

BOARD OF SUPERVISORS MINUTES

AUGUST 27, 2019

At a Regular Meeting of the Orange County Board of Supervisors held on Tuesday, August 27, 2019, beginning at 5:00 p.m., in the Meeting Room of the Gordon Building, 112 West Main Street, Orange, Virginia. Present: James K. White, Chairman; James P. Crozier, Vice Chairman; R. Mark Johnson; S. Teel Goodwin; and Lee H. Frame. Also present: R. Bryan David, County Administrator; Thomas E. Lacheney, County Attorney; and Alyson A. Simpson, Chief Deputy Clerk.

RE: ADOPTION OF AGENDA

On the motion of Mr. Frame, seconded by Mr. Goodwin, which carried by a vote of 5-0, the Board adopted the agenda, as modified. Ayes: Johnson, White, Goodwin, Crozier, Frame. Nays: None.

RE: SPECIAL PRESENTATIONS AND APPEARANCES

RE: VIRGINIA DEPARTMENT OF TRANSPORTATION QUARTERLY UPDATE

E. Alan Saunders, Louisa Resident Engineer, provided an update to the Board on VDOT activities. He reported on fatal accidents in 2019; SmartScale project updates; projects currently in development; projects under construction; completed and ongoing traffic engineering studies; and overall maintenance activities.

Discussion ensued among the Board regarding: use of rumble strips at various intersections; appreciation for the work being completed and the accomplishments to-date; recent discussions with local legislators regarding transportation funding needs; and potential projects and request procedures related to the next SmartScale cycle.

The Board thanked Mr. Saunders for his presentation.

RE: CONSENT AGENDA

On the motion of Mr. Johnson, seconded by Mr. Frame, which carried by a vote of 5-0, the Board adopted the Consent Agenda, as presented.

RE: FY19 BUDGET AMENDMENTS (SUPPLEMENTALS AND TRANSFERS)

As part of the Consent Agenda, the Board approved the following budget amendments, as presented:

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	PREVIOUS BUDGET	BUDGET CHANGE	AMENDED BUDGET
41251001-45230	Telephone Services	\$ 154,665.00	\$ 21,500.00	\$ 176,165.00
41212001-41111	Wages - Regular	221,300.00	(21,500.00)	199,800.00
43120001-41200	Wages - Overtime	166,384.00	1,058.00	167,442.00
30034005-34030	FBI OT Reimbursements	(9,549.00)	(1,058.00)	(10,607.00)
49400001-48170 C1177	ECC Server Replacement	0.00	9,170.00	9,170.00
30051003-39100	Transfer In - CCP	(1,048,544.00)	(9,170.00)	(1,057,714.00)
49310001-47312	Transfers Out - GF	1,048,544.00	9,170.00	1,057,714.00
30052001 -39900	Appropriated Fund Balance	(2,955,065.04)	(9,170.00)	(2,964,235.04)
TOTALS		\$ (2,422,265.04)	\$ 0.00	\$ (2,422,265.04)

RE: FY20 BUDGET AMENDMENTS (SUPPLEMENTALS AND TRANSFERS)

As part of the Consent Agenda, the Board approved the following budget amendments, as presented:

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	PREVIOUS BUDGET	BUDGET CHANGE	AMENDED BUDGET
30034005-34030	FBI OT Reimbursements	\$ 0.00	\$ (1,024.00)	\$ (1,024.00)
42170001-41200	Sheriff's Wages - Overtime	28,500.00	1,024.00	29,524.00
45374001-41322	Hlthy Yth Wages - Part-Time	36,319.00	(5,005.00)	31,314.00
45374001-42100	Hlthy Yth FICA & Medicare	2,779.00	(383.00)	2,396.00
45374001-42710	Hlthy Yth Workers Comp.	74.00	(10.00)	64.00
45374001-43070	Hlthy Yth Comp - Stipends	400.00	600.00	1,000.00
45374001-45540	Hlthy Yth Tuition / Reg.	1,828.00	1,155.00	2,983.00
45374001-46000	Hlthy Yth Office Supplies	6,230.00	(1,142.00)	5,088.00
30045050-36175	Tobacco Grant - OOOY	(50,000.00)	4,785.00	(45,215.00)
30030006-33500	Donations - Animal Shelter	(1,330.00)	(817.00)	(2,147.00)
43520003-43115	Prof. Serv. - Emergency Vet	1,330.00	817.00	2,147.00
30023001-31575	Sheriff's Firing Range Fees	(2,875.00)	(2,000.00)	(4,875.00)
43120001-43350	Other Repairs/Maintenance	8,650.00	2,000.00	10,650.00
49400001-48170 C1177	ECC Server Replacement	12,000.00	(9,170.00)	2,830.00
30051003-39100	Transfers In - CCP	(1,098,878.00)	9,170.00	(1,089,708.00)
49310001-47312	Transfers Out - GF	1,098,878.00	(9,170.00)	1,089,708.00
30052001-39900	Approp. Fund Balance - GF	(1,404,678.00)	9,170.00	(1,395,508.00)
TOTALS		\$ (1,360,773.00)	\$ 0.00	\$ (1,360,773.00)

RE: RESOLUTION FOR PERSONAL PROPERTY TAX RELIEF ACT (PPTRA)

As part of the Consent Agenda, the Board adopted the following resolution, as presented:

RESOLUTION TO ADOPT THE PERSONAL PROPERTY TAX RELIEF ACT (PPTRA) FOR 2019

WHEREAS, the Personal Property Tax Relief Act of 1998, Va. Code Section 58.1-3523 et seq. ("PPTRA"), was substantially modified by the enactment of Chapter 1 of the Acts of Assembly, 2004 Special Session I (Senate Bill 5005), and the provisions of Item 503 of Chapter 951 of the 2005 Acts of Assembly (the 2005 revisions to the 2004-06 Appropriations Act, hereinafter cited as the "2005 Appropriations Act"); and

WHEREAS, these legislative enactments require the County to take affirmative steps to implement these changes, and to provide for the computation and allocation of relief provided pursuant to the PPTRA, as revised; and

WHEREAS, these legislative enactments provide for the appropriation to the County, commencing in 2006, of a fixed sum to be used exclusively for the provision of the tax relief to owners of qualifying personal use vehicles that are subject to the personal property tax ("PPT") on such vehicles; and

WHEREAS, on December 13, 2005, the Orange County Board of Supervisors adopted an ordinance to provide for the implementation of the 2004-2005 changes to the Personal Property Tax Relief Act of 1998-Specific Relief; and

WHEREAS, the Commissioner of the Revenue, Treasurer, and the Orange County Finance Manager have calculated that the revenue to be received by the County from the State for PPTRA equates to approximately 32.01% for tax year 2019;

NOW, THEREFORE, BE IT RESOLVED, on this 27th day of August, 2019, that the Orange County Board of Supervisors hereby establishes the following:

In accordance with the current State requirements for PPTRA, any qualifying vehicle situated within the County commencing January 1, 2019, shall receive personal property tax relief in the following manner:

1. Personal use vehicles valued at \$1,000 or less will be eligible for 100% tax relief;
2. Personal use vehicles valued at \$1,001 to \$20,000 will be eligible for 32.01% tax relief;
3. Personal use vehicles valued at \$20,001 or more shall only receive 32.01% tax relief on the first \$20,000 of value; and
4. All other vehicles which do not meet the definition of "qualifying" (business use vehicles, farm use vehicles, motor homes, etc.) will not be eligible for any form of tax relief under this program.

RE: PUBLIC SAFETY COMMUNICATIONS SYSTEM EASEMENTS

As part of the Consent Agenda, the Board authorized staff to execute the necessary easements for the public safety communications system with Rapidan Service Authority and Tricord Incorporated, as presented.

RE: REVISED POSITION DESCRIPTION FOR FIREFIGHTER / EMT

As part of the Consent Agenda, the Board adopted the revised Firefighter / EMT position description, as presented.

RE: MINUTES

As part of the Consent Agenda, the Board approved the following minutes:

- July 23, 2019 Worksession
- July 23, 2019 Regular Meeting
- August 13, 2019 Regular Meeting

RE: NEW BUSINESS

There were no matters for New Business at this time.

