



Clarke County Planning Commission

MINUTES – Comprehensive Plan Committee Meeting

Tuesday, July 2, 2024 – 2:00PM

Berryville/Clarke County Government Center – A/B Meeting Room

ATTENDANCE:			
Randy Buckley (White Post)	✓	John Staelin (Millwood)	✓
Bob Glover (Millwood)	✓	Terri Catlett (Board of Supervisors)	✓ ^E
George L. Ohrstrom, II (Ex Officio)	✓		

E – Participated electronically

STAFF PRESENT: Brandon Stidham (Director of Planning), Jeremy Camp (Senior Planner/Zoning Administrator)

CALL TO ORDER: By Mr. Stidham at 2:03PM.

Commissioner Catlett participated electronically for personal reasons.

1. Approval of Agenda

Members approved the agenda by consensus as presented by Staff.

2. Approval of Minutes – May 20, 2024 Meeting

Commissioner Staelin noted a typo on page 3 of 28, third full paragraph, last line – the word “things” should be “thinks.” Chair Ohrstrom noted confusing wording on page 4 of 28, second paragraph, last line. He asked whether this should read “as minimally regulated as traditional farming.” Mr. Stidham suggested “should not be considered traditional farming and therefore minimally regulated. Members agreed with this change.

Mr. Stidham noted an edit requested by Commissioner Catlett on page 6 of 28, top of page, second line – delete the word “fully” as the structures referenced are not fully enclosed.

Members voted unanimously to approve the May 20, 2024 meeting minutes as amended.

Motion to approve the May 20, 2024 meeting minutes as amended:			
Buckley	AYE	Staelin	AYE (seconded)
Glover	AYE	Catlett	AYE
Ohrstrom	AYE (moved)		

3. Old Business -- Continued Discussion, Rural Lands Plan Development

Mr. Stidham said that the primary task for the meeting is to review the changes to the comprehensive outline. He noted that he wants to focus on the highlighted text but members are welcome to discuss anything in the outline. He said the other task is to plan for the village meetings and to schedule upcoming meetings at least through August.

Mr. Stidham reviewed the changes to the comprehensive outline from the version reviewed at the previous meeting. He stated that he divided the introduction chapter into two separate chapters with Chapter I as an executive summary and background chapter. He said that Chapter II is tentatively titled, "The County's Vision for Protecting the Rural Areas" and will contain narrative to support the goals and strategies. Chair Ohrstrom asked if the bullet points in the Chapter I outline will contain short narratives and Mr. Stidham replied yes and noting that each bullet point would be replaced with narrative text.

Regarding the "tools in the toolbox" section on page 11 of 28, Chair Ohrstrom asked whether we have maximum lot size requirements in the FOC District. Mr. Stidham replied no and added that we have maximum lot size requirements in the AOC District in order to preserve farmland. Mr. Camp added that there is a minimum area percentage requirement for residual lots in a subdivision in the FOC District.

On page 10 of 28, Commissioner Staelin asked why the "Villages (including what is a village?)" bullet is not highlighted and Mr. Stidham replied that is unchanged from the previous outline version. He added that he intends to note that villages are historical places that are unincorporated and do not have their own governing bodies.

Regarding "large subdivisions" referenced on page 10 of 28, Commissioner Glover asked if the word "significant" should be used instead. Mr. Stidham replied that he probably will not use the word "large" and instead will refer to subdivisions platted prior to sliding-scale zoning. Commissioner Glover said that we do not want to make people think that we allow large subdivisions to be developed in the County.

Mr. Stidham reviewed the revisions to the scope of agriculture section beginning on page 11 of 28. Regarding the statement about agriculture within fully-enclosed climate-controlled buildings, Chair Ohrstrom asked if these are intended to be reasons to justify stating later that industrial-scale agriculture is not appropriate in the AOC and FOC Districts. Mr. Stidham replied yes and said that this is a way of differentiating the use from traditional farms.

Mr. Stidham said that he included reference to applicable Code of Virginia provisions to indicate that we are establishing policies in conformance with State law. Chair Ohrstrom noted that it is good that we repeat throughout that our regulations address the health, safety, and general welfare of the County. Commissioner Staelin noted the State code provisions regarding sound and Mr. Stidham said that there are some differences between the County's noise ordinance and other sound restrictions recently adopted for AOC uses. Mr. Stidham added that people who move to rural areas should expect to hear sounds from livestock but not the sounds of bands playing music.

