



**TOWN OF MIDDLEBURG
PLANNING COMMISSION
MEETING MINUTES**



MONDAY, APRIL 22, 2019

PENDING APPROVAL

PRESENT: Eric Combs, Chairman
Donald Woodruff, Vice Chair
Terence S. Cooke, Member
Edward R. Fleischman, Member
Rachel Minchew, Member
Kevin Hazard, Councilmember (arrived late)

STAFF: William M. Moore, Deputy Town Administrator/Town Planner
Rhonda S. North, MMC, Town Clerk

ABSENT: Mimi Dale Stein, Member

The Middleburg Planning Commission held their work session and regular meeting on Monday, April 22, 2019 in the Town Hall Council Chambers, located at 10 W. Marshall Street in Middleburg, Virginia. Chairman Combs called the work session to order at 6:30 p.m.

Discussion Items

Comprehensive Plan Update

Todd Gordon, of The Berkley Group, reported that he combined the edits recommended by the Commissioners and, in doing so, tried to satisfy as many concerns as possible. He noted that he re-ordered the introductory page; made the maps more readable; and, added maps. Mr. Gordon reminded the members that the draft plan was submitted to VDOT for their review. He advised that they requested that the plan make it clear that Washington Street was a regional evacuation route in the event of an emergency; asked that changes be made to some of the road classifications; and, suggested the addition of some sidewalk sections. Mr. Gordon noted that they had some concerns about the Federal Street recommendations and suggested this would require more study as it had not been engineered. He advised the Commission that what was proposed was something that would have to be negotiated as VDOT's regulations could not be applied to Middleburg. (Councilmember Hazard arrived at the meeting at 6:36 p.m.)

Deputy Town Administrator Moore reminded the Commission that when the Town proposed to install the new sidewalk on Marshall Street, it had to justify the plans to VDOT. He advised that he expected the same for Federal Street as the plans included the use of chicanes. Mr. Moore noted that, otherwise, VDOT's comments indicated they were receptive to the draft plan.

Mr. Gordon noted that VDOT understood that Middleburg did not fit within the typical street plans. He advised that their comments were not prohibitive in nature. Mr. Gordon reiterated that they suggested the addition of sections to the sidewalk map - one along North Madison Street and one on Washington Street to Pinkney Street. The Commission agreed these would be good additions.

Vice Chair Woodruff questioned whether VDOT had any comments on the addition of sidewalk on The Plains Road. He noted that he witnessed two incidents recently – one in which a carriage was overturned when a car got too close and one in which a cyclist was forced into a fence. Mr. Woodruff opined that this area was dangerous for pedestrians.

Deputy Town Administrator Moore reminded the Commission that the map proposed sidewalk on the east side of the street. Mr. Gordon noted the stone wall on the west side, which made it difficult to install sidewalk on that side.

The Commission held discussion regarding the land use maps. There was considerable discussion regarding whether the Future Land Use Map should designate the property at the intersection of Federal Street/The Plains Road (currently owned by the Fun Shop) as mixed use development or whether it should remain commercial. It was noted that the commercial district allowed for mixed uses, including residential. The Commission agreed to leave the commercial designation. It was suggested that the text mention that residential uses were allowed in the commercial district.

The Commission inquired as to what was meant by the term “semi-public uses”. Mr. Gordon advised that these were civic uses, such as cemeteries and churches. It was suggested that “civic” would be a better term.

The Commission noted that the colors used to identify the different zoning classifications in the Existing Land Use Map were different than those used in the Future Land Use Map. It was suggested that the same colors be used, which would allow the reader to understand that very few changes were being recommended. It was further suggested that a title banner be included so the reader could understand that these were two different maps.

It was requested that a legend be added to the land use map for the Salamander property.

Deputy Town Administrator Moore reminded the Commission of their previous discussion related to the future land use designations for the two parcels of land (to the north and to the west) adjacent to the Levis Hill House that the Windy Hill Foundation had or was attempting to purchase. He opined that there were reasons to support recommending the future designation should be high-density residential, including that it was an infill area that was surrounded by medium-density residential and that it would support the efforts of the Windy Hill Foundation. The Commission expressed some concern that this could change the Maple Street neighborhood and suggested the need to get public input from the residents. They agreed to include this change and to tie it to the Windy Hill Foundation in the text. They asked that it specifically be called out during the input sessions so the public could comment on it.

Mr. Gordon advised the Commission that he was continuing to work on the executive summary.

The Commission held some discussion as to whether they were ready to release the draft plan, with the changes as requested, and to schedule the open house. It was suggested that in addition to the open house, the plan be advertised on the website, with feedback being solicited, and that it be sent to the Council for their review. Ultimately, the Committee noted that it had not yet seen the executive summary and suggested it was premature to release the plan. They agreed to hold a work session on Monday, May 6th to review the revised draft and the executive summary. The members further agreed that if they had any further edits, they would send them to the Deputy Town Administrator no later than April 26th.

Mr. Gordon agreed to get the revised document to the Commission by May 3rd for their work session.

The Commission expressed hope to schedule the open house in late May or early June, to hold their public hearing during their June meeting and, if possible, to forward their recommendation to the Council in June or July.

The members noted that a number of the photographs that were used depicted winter scenes and suggested they be changed to warmer weather ones. They asked that the Hunt Parade photo be removed from the cover and that it simply include the Town Seal and text as this was a planning document, not a tourism one.

The Commission suggested the need to rewrite the entire Introduction on Page 3. Councilmember Hazard volunteered to do so.

The Commission agreed to discuss the dates for their meetings on May 6th. It was noted that it was possible that the Open House could take the place of the Commission's May meeting unless a new business item(s) were received. Deputy Town Administrator Moore advised the Commission that he would check the availability dates for the Community Center and The Hill School for the Open House.

Chairman Combs adjourned the work session at 7:43 p.m. and called the regular meeting to order.

Disclosure of Meetings with Applicants

No meetings were reported by the members.

Approval of Meeting Minutes

Commissioner Cooke moved, seconded by Commissioner Fleischman, that the Planning Commission approve the March 25, 2019 meeting minutes as submitted.

Vote: Yes – Commissioners Combs, Cooke, Fleischman, Minchew and Woodruff and Councilmember Hazard

No – N/A

Abstain – N/A

Absent – Commissioner Stein

Council Representative's Report

Councilmember Hazard reported that the Council would hold a public hearing on Dan Orlich's request to amend the Comprehensive Plan on April 25th. Deputy Town Administrator Moore invited the Commissioners to attend and participate.

Councilmember Hazard advised that during its last meeting, the Council heard a presentation on the Stephen Siller Tunnel to Towers Foundation, which provided housing for soldiers injured during service or Gold Star Families. He reported that they would be dedicating a house on Sam Fred Road on April 25th.

Councilmember Hazard reported that the Council heard a presentation from the Loudoun Freedom Center, who was asking the Town to donate the Asbury Church to them so they could renovate it for use as an educational center. He advised that the Center would return to the Council with a detailed plan for their consideration.