RE: OLD BUSINESS

There were no matters for Old Business at this time.

RE: DEPARTMENT DIRECTOR / CONSTITUTIONAL OFFICER REPORTS

RE: RECYCLING PROGRAM UPDATE

Kurt Hildebrand, Assistant County Administrator for Operations, presented information regarding the demands on the single-stream recycling program at the Lake of the Woods collection site. He indicated that, with the installation of the new compactor at the Porter Road site, five (5)

front-load recycling boxes would become available, and requested they be relocated to Lake of the Woods. He noted the move would assist with the demand, but would result in an increase to the annual recycling budget.

Discussion ensued among the Board regarding: the annual costs associated with recycling; and annual costs going forward.

On the motion of Mr. Frame, seconded by Mr. Goodwin, which carried by a vote of 5-0, the Board authorized staff to move five (5) front-load recycling boxes from the Porter Road collection site to the Lake of the Woods collection site, and to increase the annual recycling budget by \$17,070, as presented.

Ayes: Johnson, White, Goodwin, Crozier, Frame. Nays: None.

RE: COUNTY ATTORNEY'S REPORT

RE: EASEMENT WITH THE TOWN OF ORANGE FOR THE FIBER OPTICS PROJECT

Thomas Lacheney, County Attorney, presented a request to the Board to authorize the Chairman to accept an easement from the Town of Orange, on behalf of Orange County, as it pertained to the fiber optics project.

On the motion of Mr. Goodwin, seconded by Mr. Crozier, which carried by a vote of 5-0, the Board authorized the Chairman's signature to accept an easement from the Town of Orange for the fiber optics project, as presented.

Ayes: Johnson, White, Goodwin, Crozier, Frame. Nays: None.

RE: COUNTY ADMINISTRATOR'S REPORT

RE: LOCALLY-ADMINISTERED VIRGINIA STORMWATER MANAGEMENT PROGRAM

R. Bryan David, County Administrator, explained that at the last meeting, the Board authorized staff to proceed with soliciting proposals from qualified engineering firms to assist with locally-administering a Virginia stormwater management program. He provided the Board with the Virginia Stormwater Management Program Administrative Requirements and a final draft of the Request for Proposals (RFP) for Civil Engineering Services for Stormwater Management. Further, he indicated that the RFP would be released with a due date of September 27, 2019.

Discussion ensued among the Board regarding: the possibility of utilizing multiple firms for the requested services, depending upon RFP responses.

The Board took the information regarding the Stormwater Management Program under advisement, and there was no action taken at this time.

RE: PUBLIC COMMENT

At 5:31 p.m., Chairman White opened the floor for public comment.

There being no speakers, public comment was closed at 5:31 p.m.

RE: COUNTY ADMINISTRATOR'S REPORT

RE: LEGISLATIVE PRIORITIES FOR 2020

R. Bryan David, County Administrator, explained that the Board had begun the yearly process of developing and refining its Legislative Priorities for 2020, highlighting topics of

importance. He provided a copy of the Region 7 - North Central Virginia Legislative Issues for 2019, adding that Eldon James, Rappahannock-Rapidan Regional Legislative Liaison, was present to provide more information.

Mr. James reviewed the Region 7 - North Central Virginia Legislative Issues for 2019, which included information on the following topics: Children's Services Act; Broadband initiatives; VDOT's SmartScale Program; regulation of proffers; tax reform; transportation efforts; and stormwater management. Further, he discussed potential legislation for the upcoming General Assembly session.

Discussion ensued among the Board regarding: transportation funding; proposed legislation related to Broadband; new legislation related to the Freedom of Information Act (FOIA); changes in legislation related to CSA; and desired changes to the proposed Legislative Priorities.

The Board took the information regarding the Legislative Priorities for 2020 under advisement, and there was no action taken at this time.