Mr. Stidham reviewed the five types of agricultural businesses beginning on page 13 of 28. He noted that intensive livestock facilities are now included under traditional farming as opposed to industrial-scale agriculture as State code requires localities to allow those facilities by-right. Chair Ohrstrom asked why forestry is not included under agriculture. Mr. Stidham replied that if you include it under traditional farming, then people may think that we support converting farmland to forestry. He added that this is why it is categorized separately from agriculture.

Mr. Stidham reviewed the description of onsite sale of “value-added products” as an approach to address allowing farms to sell their products and products from other farms. Chair Ohrstrom asked about “identity-preserved marketing system” referenced in the last bullet on page 13 of 28. Mr. Stidham gave the example of a product marketed as being “organic” and that it must be inspected and certified at each processing stage to confirm that it meets the requirements for being organic. Vice-Chair Buckley said that “certified angus beef” and “certified Virginia grown” are other examples. Commissioner Staelin said that it is mostly about marketing and branding.

Mr. Stidham said that the language at the top of page 14 of 28 says that farms can process and sell their own value-added products and also value-added products produced by other county farms, noting that the Committee may want to expand beyond county farms. He noted that expanding beyond the county will likely require choosing an arbitrary limit. He also said that allowing value-added products from any farm may be too broad. Vice-Chair Buckley said that “locally-grown” usually means products that can be transported within a day from its place of origin to sale location. He added that some people also consider 100-500 miles as a range and said that he would limit the range to 50 miles from the county. Commissioner Glover added 50 miles or just adjoining counties. Mr. Stidham asked if the Committee has a problem with any food product being sold. Chair Ohrstrom replied that the problem is scale and that we do not care where the product comes from but create these limits as a way of controlling scale. He said he does not like the idea of a farm not being able to sell their neighbors’ farm products but he does not know what the solution to the scale problem is. Mr. Stidham noted that a local farm can easily have a large farm market selling their own goods and fruits and vegetables from other farms. Vice-Chair Buckley said that some farm markets re-sell produce purchased at the large produce market in Dayton. He added that Mackintosh Fruit Farm should be allowed to sell Hardesty’s cheese and asked if we really care if they are selling cheese from a vendor in Charles Town. Members replied that they would not care. Commissioner Staelin said that 50 miles is a good compromise. Commissioner Glover asked where the 50 miles would be measured from and Mr. Stidham replied that it would be measured from the county farm proposing to sell the products. Mr. Stidham said that enforcement would be a problem and that if a complaint is received, the farm would have to show the receipts from where they purchased the products. He also noted that you could have a farm that is wildly popular and large in scale and just sells their own products.

Commissioner Staelin asked if 50 miles is acceptable. Vice-Chair Buckley suggested using adjacent counties as it is more restrictive. Mr. Camp said adjacent counties would be the easiest to enforce and Chair Ohrstrom added that we would be able to justify the restriction.

Commissioner Staelin noted the bullet that says traditional farms can process their own livestock into meat and meat products for resale and asked whether we allow abattoirs. Mr. Stidham replied that we currently allow farms to process their own livestock but we do not allow abattoirs which process livestock from other farms. Vice-Chair Buckley asked if we want to add language to say that onsite processing of livestock is required to be inspected by applicable agencies. Commissioner Catlett asked if the USDA regulates the processing of livestock on your own farm. Vice-Chair Buckley replied that you do not have to be USDA-inspected unless you are selling the meat. Mr. Stidham said that he can add wording for these activities to comply with all applicable laws.

Mr. Camp asked if everyone was comfortable with using adjacent counties to limit the origin points of value-added products that can be resold at traditional farms. He noted that a building size

limitation could also be considered. Mr. Stidham suggested allowing sale of other farms' value-added products should be accessory to the onsite sale of that farm's own products. Members agreed with this suggestion. Mr. Stidham noted that the problem with creating a building size limitation is that we do not want to limit any traditional farm that becomes wildly popular by selling only their own products. Chair Ohrstrom replied that we would not want a 12,000 square foot building in that scenario but he is unsure of whether this is a solution. Vice-Chair Buckley noted that there are barns that are 12,000 square feet in size. Mr. Camp asked how we incorporate the building code into these policies and Mr. Stidham replied that we may want to leave the building code issues separate. Commissioner Staelin noted that building code issues would fall under compliance with applicable regulations.