Councilmember Hazard reported that the Council amended the Historic District Guidelines to include aesthetic provisions related to small cell antennas and facilities. He further reported that Go Green recommended the purchase of electric vehicle charging stations. Mr. Hazard advised what was proposed was a five year lease agreement. He noted how quickly technology changed and reported that the Council asked Go Green to explore whether it was possible to amend the contract to include an upgrade of the equipment during the five year period.

Councilmember Hazard reported that the Council approved a request from the Middleburg Community Charter School for a \$5,000 donation toward the cost of contracting with a national search firm to assist in the hiring of a new principal. He noted that this would be their fourth principal in five years.

Councilmember Hazard reported that VDOT agreed to install lighted “do not enter” signs at the intersection of Route 50 and Zulla Road to address safety issues. He noted that at least once a week, a motorist turned into the path of oncoming traffic on Route 50 because they turned too soon.

Councilmember Hazard reported that the Council submitted nominations for service on the Virginia Municipal League’s Policy Committees. He noted that this was a part of Mayor Littleton’s initiative to get the Town more involved in the local and state governments. Mr. Hazard opined that this was good for the Town.

Councilmember Hazard reported that the Town Attorney provided a legislative update to the Council. He advised that due to the new State Code provisions, the Council would be required to complete COIA (Conflicts of Interests Act) training by December 31, 2019.

May Meeting Quorum

Those members who were present indicated they would be present for the May 6th work session. They agreed to determine the remainder of their meeting schedule for May at that time.

There being no further business, Chairman Combs adjourned the meeting at 8:06 p.m.

RESPECTFULLY SUBMITTED:

Rhonda S. North, MMC, Town Clerk

Middleburg Planning Commission Transcript
April 22, 2019

(Note: This is a transcript prepared by a Town contractor based on the video of the meeting. It may not be entirely accurate. For greater accuracy, we encourage you to review the video that is on the Town's website – www.middleburgva.gov)

Ed Fleischman: Good evening Ed Fleischman here.

Eric Combs: Eric Combs.

Terry Cook: Terry Cook.

Rachel Minchew: Rachel Minchew.

Will Moore: Will Moore deputy town administrator.

Rhonda North: Rhonda North Town Clerk.

Eric Combs: Great. Thank you everybody. Why don't we jump right into the comprehensive plan and lucky Todd in the hot seat here. Todd thanks for the updated draft. Everyone's likely laid eyes on it at this point. but we appear to have made substantial progress. I think I speak for everybody and say we're pretty delighted at where we are right now.

Todd Gordon: Very good. So you all turned in some edits I think March 11th or so was the date for that. And so we compiled everyone's edits altogether. So seven planning commissioners some comments from staff whatever we noticed on the way through and tried to make revisions that satisfied everything that means that having to juggle all of those things there may be a specific word that you wrote down that didn't make it in there. But we did our best to satisfy everyone's thoughts. A lot of word changes. Sort of adjusting language here in their larger order changes we reordered some of the introductory pages to sort of start in a different way. Quite a few map changes particularly the existing land use in future land use maps tried to make them a little more readable try to get more street labels on there so that people have an easier time of finding their way around. Put a new location map on page for a population density map on page 12. I remember Kevin saying that he didn't just didn't like that it was a little hard to read and he was right. So it was something different that I like a lot better. Aside from that we also submitted the draft plan to the Virginia Department Transportation and heard back from them in surprisingly quick fashion. Not we were expecting. They have 90 days by law to review the plan and they did it a lot faster than that. And so they had some concerns some clarifications they wanted specific wording for example calling out that Washington Street is a regional evacuation route. In the event of natural disaster. I'm not sure how that applies to day to day life. But we wrote it in there just to be sure. Before evacuating [laughing]. So we adjusted that. Some other changes to road classifications. They wondered if we might want to add a few sidewalk sections and we can talk about those. And finally they seem to have a touch of heartburn about the drafted changes to Federal Street. I think that's perfectly understandable. What we have in the plan is a sketch of potential designed for Federal Street. It's not an engineered plan. And so they wanted us to be sure that as we progressed toward engineering that you know some more work needed to be done specific study. They pointed out several places where the sketch does not match the standards of the Northern Virginia highway code and it's never going to work. So we just have to be aware that that negotiation will take place it's a negotiation that happened on Washington Street when improvements were made there. You simply can't apply the Northern Virginia highway manual to the town of

Middleburg. Your right-of-ways too narrow your characters very different and so you just have to work that out as you get closer to that.

Will Moore: Yeah. And along those lines if you notice a new stretch of sidewalk that's been installed along the East Marshall Street. We went through that process with them because you know their expectation was a five foot wide sidewalk with a two foot buffer strip and then the curb and then the street all in an existing right of way where you just don't have that kind of width and we went through that process of justifying and so we have what you see constructed up there now. And we expected that with the with the sketch of chicanes being included in their alternating one way traffic what we knew would have sort of. [inaudible] We knew that when we submitted the sketch that shows the chicanes alternating areas of one way traffic that we would receive some comment from them about what it was.

Kevin Hazard: [off mic]

Will Moore: No it was not. I thought I found their comments very well receptive of the plan actually.

Todd Gordon: I think VDOT is coming a long way toward being a little more flexible and they understand the need for flexibility when it comes to Middleburg. It doesn't match the typical section but the typical section won't fit. And so you can either not do it to the typical section or you can do something that fits. So if it's a choice between not doing a project at all not adding the sidewalk at all or maybe doing a slightly narrow narrower sidewalk then they would prefer it's still better to do something. Yes it's something.

Kevin Hazard: [off mic].

Todd Gordon: Not at all. [inaudible] That's right. So that was that came off pretty well I thought. They did. We are suggesting on our in our map on our transportation chapter. Some sidewalk sections that could be added. They brought up two additional sections and they essentially said what about these might you be interested in that was doing a sidewalk along Fox Croft road going north from the school. They didn't say which side one or the other. Which could become useful there are a few houses there. There's the additional entrance to Salamander which could come into greater play as they develop something there. If there were any students involved in that and then they said Washington Street going farther east to Pinkney Street right now sidewalk stop at Jay Street essentially so. They wondered if those might be added. Totally up to you. Not a big deal at all to put it on the map. I don't know if those are high priority segments but there are segments that might be useful.

Kevin Hazard: You say Fox Croft School or Middleburg charter school?

Todd Gordon: The charter school. On Fox Croft road they said from the charter school going north. Your town line runs out on the East Side pretty quickly. So I would guess you'd put it on the west side in front of half a dozen houses that go down there and we could certainly show a potential segment there if that's of interest. A couple of other changes that.

Ed Fleischman: [inaudible] comment on that. I think it'd be a good idea to do that when I look at the sidewalk map. It shows that there's the now of the service entrance to Salamander would be turned into a regular entrance to housing that's proposed may be five or ten years in the future so if there's housing there and there are some children possibly or visitors and they want to go to Middleburg school I think it's a good idea to show that in the plan.

Todd Gordon: It's certainly not much effort to show it in the comprehensive plan and so we can certainly do that.

Don Woodruff: Was there any comment about from them about the Plains Road?

Todd Gordon: No.