RE: CLOSED MEETING

At 6:01 p.m., Mr. Lacheney read the following motion authorizing Closed Meeting:

WHEREAS, the Orange County Board of Supervisors desired to discuss in Closed Meeting the following matters:

- Consultation with legal counsel pertaining to actual or probable litigation, where such consultation in open meeting would adversely affect the negotiating or litigating posture of the public body concerning Orange Volunteer Rescue. - §2.2-3711(A)(7) of the Code of Virginia
- Consultation with legal counsel employed or retained by the public body regarding specific legal matters requiring the provision of legal advice by such counsel, concerning veteran's memorial, zoning regulations and the Town of Orange. - §2.2-3711(A)(8) of the Code of Virginia

WHEREAS, pursuant to §§2.2-3711 (A)(7) and (A)(8) of the Code of Virginia, such discussions may occur in Closed Meeting;

NOW, THEREFORE, BE IT RESOLVED, that the Orange County Board of Supervisors hereby authorized discussion of the aforesated matters in Closed Meeting.

On the motion of Mr. Frame, seconded by Mr. Goodwin, which carried by a vote of 5-0, the Board adopted the resolution authorizing Closed Meeting, as presented. Ayes: Johnson, White, Goodwin, Crozier, Frame. Nays: None.

RE: CERTIFICATION OF CLOSED MEETING

At 6:57 p.m., Ms. Simpson read the following resolution certifying Closed Meeting:

WHEREAS, the Orange County Board of Supervisors has, this day, adjourned into Closed Meeting in accordance with a formal vote, and in accordance with the provisions of the Virginia Freedom of Information Act; and

WHEREAS, the Freedom of Information Act requires certification that such Closed Meeting was conducted in conformity with the law;

NOW, THEREFORE, BE IT RESOLVED, that the Orange County Board of Supervisors hereby certified that, to the best of each member's knowledge, i) only public business matters lawfully exempted from open meeting requirements under the Freedom of Information Act were discussed in the Closed

Meeting to which this certification applied, and ii) only such public business matters as were identified in the motion by which the said Closed Meeting was convened were heard, discussed or considered by it.

Ayes: Johnson, White, Goodwin, Crozier, Frame. Nays: None.

RE: BOARD COMMENT

Supervisor Frame requested the Board's consideration to donate an ambulance, that would soon be replaced by a new one, to Germanna Community College for use in one of their programs.

Supervisor Goodwin commented on his, and Mr. White's, recent attendance at the Orange County Education Foundation event, where a local teacher received a Lifetime Contribution Award.

Supervisor Crozier remarked on the recent Emergency Communication Center (ECC) semi-annual report, as it related to the new Public Safety Communications System.

RE: INFORMATIONAL ITEMS

The Board received the following correspondence for its information:

- Office on Youth Quarterly Report
- Emergency Communications Center Semi-Annual Report
- July 2, 2019 Culpeper Soil and Water Conservation District Meeting Minutes
- Thank You Letter from the Boys & Girls Clubs of Central Virginia

RE: APPOINTMENTS TO BOARDS, COMMISSIONS, AND COMMITTEES

There were no appointments at this time.

RE: CALENDAR

The Board received copies of its calendar of meetings for the months of August 2019, September 2019, and October 2019.

RE: PUBLIC HEARING #1: ZTA 19-01; AMENDMENT TO THE ZONING ORDINANCE REGARDING PLANNED DEVELOPMENT - MIXED-USE

The Staff Report for the proposed amendments to the Zoning Ordinance was provided to the Board regarding Planned Development – Mixed-Use.

At 7:03 p.m., Chairman White called the Public Hearing to order to receive comments on the following:

ZTA 19-01; PROPOSED AMENDMENT TO THE ZONING ORDINANCE

The Board will consider amendments to Article IV, Division 13 - Planned Development - Mixed-Use (PDM) of the Orange County Zoning Ordinance to further the intent of the District, part of which is to permit flexibility and promote high-quality design for mixed-use developments while providing for efficient use of land that preserves open space and limits impacts to surrounding properties. Revisions are proposed to Section 70-567A - Purpose and Intent, (b); Section 70-567C - Development Plans, (b), (d), and (e); Section 70-567D - Area Standards, (b) and (e); and Section 70-567E - General Site Layout Guidelines, (b), (e), (f), (g), and (i).

