

**POLICY MAKER BRIEFING
WORKSESSION MINUTES
JANUARY 4, 2007
7:00 p.m.**

STEERING COMMITTEE: Charles Huffman, Chairman
Bill Tueting, Vice Chairman
Virginia Carter
Mark Gatewood
Ian Heatwole
Steve Klein
Leah Root
Kitra Shiflett
Don Vreuls
James Wenger

BOARD OF SUPERVISORS: Nancy Sorrells, Chairman
David Beyeler, Vice Chairman
F. James Bailey
Wendell Coleman
Kay Frye
Larry Howdysshell

PLANNING COMMISSION: Wayne Hite, Chairman
James Curd, Vice-Chairman
Thomas Byerly
Kitra Shiflett
Joe Shomo

STAFF: Patrick Coffield, County Administrator
Steve Rosenberg, County Attorney
Dale Cobb, Director
Becky Earhart, Senior Planner
Jeremy Sharp, Associate Planner

Charles Huffman, Chairman of the Steering Committee welcomed everyone to the Policy Maker Briefing and indicated that the purpose of the meeting was to review the highlights of the Comprehensive Plan so the Board of Supervisors and Planning Commission have a general understanding of what is included in the Plan as we move towards the public meetings on the Plan. He then turned the meeting over to Becky Earhart to present the Draft Plan to the group.

Mrs. Earhart reiterated that the purpose of the meeting was to go through the Comp Plan Draft so that everyone will know what is in the Plan now. The Plan is still the Steering Committee's Plan. The Planning Commission and Board of

Supervisors don't have to endorse everything that is in the Plan, the purpose of the meeting is just for them to know what is in it. Once the Steering Committee has made any changes to it as a result of the comments they receive at the Draft Plan Meetings, they will send it to the Planning Commission and the Board for their changes and public hearing.

Mrs. Earhart stated that the vision of the Plan remains consistent with the 1994 Plan and was affirmed by the Steering Committee, Board of Supervisors, and Planning Commission at their September Policy Maker Briefing. She stated that the vision was being carried out through the growth pattern envisioned by the Planning Policy Areas. She briefly described the 4 major Planning Policy Areas in the Plan and the growth targets in each area.

Mrs. Earhart reviewed the Goals, Objectives, and Policies in the Plan. She stated that the "meat" of the Plan is contained in this section. While the Planning Policy Area and Future Land Use Maps usually create the most interest among the citizens, the important part of the Plan is in the text of the Goals, Objectives, and Policies.

Mrs. Earhart presented the highlights of the Thoroughfare Plan prepared by Renaissance Planning Group. The key recommendation of the Plan is to develop a grid system for the roads which will encourage connectivity and dispersal of the traffic in the County. The Plan recommends access management and spot improvements being made where feasible and new road construction where necessary.

Mrs. Earhart explained that each of the policies had also been translated to an implementation strategy and given a responsible party and target completion date. She stated that key items recommended include revisions to the County's land development regulations, preparation of small area plans, preparation of strategic plans for education and economic development, and implementation and study of a PDR/TDR program. She also stated that the Plan recommends the development of a strategy for ensuring that infrastructure improvements and preservation programs are funded by all County residents.

Mrs. Earhart stated that a Capital Improvements Plan had also been prepared to implement the recommendations included in the Plan. The Plan totals \$181.1 million in Years 1-5 of which \$86 million is estimated to be Service Authority projects. Years 6-20 total \$285.1 million, not including any Service Authority projects. The Capital Improvements Plan totals \$466.2 million without the Service Authority's Year 6-20 projects. Of that, road projects are estimated at \$85 million, based on funding that is expected to be available under current funding scenarios and school projects are estimated at \$59.6 million, but may change as a result of the Strategic Plan to be prepared after completion of the County's Comp Plan.

Mrs. Earhart explained that another one of the things that the Board of Supervisors wanted to have added to this Plan was an Annual Scorecard to give the Board of Supervisors and County an idea of how they are doing implementing the Plan. The Scorecard includes data collected from a variety of sources that will be tracked annually to determine how successfully the Plan is being implemented and whether or not additional changes are necessary.

Mrs. Earhart stated that the Plan would be printed and ready for distribution by the end of next week. She stated copies would be available on the website, at the County libraries, and at the Government Center. Ads would be placed in the newspapers and staff would conduct a media briefing prior to the Public Meetings. She indicated that people on the County's mailing list would get a notice of the upcoming meetings. People who requested map changes would be sent letters indicating what the Comp Plan Steering Committee was recommending on their property and inviting them to the meetings as well.

Mrs. Earhart briefed the group on the format for the upcoming Public Meetings and invited them to attend as many of the meetings as possible. She stated that an overview of the Plan would be given at the beginning of the meeting, followed by break-out sessions to give people an opportunity to ask questions and discuss the maps. She further stated that Steering Committee members would be in each of the break-out sessions to record the comments, while the Planning Commission and Board members would be free to roam from room to room hearing the comments being made. She reminded everyone that comments would be received orally at the meetings, in written form at the meetings or at the office, or on-line at the County's website. All comments are due by February 5th.

Upon completion of the presentation, Mr. Huffman asked if there were any questions or comments.

Mr. Coleman stated that he recognized the hard work that has been done by the Steering Committee, consultants, and staff and commended them for the Draft Plan. He reminded the group that the purpose of the briefing was not to get into the nuts and bolts of the plan. He stated that the approach to the Plan is sound and systematic. He stated that the real job lies ahead of the County in terms of a sales job to get people to embrace the higher densities in the Urban Service Areas. He indicated that he was a strong proponent of mixed use developments, but we are going to have to sell it to County residents.

Mrs. Frye indicated that the conflict is going to come when we start implementing the changes to the ordinances.

Mrs. Sorrells asked that staff add more text to the plan about the surveys, the vision, and the meetings that have been held.

Mr. Beyeler indicated that there are a lot of good recommendations in the Plan. He voiced concern that the Plan is not providing for growth where we have space in our schools. He also indicated that he was concerned that with the pattern of growth proposed by the plan, 5 of the 7 supervisors will live in close proximity to one another on the eastern side of the County. He asked the group if that was their desire.

Mr. Coleman stated that it was really a matter of getting the right balance between residential developments, agricultural preservation, schools, and funding of the infrastructure.

Mr. Howdysshell echoed that sentiment stating there are a lot of pieces to the puzzle. For instance, the Service Authority's ability to handle the Chesapeake Bay requirements; are we going to make the Service Authority's customers pay for all of the upgrades through their water and sewer bills or are we going to share in those costs? It is going to be a difficult balancing act.

Mr. Howdysshell also asked if there was going to be a definition of terms used in the Plan. Specifically, he asked about intensive agriculture.

Mr. Cobb stated that intensive agriculture, like most terms in the Comp Plan, go by the definitions used in the Zoning Ordinance. Planning terms are the only ones that are defined in the Comp Plan.

Mr. Beyeler asked if there could be changes made to the draft tonight. He asked if the mention in the Capital Improvements Plan of the Stuarts Draft Park being expanded to incorporate the church property next door could be deleted. He indicated that the property was not for sale and he felt that would cause a stir in the community.

Mrs. Carter stated she agreed with Mr. Beyeler.

Mrs. Earhart said it was up to the Steering Committee to make changes, not the Planning Commission or Board of Supervisors. However, if there was consensus among the members, staff could make that change.

The Steering Committee agreed to make that change deleting the specific reference to the church.

There being no further business to come before the groups, the worksession was adjourned.

Chairman

Secretary