Don Woodruff: Okay. I just happened to in the last couple weeks two experiences on that road with pedestrians trying to walk one with a child and a carriage going along supporting the library where we proposed they included a sidewalk years ago and it was rejected. And somehow they got away with it. But this carriage was turned over by a car coming in probably 25 miles an hour. And the people were unprepared for it and flipped [inaudible]. They were visitors obviously. And then one other time on the other side of the road a bicyclist who would be on the sidewalk I hope but noticed that he had a difficulty and went into the bike shop housing area there fence. That's because cars were going too fast coming into the town there and I don't think they were going that fast. They were probably at the speed limit probably 20 to 25 but it's an area that is I think is extremely dangerous for pedestrians.

Will Moore: So we should say what while VDOT did not comment on that our map already shows proposed sidewalks there which is. [multiple speakers] on the eastern side. [multiple speakers] We're not currently showing it on the the western side. So on the sporting library side so we could.

Todd Gordon: I think they put in a stone wall that's awfully close to the right away. And so to suggest a sidewalk on that side might mean doing something with that wall. I'm sure they wouldn't love

Eric Combs: [off mic] the objection was that the wall was there.

Don Woodruff: Wasn't there talk [off mic]

Will Moore: Yes. So there they have made a footpath improvement on their lawn but certainly not one that meets accessibility requirements. But there is at least a pedestrian path now on their lawn. But yeah. But to Mr. Woodruff's [inaudible] Right.

Don Woodruff: [inaudible] It goes up people coming turning on that road for whatever purpose actually. People with the baby carriage were headed for the sporting library and there they were going around the corner and all of a sudden this car comes. [inaudible] They dumped it not the car.

Will Moore: So it's not odd that our proposed sidewalks that we show on the sidewalk map are maybe limited to one side of the street of a particular street and not both sides and you know the hope there is that if somebody a pedestrian is walking along that street they will choose the side that has the sidewalk on. So it's shown on the east side from Washington Street all the way to Lincoln Road and I think a good deal in part because our kind of visionary map for redevelopment which is primarily on the south side of Federal Street also includes the area turning on to the Plains Road as well. So there's probably greater potential for infill sidewalks along that side.

Todd Gordon: On the land use map there are two spots that Will brought to my attention where he thought we might discuss changes in land use classification. So the map itself. Future land use map is Page 26. So one property is exactly at that intersection we're just talking about Federal Street and Plains Road north of Federal Street. There are a couple of properties that belong to the greater Fun Shop properties that are for sale. We were showing those as commercial. And the question is should those couple of what a residential units now be shown as mixed use instead. Which would be a kind of a more flexible future.

Will Moore: And so we discussed this last month and prior to us discussing it I had sent these to Todd as possible changes when I circled back to them and said well based on our discussion hold off. It was too late he'd already made the changes so we just wanted to you know I didn't want you to think that I slipped it in there anyway despite our discussions although I think both spots might merit some additional discussion. You know the discussion on the corner of the Plains road and Federal Street was and I think

rightfully so we were pointing out that the changes were with the exception they're on exclusively on the south side of Federal Street. And why would we include these on the north side and not others along the north side. I think one of the main reasons there is that the North Side is characterized with that with the exception to that one at least in that block with a number of through lots. So there are double frontage on both Washington and Federal Street. And we're trying to avoid designating split parcels so showing part of a parcel is mixed use and part of a parcel is commercial. This is the one area where we have two separately platted lots that aren't on through lots that go to through to Washington Street. That's one reason why I proposed including them as opposed to the lot just to the east of it which is a through lot. The one to the east of that which is the post office lot which is a through line to the east that is Middleburg Bank which is a through lot and so forth. The other reason I propose including those as we had discussed is because we know those properties are being actively marketed and we know that there has been some interest from potential developers in doing something different there. So we thought it might be and again showing something on your Land Use policy map does not obligate you to a future rezoning but it certainly sets the stage for some support of a future rezoning. If we were to leave them solely shown as commercial then we would essentially be limiting their future use to either the continued nonconforming use as single family dwellings or strictly commercial and it would take out the possibility of doing maybe some additional housing that we've talked about wanting. So that was my idea for including those but we're open to whatever you might think there.

Eric Combs: I think where we left it last time was that it merits a broader conversation about other potential mixed use designations [inaudible].

Will Moore: There is some thought into it.

Eric Combs: But this would be I think the perfect time to take up that conversation and I see there are some other not through lots on the northern side of Federal street. If we perhaps look at East Federal Street as well. What are just some general thoughts about the north side of Federal Street?

Ed Fleischman: I had a comment and I put it on my email I sent and I didn't completely understand the uses here on these land use maps because when you look at commercial zoning and what you just said I looked at the zoning rules and a commercial zone you can put mixed use in it. You can build residential and have a mixed use so there's no need for a zoning change. The way I read it. What do you think about that comment?

Will Moore: I think the provisions that we have that allow for a mix of use in our commercial districts need to be better articulated. So I think you're right. You can't do a mix of uses you can do.

Ed Fleischman: Under the current zoning.

Will Moore: Correct yes. What you can't do is have the flexibility to lean heavier one direction and do almost all residential infill. Which is fine and maybe if that's what we're calling for maybe we shouldn't call it mixed use. I think what we're proposing particularly for the south side of Federal Street and most in particular the South Side of East Federal Street where we kind of identified the public identified in our input sessions the areas that are most ripe for redevelopment. We want to provide flexibility for people to propose projects. So it might be a mix of uses it might be a mix of uses that is heavier weighted toward residential but still have a commercial component. It might mean that we're willing to consider an exclusively residential project.

Ed Fleischman: So Will on the zoning rules. When you list land use like low density or medium density when it's zoned for medium density it still allows the owner to put in low density the restriction is at the highest level and anything below they can put in.

Will Moore: This is correct. Yes.

Ed Fleischman: So by having a commercial zone that allows a lot of leeway for a developer

Will Moore: It does currently. I'm not sure that. And again you know in order of sequence oftentimes will adopt a comprehensive plan and use that to then spearhead some amendments to our zoning regulations. I certainly think that there is opportunity to better articulate what is allowed in terms of a mix of uses in our commercial districts.

Ed Fleischman: Thank you.

Don Woodruff: What does semi-public mean?

Todd Gordon: So semi-public is an odd little turn of phrase but you know we use it to describe things like churches and cemeteries that you know while the Baptist church is not public necessarily.

Don Woodruff: [inaudible] looked at it. [off mic]

Todd Gordon: Yeah it's sort of it's civic you know. Civic might be a better term.

Don Woodruff: Civic is a better term. Thank you.

Terry Cook: Will the conversation [inaudible] you were having about mixed use I noticed as I read through the plan the draft plan as it relates to mixed use on page 25. It states that such areas in mixed use is an appropriate concept for development or redevelopment of sites of sufficient size. Such areas include proffered use village portion of the Salamander property and potential redevelopment sites along the south side of Federal Street. So here we have the comp plan specifically articulating that mixed use might be appropriate on the South Side a Federal Street and yet we are considering obviously the possibility of mixed use on the north side of Federal Street. Are we setting ourselves up for a conflict with a comp plan unless we make some reference in here to the possibility of mixed use on the north side?