Mr. Stidham reviewed language for low-impact agribusinesses. Chair Ohrstrom asked about the difference between a mobile veterinarian and a vet that works out of their barn. Mr. Stidham replies that it depends on whether the veterinarian goes to the farm to treat the animal or whether the animal is brought to the veterinarian's property. Commissioner Catlett said that the State applies different regulations for onsite versus offsite treatment and additional regulations if surgeries are performed. Mr. Stidham said that anyone who has animals brought to their location should be regulated as a veterinary clinic.

Commissioner Catlett referenced horse boarding operations that also grow hay, breed horses, and may have other livestock. She asked whether these types of operations would be treated differently than ones that only board horses. Mr. Stidham replied that you can have traditional farms that offer these services to offsite customers and historically we have treated all of these activities under the "agriculture" use. He added that a business that only boards or trains horses will not be categorized the same as a traditional farm. Chair Ohrstrom said that these would be considered traditional farms and have been in Clarke County for years. Mr. Stidham noted that these operations do not fit the definition of "traditional farm." Commissioner Catlett asked if a traditional farm also boards horses, will we require that farm to get a home occupation permit for horse boarding. Mr. Stidham said that currently we would not require a zoning permit for horse boarding but the proposed language would allow us to require zoning permits for home occupation uses in the future. Vice-Chair Buckley asked how the home occupation regulations would apply to something that is basically farming. Chair Ohrstrom said that he had a home occupation permit and the business had to be no larger than 25% the size of this house. Vice-Chair Buckley noted that this would not work for a farm. Commissioner Staelin noted that he rents his barns out for equestrian uses and that this is common in the County.

Mr. Stidham asked the members if we consider horse boarding to be agriculture and the members said yes. He then asked whether horse training is considered to be agriculture. Members said yes and Commissioner Catlett said that horse training is part of the breeding process to get the horse to sale. Commissioner Glover asked whether this would be an accessory use. Mr. Stidham said that Commissioner Catlett's explanation makes sense in that training the horse is part of the process of raising it. Commissioner Glover said that he was talking about training riders and not the horses. Mr. Stidham then asked whether rider training is considered to be agriculture. Commissioner Catlett replied that it is hard to separate rider training from horse training because both can occur at the same time. Mr. Stidham asked whether horse shows are considered to be agriculture. Chair Ohrstrom noted that we have addressed this issue before and Mr. Stidham replied that it would be a good idea to have a very clear statement of how this county views equestrian activities of all kinds to

be agriculture. He added that he is trying to determine whether there is a point at which some equestrian activities are not considered to be agriculture and then asked whether a farrier operation is agriculture. Chair Ohrstrom said that farriers are a supporting business. Vice-Chair Buckley noted that for all of these equestrian activities, there are very few people that only do one of them. Chair Ohrstrom gave an example of someone who boards, raises, and trains horses in addition to competing in equestrian events. He and Vice-Chair Buckley both noted that these activities are commonly conducted together.

Mr. Camp asked about horse racing and Vice-Chair Buckley noted that you can have race training for horses. Mr. Stidham said that when the horse show rules were added to the Zoning Ordinance, a distinction was made as to whether the show is for participants only or open to the public. He asked whether the majority of equestrian activities should be moved to the traditional farming category and what activities should remain under low-impact agribusiness. He said that it sounds like farriers and veterinary services should stay under low-impact agribusiness. Chair Ohrstrom said he does not think it is a problem to do it that way. Mr. Stidham noted that Clarke County may be the only county that treats all of these different equestrian activities as agriculture. Commissioner Glover said that he thinks rider training and horse boarding in which an outside customer is receiving a service should be treated differently. Mr. Stidham said that the goal is not to make changes, it is to explain the philosophy on paper. Commissioner Staelin said that horse shows that are open to the public are different. Commissioner Glover asked about offering horse training on a website. Commissioner Staelin said that is not open to the public and Commissioner Glover replied that being open to the public means being open to a paying customer. Mr. Stidham said that the term has unusual connotations because "horse show" does not necessarily mean that it is open to the public. Commissioner Catlett and Vice-Chair Buckley noted examples of some horse shows in which the public can watch, and Commissioner Catlett added that some do not charge an admission fee. Commissioner Staelin said that you could limit the number of participants and said that most have a small number of participants. He added that the larger horse shows need to have a much larger number of participants.