There being no speakers, Chairman White closed the Public Hearing at 7:03 p.m.

On the motion of Mr. Frame, seconded by Mr. Goodwin, which carried by a vote of 5-0, the Board adopted the following ordinance, as presented:

ORDINANCE APPROVING AMENDMENTS TO ARTICLE IV (DISTRICT REGULATIONS), SECTION 70 (ZONING), OF THE ORANGE COUNTY CODE OF ORDINANCES CONCERNING PLANNED DEVELOPMENT – MIXED USE (PDM) DISTRICT

WHEREAS, staff previously initiated Planning Commission action on amendments to Article IV (District Regulations), Section 70 (Zoning), of the Orange County Code of Ordinances concerning the Planned Development - Mixed Use (PDM) District; and

WHEREAS, staff prepared recommended language for the text amendments, which was presented to the Planning Commission for consideration; and

WHEREAS, the Planning Commission advertised and held a Public Hearing on the proposed text amendments on August 1, 2019; and

WHEREAS, after discussing the proposed text amendments, the Planning Commission recommended approval of the proposed text amendments to the Board of Supervisors, as presented during its meeting; and

WHEREAS, the Board of Supervisors conducted a duly-advertised Public Hearing on August 27, 2019, to receive public comment; and

WHEREAS, following discussion at the Public Hearing, the Board of Supervisors hereby supports the proposed text amendments, as presented during its meeting; and

WHEREAS, public necessity, convenience, general welfare, and/or good zoning practice also support approval of the proposed text amendments;

NOW, THEREFORE, BE IT ORDAINED, on this 27th day of August, 2019, that the Orange County Board of Supervisors hereby approves the proposed amendments to Article IV (District Regulations), Section 70 (Zoning), of the Orange County Code of Ordinances concerning the Planned Development - Mixed Use (PDM) District, as presented and shown below.

Ayes: Johnson, White, Goodwin, Crozier, Frame. Nays: None.

Amendments to the Orange County Code of Ordinances

**As adopted in Ord. No. 190827 – PH1
by the Orange County Board of Supervisors
on August 28, 2019**

Chapter 70 - Zoning

Article IV - District Regulations

PLANNED DEVELOPMENT – MIXED USE (PDM)

Sec. 70-567A. – Purpose and Intent.

1. The Planned Development – Mixed Use district implements the policies, objectives, and purposes of the Comprehensive Plan, the Germanna-Wilderness Area Plan, and the Code of Virginia § 15.2-2283 by allowing for interrelated and compatible commercial, institutional, residential, and recreational uses within an interconnected pedestrian-oriented neighborhood.
2. The intent of this district is to permit flexibility and a focus on high-quality design for mixed-use developments which:
 - a) Provide a level of density and intensity in order to promote a dynamic and convenient neighborhood;
 - b) Exemplify traditional communities that are pedestrian-oriented and offer a variety of transportation, housing, commercial and recreational options;

- c) Take a creative approach in preserving and protecting natural site features through innovative site planning and the use of low impact development (LID) principles for stormwater management, as may be permitted by the Virginia Department of Environmental Quality; and
- d) Provide for the efficient use of land which preserves open space and limits impacts to surrounding properties.

Sec. 70-567B. – Applicability. Any property qualifying for a zoning map amendment to the PDM district shall be identified as being within the *Germanna-Wilderness Area* on the Future Land Use Map of the Comprehensive Plan.

Sec. 70-567C. – Development plans.