Will Moore: Yes. So if we did include those properties or properties elsewhere that aren't on the south side of Federal Street then we would then make a corresponding change in that paragraph as well. But yes.

Kevin Hazard: You know when we talked about it and I just want to reiterate I'm really hesitant to change zoning because somebody is looking at the property and I just think you know Southside and just you know it almost it comes down almost like a spot zoning kind of thing and I think that's not what we want to have in our comp plan. And I hear what you're saying about the other properties like the bank and so maybe that's not a good place to do that.

Will Moore: And yes right. I do want to make sure we're very clear on the distinction that a designation on the land use policy map does not change zoning. Zoning is only changed through a rezoning process. A designation on a comp plan map is supporting for a rezoning request does not obligate approval of a rezoning request but it shows openness to a rezoning request. So I think it's important to consider because probably less so in this example but more so in the discussion we had about the property's neighbor the Levis Hill House about possibly calling for a higher density there and there was a lot of question about we need more details we need more details. We don't get details at this stage comprehensive planning of a potential future development. We know how is access going to be obtained. I think we know how that would be obtained but we're not sure yet. We just talked about showing a potential sidewalk along North Madison Street. We referred to it as Fox Croft Road but it's north Madison Street extending north from the charter school. That's going to be extremely challenging to do especially on the west side of the road which we were talking about because of drainage infrastructure there and the steepness of a lot of lots. But those are details that you know at a comprehensive plan level we think it would be a good idea to

have pedestrian connection on there so we show it. Will that happen? It might. Showing it on our comp plan shows that we're supportive of that but there there's still a lot of detail to work out. So just understanding that if we were to change a land use designation that doesn't change zoning but nonetheless to Kevin's point I know that there is I hear what I absolutely hear what you're saying about those two properties because again that's an anomaly as opposed to everything else that we're showing there is limited to the south side.

Eric Combs: In my mind I think we should perhaps revisit why we had determined that only the south side of Federal Street was right for this mixed use designation and maybe revisit what those reasons were and maybe that can shed light on what we're willing to do with respect to any particular parcel on the north side let alone this one in question. I don't recall what our reasoning was for touching only the south side in that conversation. Do you Kevin?

Kevin Hazard: I think that the north side in a lot of cases is developed in that its parking for businesses that are on the main street. And I think Will said it it was you know it's the backside of the properties of that and it goes all the way through. And we were trying to signal that the South Side is really the area that is ripe for develop. You know we'd be looking for. Will said it. That's an area that could use we could use some help in making it you know a better use for the town and the other thing I'd want to say about those couple properties on the north. There's nothing in the regs I mean. That they couldn't come ask for a rezoning anyway. I think just you know we're looking at a long range program here and I think we need to find areas and not you know like you say do we do that whole side of the north or you know down to to the middle of town. I have a really bad feeling about picking those two out and saying.

Will Moore: So and Kevin's absolutely right. If we left them designated as commercial which our current plan does in which the earlier draft version said that would not preclude a potential rezoning to something that would allow maybe more residential use in there but still have a commercial component which is you know quite honestly some of the interest that we've had in the property has included commercial components to it. So maybe that is the best approach is just to leave the designated for commercial use. It wouldn't preclude redevelopment. Changing it on the other hand might be a little more of a signal to developers that we're open to it.

Eric Combs: I know that was our intention with the south side [inaudible] to make that message loud and clear.

Will Moore: Absolutely. So maybe that is a better approach to leave it just designated as commercial on the plan I think.

Eric Combs: Other thoughts on that? Ed please.

Ed Fleischman: Can we step back and take a look at the land use maps? And this is a comment I had again in the comments I submitted. The existing plan on page the existing on page 23 is different. It looks different it is different than the future plan so it's hard to tell what we're proposing that's different. Why do we use different colors and categories in the existing versus what we think is the future plan? It just makes it very confusing for someone to see. Are we proposing changes or are we not?

Todd Gordon: Okay. The reason we did two different color palettes for these two different maps was simply because we thought that if they had the exact same color palette that people would just read them as you've accidentally put in the same map twice because they are extremely similar to each other. And maybe that's the wrong direction to take.

Ed Fleischman: But it's important to show that they are very similar because some people in the town don't want a lot of changes and if they're similar that's what people asked for at public hearings.

Todd Gordon: And as long as we're broaching that topic there was one concern that you brought up which is how we show the Salamander resort on these maps and it's slightly more complicated than it seems at first for the existing land use map which we're showing as a commercial use and its hotel which is clearly a commercial use. However when it comes to future land use they don't have the same freedoms as do other commercial properties because there's very tied to a very specific thing and so Will brought up and I'm ashamed I didn't think of it is that on the existing land use map perhaps we show the Salamander hotel as a targeted use which is the term that's used when it comes to future land use planning because it is very specific very tied to the proffer. They can't change anything essentially. And so if we call that a targeted use it might be a better explanation than simply a commercial use.

Will Moore: And I think certainly we want those designations to match closely because we're not calling for something different there. And the way it reads now it appears as though we're calling for something different.

Todd Gordon: But the larger question about the colors of these maps and should we match the colors so that they look more similar.

Eric Combs: I think it's a really interesting point. The point that Ed's making that perhaps it would be helpful to show the you know kind of the lack of change is equally as important as any of the changes. I think that might be a really good idea.

Will Moore: I think the one thing I would say if we do match those more closely the maps currently are are labeled with very small text at the bottom. I think we would be better served if there was a big banner up top that says this is the existing land use.

Todd Gordon: I think the only other difference is that the future land use map shows a mixed use category which is not an existing not a category in the existing map. The future land use map also shows two densities of sort of attached residential a medium and high while the existing map just shows a single family or attached. And that's because we don't necessarily have a good calculation of the density of existing projects.

Ed Fleischman: But the existing zoning you have in the zoning map which shows single family and medium density high density. There's different zoning for those categories Will right?

Will Moore: So there are four different residential zones that we have and those roughly correspond with the the three designations on the future land use map low essentially being our two lowest density together. But on the existing map I am more supportive of just identifying as single family or detached or single family attached because the development even though it's in that certain zone may not always correspond with that density because it was in an area that was developed before those density regulations were put in place so it might be an area in the Ridge View neighborhood that if you were to develop it today under our regulations it would definitely qualify as low density but it might be it might have breached that level where we would actually call it medium density based on the actual development. So I think I am supportive of showing those differently terming them differently on the two different maps.

Ed Fleischman: I won't object. You're saying as long as we get them the colors a little bit more similar [laughing].

Kevin Hazard: Question about that though I hadn't looked between them like Ed had on the one on 23. You know it shows the single family residential and you know over on the west end of town and then on 26 it shows the added Salamander. Are we saying it's like that because they haven't built them out but right now it is zoned for that isn't it?

Todd Gordon: It's zoned and you've accepted a development proposal [inaudible].

Kevin Hazard: Why wouldn't it's show?

Will Moore: So again difference between zoning and actual existing uses the zoning is in place but the reality is there is no houses [multiple speakers]

Kevin Hazard: These are actual houses.