Mr. Stidham said that he is going to move most of the equine activities to traditional farming and move horse shows that are open to the public for a fee to the agritourism-oriented businesses category. He also said that he is going to leave farriers and mobile veterinarians in the low-impact agribusiness category. He noted that he brought up farriers to address the question of why a group of farriers cannot operate a business in the AOC District unless it is a home occupation. He added that there could be similar businesses that fall under this same issue. He noted that language added to the Rural Lands Plan could help inform a process to amend the Zoning Ordinance. Commissioner Catlett noted that someone could want to operate a rehabilitation business in AOC that is not a home occupation. Chair Ohrstrom asked if she was referencing rehabilitation for horses or therapeutic riding. Commissioner Catlett replied the former and Commissioner Glover noted that it could be both. Mr. Stidham said that therapeutic riding could be included under low-impact agribusiness. Commissioner Glover said that rider education should be treated similarly. Chair Ohrstrom asked how a large horse show ring can conform to the home occupation restrictions and Mr. Stidham replied that those restrictions only apply to buildings and not outdoor uses. Chair Ohrstrom asked how many customers you can have with a home occupation and Mr. Stidham replied that we dropped it from 24 to 12. Mr. Stidham noted that you cannot operate a rider education business on someone else's farm because you can only conduct it as a home occupation. Commissioner Glover

is more concerned with people coming here to start these businesses and having customers from other areas with higher maintenance needs.

Mr. Stidham reviewed the section on agritourism-oriented businesses. Commissioner Staelin asked if we put horse shows open to the public under this section, could we regulate their impacts such as outdoor lighting. Mr. Stidham replied that most horse shows would be regulated as special events if open to the public for a fee. Commissioner Staelin asked about a specific equestrian operation in which children receive rider instruction for a fee. Mr. Stidham asked whether it is open to the public to watch for a fee. Commissioner Staelin replied no and Mr. Stidham said that this would have to be a home occupation.

Chair Ohrstrom asked about how to differentiate between agritourism activities and public assembly, the latter of which is regulated for the activity's impacts such as ingress/egress. Mr. Stidham replied that he does not reference weddings or similar commercial events in this section at all as these activities are not intended to be regulated as agritourism activities and are minor commercial public assembly activities. He said that he could reference events that have nothing to do with agriculture, such as weddings and conferences, should be regulated as commercial activities. Members agreed with this approach.

Mr. Stidham reviewed the section on commercial-scale agribusinesses. He noted that we might want to expand the small-scale processing of fruits and vegetables to include processing of all agricultural products. Commissioner Staelin asked how "small-scale" is measured and Mr. Camp said there is a maximum size limitation on buildings. Mr. Stidham noted that abattoirs are included in this section and he asked the members if they think this use should be allowed. Chair Ohrstrom said that his cousin operates Fauquier's Finest in Fauquier County which has been a boon for local processing of meats. Commissioner Glover said that there is a shortage of meat processors in the area. Commissioner Catlett noted that the Board of Supervisors and Industrial Development Authority will be discussing possible new uses in Double Tollgate and she asked if this would be a good location for an abattoir. Mr. Stidham replied yes because of the water and sewer availability. Commissioner Staelin said that he thinks water and sewer would be important for these businesses. Chair Ohrstrom asked whether we should wait until someone proposes to have one in Clarke and decide what to do then. Mr. Stidham replied that we do not want to have to craft a use and text amendment for a specific user. Vice-Chair Buckley asked for confirmation that we do not currently allow abattoirs and Mr. Stidham replied that the use was taken out of the Zoning Ordinance a number of years ago. Mr. Camp noted that most of the surrounding counties do not allow abattoirs.

Vice-Chair Buckley said that we moved veterinary clinics to the Highway Commercial District and that is appropriate for a small animal vet. He added that large animal veterinary clinics and abattoirs are more appropriate in the rural areas, noting that you need space to manage large animals. Mr. Stidham added that large animal clinics also need space for rehabilitation. Commissioner Glover said that you could allow the uses in the industrial areas where they can be served with public sewer, adding that his main concern is the waste runoff. Vice-Chair Buckley said that there may be some water runoff but there is very little waste with these businesses. Mr. Stidham added that they make money selling the waste parts. Commissioner Catlett noted that there are long waiting times for processing at local abattoirs. Commissioner Glover added that Staff is getting calls about the use and there is a need for abattoirs so maybe the County should address it. Mr. Stidham said that we can establish the controls and Chair Ohrstrom added that we may want to require abattoirs to be

served by water and sewer. Vice-Chair Buckley noted that the Camp 7 site is very different from a commercial site in Waterloo and there is room for containment. Mr. Stidham said that abattoirs would also want to be in an accessible location and Mr. Camp added that it should also be away from houses.

