.

Chair Allen opened the public hearing at 7:58 PM

Jeri Lloyd of 9322 Rockfish Valley Hwy noted that this property is less than an acre. She explained that Hurricane Camille wiped out everything in that area. She added that the property was in the floodplain. She asked what would be utilized for water and septic. She questioned cramming two campsites on less than an acre. She questioned why she could not put a house on an acre of land. She noted that if you were to go driving up that road seeing all of those little tiny trailers would be horrible.

Chair Allen closed the public hearing at 8:00 PM

Mr. Amante explained that his issue with the previous application was having a septic system in the floodplain but that it already exists. He added that he did not see a problem with the application. Ms. Proulx noted that the tiny houses could be moved in the case of a flood. She added that she liked the condition that the units be provided by the property owner. Mr. Harman noted that they were going to see applications like this popping up all over the place. He noted that they need to evaluate the situation as a planning body. Mr. Hauschner noted that he is more amenable to transient lodging that did not utilize a dwelling. He added that he is afraid of setting a precedent for more campgrounds. He noted that until the county puts some stricter regulations on short-term rentals, he is not into the idea of issuing more Special Use Permits for short-term rentals in any form. Mr. Amante noted that the short-term rental problem is everywhere. He questioned where and how they could address this issue. He added that he has the same issue with cellphone towers where everyone wants one now. Mr. Reed noted that as soon as they get an approved Comprehensive Plan, they will get recommendations from staff and look at potential zoning options.

Chair Allen noted that she didn't have a big problem with this application due to this being a property where you could not build a house. She added that with the owner providing the unit, it would be more appealing than the alternative. Ms. Proulx noted that she was okay with the application with the two conditions recommended.

Mr. Amante made a motion to recommend approval of SUP #1044 for a campground with the following conditions:

- 1. There shall be no more than 2 sites, and the 2 units shall be provided by the property owner.**
- 2. The sites shall be serviced by adequate water and septic facilities to be occupied.**

Ms. Proulx seconded the motion.

Yes:

Mary Kathryn Allen

Phil Proulx

Ernie Reed

Chuck Amante

No:

Mike Harman

Board of Supervisors Report:

Mr. Reed noted that the next Route 151 Corridor Study Meeting would be November 1st. from 4-6 PM at the Rockfish Valley Community Center. Mr. Reed noted that the Service Authority had just received a \$250,000 grant to add the sewer and water systems to the GIS. He noted that the Board denied SUP 998 for a vacation house and approved SUP 1005 for a one-site campground. Ms. Proulx noted that there is a sign on the parcel for SUP 998 that says "Two Chicks".

Ms. Proulx made a motion to adjourn at 8:16 PM. Harman seconded the motion.

Yes:

Mike Harman

Ernie Reed

Phil Proulx

Robin Hauschner

Mary Kathryn Allen

Chuck Amante

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