Will Moore: This is correct. Well some of them might have in you know be vacant but there might be an infill lot here that's vacant but for such a big tract is Salamander residential areas in mixed use village we want to say that this is existing today it's not there in the future. This is what we're calling for because the zoning is already in place.

Todd Gordon: And I think we've discussed several times that what's shown on the future land use map and what's been described may not get built exactly like that because there's some disagreement there.

Terry Cook: One last comment on the Crayola box. [laughing] looking at the land use map for Salamander. It describes the high density low density mixed use. There's no legend there that indicates what what. Now I know what they are but that's because I've seen this so many times. Yeah that would be Page 28 so it'd be a good idea to [inaudible] that shows what each of those color designation signifies. Thank you.

Eric Combs: Yeah. that would be helpful. Thanks Terry. Ok just to circle back on the north side of Federal Street. Are we in consensus that we'll leave the north side of Federal Street as is commercial as indicated on the map presently and the south side with the mixed use color way?

Will Moore: Well not the map presently because this map [multiple speakers] as it was before.

Eric Combs: Right as we had I think we trended last meeting.

Will Moore: I think that's what we're here.

Eric Combs: OK. Yeah Ed.

Ed Fleischman: Just a comment here in the text there might be some discussion about mixed use the existing zoning commercial allowing some residential and you know I think that should be mentioned in there.

Todd Gordon: Yeah I think it is. We'll check and make sure. See if it maybe needs a more [multiple speakers]

Ed Fleischman: I just don't remember exactly what's everything but just something to check. Thank you.

Will Moore: If we can maybe revisit our discussion on those properties the two properties that are north of the Levis Hill House. Again I think unlike the two that we were discussing on the north side of Federal Street changing the designation here I guess I'm arguing my point again that I did last month. I don't give up easily. A couple of reasons why I think it would be appropriate to consider is that it does infill an area that is surrounded by on the north and south by the the medium density and the other thing that it would do is there is text in a couple of places within the draft plan about being supportive of the the efforts of Windy Hill Foundation which is we know they've already acquired one property they've required an easement acquired an easement over the other property and are in negotiations to possibly acquire the property outright. I think it would that would go a long way to allaying some concerns they have of potential. Whether or not they'll be able to develop those in the future to maybe provide some more

attainable housing in the area. So but again we agreed last month not to make the change and I didn't want to think that make you think again that I was slipping that in on you and.

Eric Combs: No I think it. You know your admonition a few minutes ago that this is to indicate openness to a concept and not necessarily thinking that logistics might preclude this or that. I think that was helpful. And that perhaps might have an impact. The commission's view of those two lots. Does anybody have any different thoughts regarding those lots?

Kevin Hazard: We're talking about the ones that are medium density and we want to change them to high density?

Will Moore: Is that how we? Oh yes. Sorry. Yeah I misspoke. Yes.

Kevin Hazard: So would be the one on Maple Street on the west side of Maple Street and the one on Route 50?

Will Moore: So it is the one that fronts on Route 50 is already designated that way where the Levis Hill House is directly west of the fire rescue station. So this is the light directly north of Levis Hill House a corner of which appears to touch Maple Street and then the lot directly to the west of that which has frontage on the cul-de-sac at the end of. No at the end of a Windy Hill Road?

Kevin Hazard: So it's this one and a piece of this one?

Will Moore: No so the colors have already been changed on here. So it's this one and this one. This is one where we made the change.

Todd Gordon: I snuck it in. Because I wasn't at the last meeting and I didn't know what you'd discussed. [inaudible] Can't remember now where I was. [laughing].

Kevin Hazard: It's right here. He's already [inaudible] I thought we talked about these two.

Eric Combs: Will can you remind us is that a request that came directly from Windy Hill with respect to the comp plan?

Will Moore: So we did meet with Windy Hill early on we had some discussion that they might they had some interest in those properties at that time. But the more direct conversation came I think it was the Friday before your last meeting. So just a few days before where I sit down with the executive director and he was talking specifically about where they are in the fact that they have acquired one of the properties are still negotiating on the other one. And it was really it was coincidence that he came in at that point in time and that's when he and I discussed that I would float this idea by the commission of possibly changing that designation.

Eric Combs: I'll add that I'm open to it and it doesn't seem inconsistent with anything we've discussed regarding anything over there. And I would contrast that with what we were just talking about with Federal Street and the north side versus the south side that there was some inconsistency there with at least our reasoning previously. This doesn't seem to carry any of that. And I would be more open to it for that reason alone. Kevin please.

Kevin Hazard: I agree. But I think that you know when we put this out to the public that we ought to have it noted that we'd like to do this and clearly defined because it is on to Maple Street and just and it does kind of change the neighborhood and just not just like this like it's we're trying to slip it in just. We would like to do this it makes it contiguous with the other parcels. But you know we'd like your input on it.

Will Moore: And maybe in our housing chapter when we talk about being supportive of Windy Hill we could actually [multiple speakers].

Eric Combs: I think that's a good idea.

Will Moore: And another thing that could do is say they end up not acquiring one of the properties and another developer does and wants to do something that's maybe not consistent with the same kind of thing that we're trying to support with Windy Hill as far as the populations they serve that you know that gives us even more reason to say well no that's not what we were thinking of there.

Eric Combs: Yeah that other developer would have to sound a lot like Windy Hill.

Will Moore: Right.

Ed Fleischman: Just a clarification here. Kevin mentioned Maple Street. My understanding is the property is not front or connect to Maple Street. It only connects to the existing roadway off Route 50. So there's no access into Maple Street that's not in play that piece of property. Is that correct?

Will Moore: I think that is correct but I've not seen an actual survey plan on that property. But all discussions to this point have talked about access solely being from Windy Hill.

Ed Fleischman: Yeah it's very difficult to get because of the change in grade to get any access into Maple Street which would be a residential street and it wouldn't seem proper unless there's some significant discussion on linking that to multi-family housing.

Eric Combs: Similarly at least according to this need some sort of ingress egress some sort of access easement over and other parcels off to get to Maple.

Ed Fleischman: Yeah I don't think there is access.

Will Moore: Yeah they have a corner that touches the Maple Street right of away literally a corner so they have no frontage.

Ed Fleischman: It's only it's a point. It's not a drive.

Will Moore: Yeah. So unless they were able to acquire an easement from the fire department or the multifamily housing that's existing on Maple Street or a combination of the two. Yeah it really would preclude.

Eric Combs: I like that idea of including specific mention of it in the text of the comp plan and then giving the support and tying it directly to Windy Hill. And then Kevin I like that. That's it. I think helpful to call that out when we.

Kevin Hazard: For the public.

Eric Combs: Yeah exactly. Do folks agree on that approach? [inaudible] That's like writing your introduction as the last piece right? Ok. Todd we just ran down two pretty deep rabbit holes in the middle of your comments. What do you have left on your list there?