Mr. Stidham reviewed the section on industrial-scale agriculture. Chair Ohrstrom asked Mr. Stidham if he sees any legal problems with stating that industrial-scale agriculture is not considered to be by-right agriculture and is considered to be conversion of farmland to a non-farm use. Mr. Stidham replied no because the use is contained entirely within a building. Commissioner Catlett asked if there is a different way to word it because these businesses are producing an agricultural product. Mr. Stidham replied that just because you are growing an agricultural product does not mean you are a farm and noted that these uses are in buildings that can be the size of data centers. Vice-Chair Buckley added that a warehouse building in Brooklyn may be used for growing but is it considered to be a farm. Mr. Stidham said that the conversion is worse than a solar farm where you can remove the panels and resume farming the land. He continued that an industrial-scale agricultural building is not going to be removed and the land restored for farming. Commissioner Catlett said she is concerned with the wording and not the concept. Commissioner Glover suggested replacing “non-farm” with “commercial” or “industrial.” Mr. Stidham said that he chose this wording because it is used in other places and we are saying they are not farms. Mr. Stidham asked if members agreed that these uses should not be allowed in AOC and FOC and they said yes. Commissioner Staelin suggested reviewing the State code definition for farming and Mr. Stidham replied that the State is behind on addressing this issue.

Regarding cannabis cultivation, Chair Ohrstrom noted that it is proposed to be treated as industrial-scale agriculture and asked if there is a conflict with the State law that allows people to grow a limited number of plants for personal use. Mr. Stidham said that he can add the words “for sale or distribution” to address the personal use conflict.

Commissioner Staelin noted the Emergency Services Notice for FOC subdivisions on page 17 of 28 and asked whether this should be extended to AOC areas. Chair Ohrstrom also asked if we are creating insurance problems with this notice requirement. Mr. Stidham replied that he thinks this was added to make people aware of what to expect when moving into the County. Vice-Chair Buckley said that there is no right to emergency services and efficient response times. He added that in places like Montana, you can be three hours from a fire station and an hour from a paved road with the point being that people should expect slow response times when they choose to live in remote areas. Commissioner Staelin asked whether there should be a recommendation to add this disclaimer to AOC subdivision plats. Mr. Stidham replied that he does not think the notices have much of an effect because they are included on the full subdivision plats and not all subsequent property owners see the full plat. Vice-Chair Buckley asked whether this gives the County any sort of legal footing by requiring the notice and Mr. Stidham replied that he does not think so.

On page 19 of 28, Mr. Stidham reviewed the Committee’s requested edit to the wording of Goal 2 to remove the word “compatible.” Commissioner Staelin noted that the word “compatible” is in the wording of Strategy 1 as well and has the same issue as the wording of Goal 2 – compatible to what. Mr. Stidham said he would remove the word “compatible” as it currently reads and add “and are compatible with surrounding rural lands” to the end of the sentence. Members agreed with this edit.

Going back to the plat notices on page 17 of 28, Commissioner Glover said that the notices should be the same for both the AOC and FOC Districts. Mr. Stidham said that if the members want to make this change, it can be done through a text amendment. He added that he has included reference to these notices as an example to support our vision for the rural areas. He also said it was not intended to be included in order to have a specific strategy about the notices themselves.

Regarding Strategy 2 at the top of page 23 of 28, Mr. Stidham noted that Commissioner Staelin suggested alternative language and he distributed copies of the wording for the members to review. Commissioner Staelin said the focus on this is that we are not evaluating the need for more access points but the impacts of adding those access points. Members agreed to use Commissioner Staelin's proposed wording. Commissioner Staelin noted wording used elsewhere regarding expanding infrastructure primarily for the benefit of people from outside the County and asked whether recreational resources should be added. Mr. Stidham noted that this language is in the new Transportation Plan regarding roads. Commissioner Staelin said that if we are getting an influx of visitors from outside the County to a resource, this language could be used to avoid having to expand parking or access to that resource just to benefit nonresident visitors. Mr. Stidham noted that Strategy 1 starting at the bottom of page 22 of 28 may address this issue and members agreed. He said he can add narrative to say that our recreational resources are in difficult to serve areas to reinforce this point. Commissioner Catlett said that we will likely have more demand for parking in the future and it is important to have this language in the Plan to address how we will handle it. Mr. Stidham said the last sentence in Strategy 1 is the key language. Commissioner Staelin asked why this is limited to the FOC District since half of the river is in the AOC District. Mr. Stidham replied that he can add language to reference the river in its entirety regardless of zoning district.