- (a) *Form.* Any PDM district shall be regulated by an overall development plan or master plan, as otherwise required as part of the zoning map amendment submittal requirements specified in Article II of this Chapter. Such plans shall be prepared by a licensed surveyor, engineer, or architect, and in addition to said submittal requirements shall also include:
 - (1) Design guidelines and generalized elevation drawings for the overall site;
 - (2) A circulation/transportation plan, including a transportation impact analysis (TIA);
 - (3) An open space and recreational facilities plan;
 - (4) A master signage plan;
 - (5) A generalized land use plan and list of proposed uses;
 - (6) A Landscaping plan; and
 - (7) A public utilities plan.
- (b) *Major Revisions.* Requests for major revisions to an approved PDM development plan shall follow procedural requirements for zoning map amendments. A major revision shall be characterized by all or any of the following:
 - (1) Significant changes in density;
 - (2) Substantial changes in vehicular circulation or access;
 - (3) Substantial changes in the types of land uses proposed;
 - (4) Substantial changes in building design or site design; and
 - (5) Any other change the Zoning Administrator determines is a major divergence from the approved development plan.
- (c) *Minor revisions.* All other changes to an approved PDM development plan shall be considered minor and may be administratively approved by the Zoning Administrator. Requests for minor revisions shall be in writing by the owner. If the Zoning Administrator denies such a request, the matter may be brought before the Board of Supervisors for a public hearing and decision to approve or deny.
- (d) *Implementation.* All properties for which a PDM development plan is approved shall be under common ownership ~~before construction may begin at the time of rezoning prior to the issuance of either a Land Disturbing Permit(s) or site plan approval.~~
- (e) *Alternative Form.* Any overall development plan or master plan for a PDM district may integrate or consolidate, remove, or modify any guidance or requirement as set forth herein, provided such alternative form supports and furthers the PDM district as set forth in Section 70-567A (Purpose and Intent), subject to the following:
 - (1) Such integration or consolidation, removal, or modification along with information supporting the alternative form shall be included as part of the zoning map amendment submittal requirements specified in Article II of this chapter.
 - (2) Sections 70-567(D)a, 70-567(e)(1), and 70-567 F (a)(d)(e) are not eligible for removal or modification.

Sec. 70-567D. – Area Standards.

- (a) *Minimum area required to establish a district:* Twenty (20) contiguous acres.
- (b) *Minimum area devoted to nonresidential development:* ~~Thirty (30) percent of the gross acreage of the site, or 100 acres, whichever is less. This area may include residential uses above the first-floor nonresidential use(s).—The site shall have a minimum area devoted to nonresidential development of between 10 percent (10%) and thirty percent (30%) of the gross project area.~~

- (c) *Maximum gross residential density:* Six (6) dwelling units per acre. A PDM district shall have at least two (2) different types of dwelling units, and no more than seventy (70) percent of the total number of units provided shall be any one type of dwelling unit.
- (d) *Minimum area devoted to common open space:* Twenty (20) percent of the gross acreage of the site.
- (e) *Open space criteria:*
 - (1) Open space ~~shall~~ may be in the form of plazas, squares, commons, recreational areas such as playgrounds, ballfields, trails, and bike paths, picnic areas, and natural/wooded areas.
 - (2) A minimum of eighty-five (85) percent of dwelling units shall be within one-thousand (1,000) feet of a usable, common open space area at least ten thousand (10,000) contiguous square feet in size.
 - (3) All common open space shall be protected by covenants and open space easements setting forth the provisions for its ownership and maintenance.
- (f) *Open space density bonuses:* For each additional five (5) percent of open space provided above the required minimum, the maximum gross residential density may be increased by two (2) dwelling units per acre. The maximum gross residential density shall not exceed twelve (12) dwelling units per acre.

Sec. 70-567E. – General Site Layout Guidelines.