Todd Gordon: Left on my list was mentioned in the executive summary we've started working on an executive summary that we'll do the best to summarize 40 pages in one or two. It can point out some of these issues. The other question I had for you tonight is now that you're feeling a little better about this

draft and talking about public review we need to talk about how exactly public review works for this plan. We had suggested early on and we've done some instances where we do public review and have an actual event in person. But I think that's only a supplement to something else because you know if somebody shows up for an hour and joins us for cookies and punch it's difficult for them to swallow a 40 page document. They can't really digest it all at once like that. And so I think the better public review is to post it somewhere and allow people to respond to us. Tell us what you think because it's not this streamlined for a comprehensive plan it's still a read. So we want to talk about what your thoughts were on public review how best to go about it to get the quantity and quality of review and then finally once we're past that step how you'd like to involve Town Council and get it onto their desk.

Eric Combs: Will what was the sequencing we had laid out at the last month at our meeting?

Will Moore: Right so and Todd and I'd talk about this briefly via email and it was if there was a level of comfort with this draft version. Knowing that we have a few tweaks that we need to make based on our discussion to see if there was a level of comfort that we would attempt to schedule the public open house that we plan to do. If you still want to do the cookies and punch meeting which I think is important. To try to do that in May with the idea that now we weren't discussing at that point in time the other method that is posting it and trying to solicit feedback but that would be I would say taking place at the same time we would do both. I would suggest if you are comfortable with us publishing it without looking at a revision that is if you're comfortable trusting us to change what you asked to be changed here this evening that we could get a draft posted to the website immediately and then how we might request feedback from there we can discuss how best to do that but then following that with a public open house in May and then.

Terry Cook: I think it would be good to schedule the public open house such that you had some room on the other side of it for the review as well. Some people you know maybe they hadn't heard until they came to see us that this opportunity was available so you could give them a little bit of time to read.

Will Moore: [inaudible] It does. The idea then would be based on Open House results and the results that would trickle in afterwards we could schedule a public hearing for your June meeting and depending on whether or not you think there are revisions that need to be made based on those comments you could recommend the plan at your June meeting have the public hearing regardless because the draft plan is out there. And if you think additional revisions are needed then we work on those revisions and then we push recommendation to your July meeting. So you know the June meeting is aggressive and it's optimistic that we won't have to make any major revisions based on public input but we we certainly don't want to give the public the impression that we're pushing the timeframe. If the input is such that we need to take a little more time before we make a recommendation then we would push that.

Eric Combs: Okay. Yeah. I like that approach to it and the sequencing of it. I like the idea of having the open house in conjunction with a sort of a pre and post review period. I think that's the best way to get as much input as we can.

Will Moore: And as far as Council and I was talking with the town administrator about this today. I think as soon as we have these revisions made we're going to post them we're going to specifically point this out to council and ask the individual members of council to start reading at the same time that we're asking members of the general public but we're going to highlight it for them knowing that there may be members that have you know certain interests that are going to be looking out for.

Eric Combs: Sure. Ok. I had a few nits and just reading through this draft to send and they were all you know ticky tacky minor things that I don't have any problem with you all making whatever the changes are that are necessary and then going ahead and and posting that doesn't bother me in the slightest. There are few in addition to just a few little nits. I noticed there were still some pictures that were taken during winter. If there is a way to swap those out with you know this is our chance to cherry pick the best if

we've got a sunny one without salt and snow on the road. I would advocate for that. And so then provided you know the changes that we discussed today and few of those minor things I'd be happy to see this move along. Don you had something to add.

Don Woodruff: So the question is if one has not had the opportunity to go through this as thoroughly as he would like because it was stuck in a door that I don't use in my house and discovered Friday morning there were some word uses and some punctuation points as the chairman would put it. Do we still have time to turn those into you?

Todd Gordon: Sure.

Don Woodruff: In the next few days?

Todd Gordon: Few days.

Don Woodruff: Ok my other comment would be that I thought you did a fabulous job of taking what was presented before and incorporating so much of it into it. And despite the weather scenes I thought the pictures were infinitely better.

Todd Gordon: I'll go back and look. I know there were some pictures along Federal Street that I took on a not a very great day. There were a couple of pictures with a proper snow on the ground that I thought look nice. But then there some on Federal Street with piles of slush and at the side [inaudible] One of you did bring up that they still felt the cover image wasn't a great image.

Will Moore: Do we. It merits a question because there's been a good bit of back and forth about what the cover image should be. Are you married to the idea of having a cover image?

Will Moore: We could just do text and throw the town seal on there and avoid having the discussion of whether a Christmas in Middleburg is indicative of Middleburg as a whole or whether this one streetscape photo is better than another streetscape photo.

Ed Fleischman: I just wanted to make sure Todd. I had five comments on this report. You received those comments? So one of the comments was on the cover so I'm going to mention that and I did feel that the cover looked like a promotional brochure for tourism. And I thought it should be more official looking you know a plain cover. I mean this is going to the citizens of Middleburg. This isn't going to people in Leesburg or Washington D.C. or Richmond trying to get them to come to Middleburg. So a plain cover without you know the hounds on the [inaudible] What I feel comfortable with.

Eric Combs: Terry.

Terry Cook: As I did on my [off mic] and there is still a lot of work in my opinion [off mic] It's going to represent the product of this commission's efforts for the better part of a year and a half now. And I think it should go out as clean as we can [off mic]. I'd certainly like to see a cleaner version of this [off mic]

Will Moore: Yes. And agreed. There is absolutely a lot. Rhonda was doing a review earlier and handing sheets to me and catching quite a number of things that I've already passed on to Todd. But yeah those kind of things.

Terry Cook: [off mic]

Will Moore: But yes put out please if you can leave your product with me.

Eric Combs: Terry are you advocating that we see the next draft at our next meeting before we as a commission?

Terry Cook: I don't think that's necessary. I just think that that whoever is putting the words together in this to have the opportunity of reviewing the critique that I or other members of the commission have and incorporating those that are worthwhile into the final draft I don't think we need to see it again.

Eric Combs: Okay great. Ed.

Ed Fleischman: I think one thing that we have not seen that Todd is working on is the executive summary which I think can be quite important because a lot of people only read three pages and they won't read anymore. So maybe we should review that. Or maybe you know if you write a draft it could be sent by email or cover just as the suggestion because I think we ought to. The commission ought to look at the executive summary before it's distributed.

Todd Gordon: I agree with that.

Kevin Hazard: I agree. I'd also like to rewrite that whole first page. We flipped it around and we say it now reads like we've flipped it around and it just it doesn't really tie together. I'm talking about the page 3. I'd like to take a shot at that because I mean it maybe the first paragraph is the second paragraph. The third is the first and you just get rid of the middle paragraph because it's really redundant. That's where we say the town of Middleburg is a unique and special village. And then you go to comprehensive plan public input and they really talk about it there. And so it just doesn't. This is where we define what and why we're doing it. And that doesn't seem to fit. You agree or disagree?

Ed Fleischman: No. I'm sort of listening to a couple of the comments made by senior members of the commission here and now I'm saying well maybe we're rushing it too much.