Regarding Millwood Strategy 3 on page 23 of 28, Commissioner Glover asked why we are referencing Carter Hall specifically and not listing other locations. Mr. Stidham replied that this is why we added the language referencing other large lots. Commissioner Staelin suggested referencing other large homes. Chair Ohrstrom said that he does not have a problem referencing guidance for Carter Hall specifically because it avoids giving the impression to future developers that just because it is Carter Hall, a historically-significant property, it does not deserve special dispensation. Mr. Stidham said that there are no other large houses comparable to Carter Hall in the proposed Millwood Plan Area.

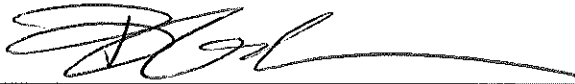
On page 24 of 28, Mr. Stidham said that Commissioner Catlett wanted to discuss Goal 3 Strategy 3 regarding off-street parking in Millwood for the commercial historic district. Commissioner Catlett said that she wondered what people might expect the County to do in furtherance of this strategy. Chair Ohrstrom suggested "help mitigate" instead of "facilitate" off-street parking. Vice-Chair Buckley said that "explore" or "ensure" may imply that it is the County's responsibility to solve the parking problems. Commissioner Catlett said it would be different if the Millwood business owners came up with solutions and the County provided assistance. She added that the County may not want to take on the responsibility of maintaining a public parking lot and noted that residents in other areas of the County may also want public parking lots. She said we do not want to set ourselves up with being in the parking lot business unless that is something we really want to do. Vice-Chair Buckley suggested replacing "explore ways" with "encourage ways" and Mr. Stidham replied that "explore ways" is probably the softest language you could use. He said the language says we will discuss options but does not obligate the County to do anything more. He also said "facilitate" could mean that the County would assist with a project developed by the business

owners. Chair Ohrstrom asked if we are in the off-street parking business in Millwood. Mr. Stidham replied no but we exacerbated the problem when we decided to waive the parking requirements for the commercial historic district. Chair Ohrstrom said that there was no answer to the parking problem. Commissioner Staelin said that there are only two options for parking lots near the commercial historic district. He also noted for the record that he owns one of the lots behind the post office and there was a brief discussion about the logistics of developing a parking lot at that location. Mr. Stidham suggested “consider options for off-street parking.” Commissioner Glover said the options would have to be presented to the County. Mr. Camp said you could flip it and say “limit consideration until options are presented.” Mr. Stidham asked if we want to eliminate the strategy. Commissioner Staelin said that it would be hard to remove the strategy and promote safe movement of pedestrians and vehicles through the village. Vice-Chair Buckley said that “evaluate ways” is different from “explore ways.” Mr. Stidham said that “evaluate” means you are assigning staff to research solutions and “explore” is discussing options. Vice-Chair Buckley said that we should be evaluating someone else’s plan rather than having to come up with the plan ourselves. Commissioner Catlett said that there are no clear cut solutions to this issue. Mr. Stidham said that it we are holding Millwood workshop, this issue is going to come up. Commissioner Staelin said that you could be open to considering off-street parking solutions. Mr. Camp suggested limiting business expansion until the off-street parking issue is resolved. Mr. Stidham said that we would have to undo the parking exemption text amendment to make that happen. Vice-Chair Buckley suggested “explore proposed off-street parking solutions” and said that we do not mind discussing ideas but the impetus is not on the County. Mr. Stidham asked if we want to consider removing the parking exemption with all existing businesses being nonconforming. Commissioner Catlett said that it would not change anything. She added that she hopes the Millwood community comes up with a concept that we can help support. Mr. Stidham noted that he can add narrative to Subsection E in Chapter II (Challenges to villages and other unincorporated neighborhoods and communities) to explain this position in more detail than can be expressed in the strategy language. He added that it would state that the County would evaluate and potentially support a private sector solution.

4. New Business

Members agreed to schedule the next two meetings for Tuesday, July 23 at 2:00PM and Monday, August 19 at 2:00PM. Mr. Stidham said he will email the dates to the members to confirm.

ADJOURN: Meeting was adjourned by consensus at 3:52PM.



Brandon Stidham, Clerk