- 1. *Neighborhood core:* The site shall have a neighborhood core, of between 10% and 30% of the gross project area, which includes a mix of commercial, residential, and open space uses.
- 2. *Mixing of uses:* Residential and nonresidential land uses ~~shall~~ must be sufficiently mixed horizontally across the project and vertically within buildings to facilitate a truly pedestrian-oriented environment. Multi-family and single-family attached housing shall generally be located closest to the core of the community and/or central commercial area.
- 3. *Access.* At least two access points to the project site shall be provided. All lots shall front on a public or private street or on a square or plaza. No residential use shall have direct access to any road outside of the district.
- 4. *Alleys:* Alleys may be utilized to provide access to lots and shall be the preferred means of access for lots in residential areas in order to facilitate a street-front orientation for the structures.
- 5. *Street criteria:*
 - a. Public and private streets may be provided, but all streets shall be designed in accordance with VDOT Secondary Street Acceptance Requirements unless it is determined by the Board of Supervisors at the time of zoning map amendment the public health, safety, and welfare would be better served otherwise.
 - b. The transportation system ~~shall~~ will be generally in the form of a grid of interconnected streets, alleys and paths, modified as necessary to accommodate topography and the extent of the project site. Roundabouts ~~shall be~~ are the preferred intersection design subject to VDOT regulations.
 - c. Cul-de-sacs or dead-end roads ~~shall~~ will not be permitted unless warranted by topographical or site design constraints, as determined by the Planning Director-Zoning Administrator or designee.
 - d. Streets within and adjacent to the neighborhood core ~~shall~~ will utilize well-delineated crosswalks and bulb-outs or other similar facilities to minimize pedestrian crossing distances.
 - e. Motor vehicle circulation shall be designed to promote pedestrian and bicycle activity.
- 6. *Sidewalk criteria:*
 - a. Sidewalks shall be provided on both sides of all streets within the project area unless the Planning Director Zoning Administrator determines that placing locating a sidewalk on only one (1) side of the street is reasonable for the specific development.
 - b. Sidewalks in residential and non-residential areas ~~and shall have a minimum width of four (4) feet shall be designed to ensure pedestrian safety~~.
 - ~~c. Sidewalks shall have a minimum width of eight (8) feet within and adjacent to the neighborhood core, and shall be separated from the roadway by a planting strip and/or parking. Where outdoor restaurant seating or similar uses are provided on the sidewalk,~~

~~sidewalks shall be a minimum of sixteen (16) feet in width. In no case shall the buffer between pedestrians and the roadway be less than five (5) feet VDOT standards.~~

- d. Connections shall will be made to existing sidewalks if such facilities exist on adjacent properties, unless otherwise prohibited by VDOT regulations.
7. *Landscaping*: Established as part of the development plan, and which shall will at least meet the intent of any landscaping requirements specified in Article V of this Chapter. Street trees shall will generally be planted throughout the neighborhood core and any other nonresidential or open space areas in order to form a canopy once the trees reach maturity. Tree species shall will be diversified as a precaution against blight and indigenous to the area.
8. *Outdoor lighting criteria*: See the Exterior Lighting section of the Supplementary District Regulations section of this chapter.
9. *Parking criteria*:
 - a. See the Supplementary District Regulations section of this Chapter (Sec. 70-671 et. seq.).
 - b. On-street parking may be used to satisfy residential and nonresidential parking requirements, and shall be provided on streets within and adjacent to the neighborhood core.
 - c. Detached garages for single-family attached and detached dwellings shall be located only in the rear or side yard. Attached garages shall not extend beyond the front plane of the dwelling by more than six (6) feet.
10. *Signage criteria*: Established as part of the development plan.

Sec. 70-567F. –Building Standards.

- (a) *Maximum height*: Forty-five (45) feet, unless otherwise permitted via Special Exception or via Special Use Permit for telecommunications facilities.
- (b) *Minimum lot sizes and yards*: Established as part of the development plan. Build-to lines shall be utilized instead of traditional minimum setback distances or yard widths. In establishing these standards, the following principles shall be used:
 - (1) Fire and rescue access to any property shall not be impaired;
 - (2) Adequacy of light, air, privacy, and access to open space is sufficient for residential uses; and
 - (3) The safety and functionality of the transportation network is not hindered.
- (c) *Principal structures and uses*: Multiple principal uses and/or structures may be allowed on a lot. Where residential uses and nonresidential uses are within a single structure, the residential use(s) shall be considered accessory to the nonresidential use(s).
- (d) *Public utilities required*: Public water and wastewater services shall be required for all development in a PDM district.
- (e) *Underground utilities*: All utilities shall be placed underground.

Sec. 70-568. - Reserved.

RE: ADJOURN

On the motion of Mr. Goodwin, seconded by Mr. Johnson, which carried by a vote of 5-0, the Board adjourned the meeting at 7:04 p.m. Ayes: Johnson, White, Goodwin, Crozier, Frame. Nays: None.

James K. White, Chairman

R. Bryan David, County Administrator