Eric Combs: Well I was just going to say you know it's inherent to writing by committee is a drawn out process and I think we're seeing that right now and I don't want to rush it for the sake of rushing it. I know we've identified May as being a crucial time for the open house but if we're not ready for it then let's not plant that flag. I do want this draft to be buttoned up to be clean to be error free to be something that we are entirely proud of in every aspect. And I feel like we are really close. But there are these sort of cleanup efforts that I think we all need to make. And I don't know whether it's most productive to as a committee see a revised draft inclusive of the executive summary and the changes discussed tonight or whether we want to do this in smaller factions or what might be best or perhaps an interim meeting before our our main meeting. I'm not quite sure but I'm getting a sense that I think there's maybe a little more work here then. Yeah.

Don Woodruff: I took Kevin's comment and I reorganized that whole page. I changed a couple of words totally.

Kevin Hazard: And just because it doesn't flow the middle paragraph. It's kind of like stuck in the middle of a thought.

Don Woodruff: The first paragraph should be.

Kevin Hazard: Rewritten. Yeah. If you want to do it I'm sure you're better at it than I am or I'll do it.

Don Woodruff: I'll do it. [inaudible]

Eric Combs: Well and maybe we can just for a few minutes discuss what would be the most efficient and practical. Instead of having everybody make an attempt at rewriting the same paragraph we want to kind of confine or better compartmentalize some of the efforts. Will what do you think might be our best next step here?

Will Moore: I'm taking a look at maybe opportunities. It sounds like from what I'm hearing now it might be best if we have another full sit down with everybody. Having seen a revised draft before we roll it out with what I'm hearing now. Your May meeting is a week earlier than a normal monthly meeting as it is each May because of Memorial Day so it would be tentatively scheduled for May 20th. Now if there is an opportunity to get revisions made and meet prior to that date that might be better. We still might be able to do a late May or early June publicly open house at that point in time but we would have limited opportunities between now and your May 20th regularly scheduled meeting to squeeze in a special meeting. I guess it depends on how quickly we can get Mr. Woodruff's edits.

Don Woodruff: Well my main edit Will runs to take that middle paragraph that Kevin and I both had a little difficulty with and reposition some things and put that in a shorter form under about Middleburg because that's what it really is. I believe. That's what I had indicated with my red pen.

Will Moore: May 6 would work fine for me for a special meeting but the question is whether we can get your comments. Get them to Todd get them incorporated and then. I'm looking at right now. And then turn it around to you to give you at least the weekend to review those. It probably wouldn't be much more than that.

Don Woodruff: When would you like this feeble effort to be on your desk?

Will Moore: Todd how is your. How would this align with your workload I guess is the question.

Todd Gordon: Well let's see how far in advance of May 6 would you need it in order to be able to have read it before May 6?

Will Moore: I think the best we could probably hope for is to send it out by the 2nd or 3rd it really and hopefully it's limiting those changes [inaudible].

Todd Gordon: If you all have edits ready by the end of this week then we would have an additional week to incorporate them before you got it back. Say May 3rd. To discuss on May 6th. So if we can get him to you Will by. 26th?

Will Moore: Earlier if possible might result in earlier turnaround as well [inaudible] I know we don't like to give you this with only a day or two to review but I think that would work. I think based on the discussion here tonight it probably is best that that you have a look at it before we roll it out.

Eric Combs: And then set a work session for Monday the 6th. Okay. Any objections to that?

Terry Cook: I'll just know what I'm gonna be away until May 5th but I'll have time to look at it when I get back.

Eric Combs: And that's on the 6th?

Terry Cook: You want the comments back by the 6th?

Eric Combs: Well the 6th so Will. We'll try to get Will our comments by this Friday and then he'll return a revised he and Todd will return a revised draft by that Friday the 2nd? 3rd? Friday the 3rd. So then we'd have that just that weekend to review the newly revised draft which if you're out into the 5th. That only

leaves you the 6th before the meeting time to review. [inaudible] Ok well then let's plan on that. Ok. Anything else you need from the Planning Commission?

Todd Gordon: Not at this time.

Eric Combs: OK.

Don Woodruff: Thank you for your patience. [inaudible]

Todd Gordon: We'll get it right.

Eric Combs: Much appreciated.

Will Moore: So to recap we'll have a special session on May 6th and then hopefully based on the results of that work session we will publish the plan online for the public consumption. And we'll also try to schedule a date for the open house on May 6 assuming that you're comfortable with the condition of that plan. If we were able to schedule it for late May or early June I think that would be good. So maybe if you can come to that May 6th work session with your calendars in hand I will try to in advance of that get some possible dates that we could use maybe the community center.

Eric Combs: Doesn't have to be a Monday correct?

Will Moore: It does not. It could be any day of the week.

Eric Combs: Would that be taking the place of our regularly scheduled May meeting?

Will Moore: I think so unless we have some new business come in that requires us to act upon it which which we don't at this time. That could take the place of your regular meeting. I might also check with Don to see there's availability at the Hill School for certain dates just in case the community center is booked certain dates. We want to come to you on May 6 with an option of several dates. We'll figure out what works best.

Eric Combs: OK great. Todd thank you very much for all your work on this. It's I feel like this is sort of the last push a little bit of the storm before we're finally there. And I look forward to our meeting on the 6th and seeing the revised plan I think it's gonna be precisely what everybody has in mind. If you need anything from us in the interim or clarification on any of the comments that are being passed along. Feel free to just pass them through Will back to us. Maybe getting again sort of an amalgamation of comments from the various commissioners so certainly would be understood that there may be questions in trying to synthesize all of that. All right Will anything else for us on the comp plan?

Will Moore: No sir.

Eric Combs: Great. Why don't we wrap up the work session. Does anybody need a break before we get into the regular meeting? [inaudible] Yes very much so. Well why don't we just jump right into the regular meeting and we'll start Ed and we'll start with you. Any disclosure of meetings with any applicants?

Ed Fleischman: No nothing this month.

Eric Combs: Same with me. No meetings.

Terry Cook: No meetings.

Kevin Hazard: No meetings.

Rachel Minchew: No meetings.

Don Woodruff: No meetings.

Eric Combs: Excellent. Thank you. Any public comment? Far cry from our experience last month. Speaking of last month we have minutes from Rhonda on the the work session and the regular meeting. Rhonda thank you for the minutes. Any comments on the minutes as presented?

Terry Cook: [off mic]

Ed Fleischman: Mr. Chairman I second.

Eric Combs: Wonderful. All in favor.

Everyone: Aye.

Eric Combs: The ayes have it. Here it is. Kevin if you would please.

Kevin Hazard: Our last meeting was not as lively as our last planning commission meeting but there are just before I go into the particulars there's on this Thursday's meeting for council the Orlich Group is asked for a hearing with the town council and so they are on the agenda for the 25th.

Eric Combs: Is there a public hearing or is just asked to be just put?

Will Moore: It's the public hearing. We did circle back with the applicant subsequent to your action to see if he wished his application to be given further consideration your recommending body to the town council and he asked it continue without delay. So we scheduled the hearing and anticipate that council will conduct the hearing and likely take action on the request. And it would be entirely appropriate for commissioners if as members of the public and as commissioners if you wanted to attend the hearing and and comment if your available. Begins at 6:00 p.m. on this Thursday.

Kevin Hazard: Also on on that same day in our last meeting we had a representative from Tunnels to Towers Foundation. It's a group that was formed after 9/11 and they are and they gave us an update on how Tunnels to Towers it's about a fireman that actually was off work could not get back into New York and was stopped at the tunnel. Got out of his car put his gear on ran through the tunnel ran through the tower and then he died there. And so his family wanted to do something and so they've developed this foundation. And on Thursday at 11 22022 Sam Fred Road they are dedicating a house to a Marine Corps Sergeant Robert Jones and they've built it and they're giving him the house and he lost both his legs in combat. So that's the two kind of outside messages.

Ed Fleischman: Where's the house located?

Kevin Hazard: 22022 Sam Fred Road.

Ed Fleischman: So it's not in Middleburg. [inaudible] So what's the tie in between Middleburg?

Kevin Hazard: The Middleburg area. And good point. But the thing was they did a very good job. A surprising thing to me is it was. You know a real impassioned speech about what they did. And then there was no. They didn't say and go to this place and give us money. That was never it. It was just this is what we do. You know we're always looking for candidates that we can help. It was a really really nice presentation. And we had a another proposal for the use of the Asbury church it was done by the Loudoun

Freedom Center. And it's a coalition of black churches and they would like us to give them the church and they're going to turn it into an educational center. We ask them to come back to us and tell us how you're going to. You know a more detailed plan of what you're going to do and how you're gonna do it. They said they'd come back to our next meeting. I for one am strongly. You know that's something that it is a real asset to our town. And before we give it up I want to know exactly what's going on. I don't want it to sit there for another two years while somebody raise funds for it. And so but they were pretty strong group and I think they will come back to us with a workable plan in which case we're probably going to work with them. It was my feeling from listening to other council members. We did an amendment to our small cell facilities. Basically the state legislature has said. And you guys correct me if I'm wrong. You know with the new way they're doing cell towers they're so small they can put them anywhere. And we have really one shot at how we're going to we can change our guidelines through the historic district on what we consider appropriate and our HDRC came up with proposed guidelines and we did approve them right. Yes we approved those new guidelines. We're down to the last hour on that. And so it was something that they kind of slipped through the state and but now all that so all the now the localities have to come back and. We don't want little cell things all through the historic district or anywhere. So it's. If you go through the minutes it's well worth reading on the whole how they did it and what our responses have had to have been. And we had our go green committee which is is become a very lively group. They want us to purchase a couple of electric vehicle charging stations for the town and they have a proposal. And it wasn't lots and lots of money but we asked them to go back through and look at how the contracts written and come back to us. I think one of the key items that we were looking for. It's a five year period and. That like a lot of other items of that ilk in five years will be three generations down the road. Then at the end we'll be stuck and we asked if is there a possibility that they will give us one update within that five year period so go back through the contract language see if we can you know make a little better deal. And I think they'll come back to us on that. The charter school came to Council and with the backing of the mayor who who sits on a board with them and they're on their fourth principal in five years and they've done so for the first time they've gone out to a national search group and they're looking to hire try and find the right person that fits the parameters for a charter school. So they asked us for money to help fund the you know they're on a pretty much a a shoestring budget so they didn't have. So there was 18000 for this search group and they asked us to pay five. And a question I asked I also served on that board for their first couple of years and the first principal was wonderful but very controversial. And she she went home to Canada and couldn't get a Visa to get back out. That's not funny but it was pretty funny. But she was truly visionary. What she needed help on was more of the you know the brass text the administrative side the educational side. She was perfect for a charter school. Then they had two principals that were this was their first job as a principal. And so I asked the question I said so it seems to me if we're going after as a school and we're just getting assistance that sounds like a monetary issue. And the gentleman came and said and our consultant who's helping us through this. I said that if you want to get somebody good you're going to have to change the parameters of how you pay it. So we're going to look to do more to that salary and pull him out of other programs. But I think that really this is a step in the right direction for the charter school. Route 50 and Zula road. I don't know how or where the Planning Commission is but that's been an ongoing issue. If you're coming off Zula and you're using you know a G.P.S. it tells you to take a left and it's you know in it and people are taken left into you know they're going in the wrong direction down 50. So we this is our third iteration and they they with VDOT and they're actually going to put flashing signs there you know do not enter on that side. We haven't had a major accident there but at least once a week somebody makes the wrong turn there and that's just too much. So that was I think that's probably as good as we're going to you know get a couple people. The mayor asked for volunteers too he's very keen on people serving on the state level. And a lot of people step forward. [inaudible] to serve on committees at the state level through VML. And I don't know do you have a list of who did?

Will Moore: I don't recall off the top of my head.

Rhonda North: [off mic]

Kevin Hazard: 4 people step in and they're not you know automatically given these committee assignments but we're gonna be well represented at the state level and going forward I think that's important. And I think it's something that the mayor has really expanded us from looking totally within our town to looking on the county level and on the state level and I think that's really good for our town. And we did have a legislative update from our town attorney and one of the things that he pointed out and I'll read it. This is required. The Council shall provide training sessions for local elected officials on the provisions of the state and local government Conflict of Interest Act. The council may provide such training sessions by online means. Is that what we did a couple months ago?

Rhonda North: [off mic] So we've not really done we've done a little basic as a part of our appointed officials training. But the town council itself has never done COIA training during my tenure so I'm working with the state COIA Council which is different than for year with the state COIA council to find out how exactly they're going to administer this training. And it sounds like we can either have COIA come here and administer it to you all. Or you all can take it via an online training course but in any event the council is now required to have both COIA and FOIA training on a either annual or semiannual basis.

Kevin Hazard: Enactment clause that a local elected official holding office on July 1st 2019 shall complete the training as created by this act no later than December 31st. So we've got six months to.

Rhonda North: It doesn't apply to this committee. [multiple speakers]

Kevin Hazard: You know it was the the meeting where we had you know all the staff reports and they're all online and they're pretty self-explanatory. And then we had closed session. That's pretty much it.

Eric Combs: [off mic]

Kevin Hazard: I don't think that was pretty much it. But what they it was interesting that they now know that they can't just. They've put a lot more emphasis on their principal and I think as a charter school if you're gonna be a charter school you can't just be. You have to offer something more than the general curriculum that the rest of the county does or you know there has to be something extra for or why you know take your kids from all across the county to bring them into Middleburg. So they're looking for really a visionary leader. And I think they understand this time they're going to have an assistant to do the nuts and bolts you know attendance insurance and all of those things and but they're looking for a visionary leader and I think that's a smart way to go for a charter school.

Eric Combs: [off mic].

Kevin Hazard: OK. I was going to say that's been quiescent then. And that's a good thing.

Eric Combs: Well thank you Kevin. Our agenda any discussion items unrelated to anything we've discussed already? Wonderful. Quorum for our next meeting. The first next meeting being May 6. Sounds like we have a quorum for that. And then are we reserving?

Will Moore: We'll make a decision [inaudible] for future schedule.

Eric Combs: So for purposes at least tonight we're good with settling on May 6th. Any other items before we skedaddle? None. Great. Thank you everybody.