

**Regular Meeting
of the Planning Commission
to conduct a Joint Work Session with the
Board of Supervisors
Gordon Building Meeting Room
Thursday, June 21, 2012
Minutes**

Members present: Nigel Goodwin, Chairman; George Yancey, Andy Hutchison, J.P. Tucker, III, Donald Brooks

Board of Supervisors: S. Teel Goodwin, Chairman; Lee H. Frame, Shannon C. Abbs, James K. White, Grover C. Wilson

Staff present: Gregg Zody, Planning and Zoning Director and Secretary; Kevin McMahan, Planner; Janet Jones, Permit Technician; Julie G. Summs, County Administrator; Ashley Jacobs, Chief Deputy Clerk; Sharon Pandak, County Attorney

All discussion and comment made during this meeting was captured via digital audio recording. The minutes as written below are intended to be a summary of this discussion and comment. Anyone desiring detailed information about comment or discussion made during the meeting is referred to the recording.

- 1. Call to Order**
- 2. Determination of Quorum**

Board Chairman Goodwin called the meeting to order for the Board of Supervisors at 7:01 p.m.

Commission Chairman Goodwin called the meeting to order for the Commission at 7:01 p.m.

- 3. Approval of Agenda**

A motion was made by Mr. Frame, seconded by Ms. Abbs, to approve the BOS agenda as presented. The motion carried with all members voting in the affirmative

A motion was made by Mr. Hutchison, seconded by Mr. Yancey, to approve the Commission agenda as presented. The motion carried with all members voting in the affirmative.

- 4. Comprehensive Plan revision discussion**

Commission Chairman Goodwin reviewed with the Commission and the BOS the summary of the Commission meeting held on June 13, 2012. Points of importance were the new future land use concepts and proposed categories for consideration for adoption with revised comprehensive plan: Historic/Conservation Areas; Rural Agricultural; Neighborhood Residential; Village Center; Suburban; and Economic Development. A bubble map presenting the proposed land use

categories was discussed. Reinforcing of those existing patterns for future residential, commercial/industrial and agricultural uses; criteria for establishing Villages and Rural Communities also was discussed. Commission Chairman Goodwin gave to the Commission and BOS an updated table showing the changes that the Commission discussed at the June 13, 2012 meeting and the addition of a new category. Discussion continued between the Commission and Board concerning rezoning requests and the proposed “preferred zoning ratios” as presented by consideration. Mixed use was discussed specifically with regards to whether it should be defined solely in the zoning ordinance or in the comprehensive plan as well.

Supervisor White stated may be adding additional categories added but need to determine how categories will be defined before writing the comprehensive plan.

Commission Chairman Goodwin and Board Chairman Goodwin agreed that the table with the categories will be a good place to start.

The Board of Supervisors and Commission held a lengthy discussion on the Criteria To Determine Land Use Category Table that was discussed at the Commission meeting on June 13th and also the new table that was given to Commission and Board at this meeting. Discussions ensured on protecting the county’s aquifer and perhaps consider limiting development over or around our major aquifers; ownership of water within the aquifer; and the need to consider a “facility” land use category.

A discussion was held among the Commission and Board regarding criteria used to determine the proposed land use categories; the characteristics of the Towns of Orange and Gordonsville and the need to work with the Towns cooperatively because of the impact our entities can have on each other.

It was stated the most important item in the comprehensive plan should be the Future Land Use Map because it is what’s real and what is to be conveyed to the citizens of the county. Commission Chairman Goodwin stated he wants to get input from the citizens of the county on the update to the comprehensive plan.

Property rights and land use were major topics during the discussion among the Commission and Board of Supervisors.

It was suggested that the land use category proposed as “Village Center” be called “Village” for clarification purposes.

Commission Chairman Goodwin stated the Commission needed a general consensus of the Board to move forward with the land use categories as proposed to facilitate the public comment process.

It was the consensus of the Board and Commission that the table on The Criteria To Determine Land Use is something that should be worked toward.

The Board and Commission took a brief recess at 8:25 p.m.

The joint worksession reconvened at 8:37 p.m.

5. By-right subdivision discussion

Supervisor White explained to the Commission the by-right subdivision on the criteria sheet and a potential subdivision ordinance amendment known as the “2 then 5” scenario, in which one division of a minimum of two acres would be permitted for the first ten acres and then one division would be permitted for each additional five acres. The Commission and the BOS held a lengthy discussion on division rights on non-agricultural land. Board Chairman Goodwin stated that he disagreed with not allowing some division rights in each land use category. Property rights was a major part of the discussion on the by-right division, people having the right to subdivide their land, controlling development, requirement of roads, number of lots currently on books.

A discussion ensued regarding: the character of the County; limits on subdivisions in general; whether or not to have one set of division rights for the County; whether or not certain regulations should be set for certain parts of the County; the driving force behind the suggested changes; the importance of planning for the County’s future; by-right divisions and effects of limitations on by-right divisions; whether or not to apply one mediocre division rights policy to the County as a whole or to have easy division rights in some areas and tightened division rights in other.

Discussion continued regarding: retaining the character of existing areas in the County; the Route 3 Corridor and its current uses and proposed land use category; and concentrating infrastructure where growth is desired.

The Commission and the Board agreed that there is much to be discussed before a consensus on any proposed amendments to the Subdivision Ordinance could be reached.

6. Zoning Ordinance - short term versus long-term amendments

Commission Chairman Goodwin stated he would like clarity on short term vs. long term amendments and what exactly the Board is asking of the Commission.

The Board and Commission discussed “fixes” to the zoning ordinance and what the Board meant in this regard. Discussion was hold on examples of various text amendments to review and consider for revisions to the zoning ordinance, including garage apartments, mixed uses, and the revisions to the sign ordinance.

Supervisor White stated a list needs to be created and be taken to the Commission for discussion and also hear from the Commission members as well on their concerns.

Mr. Brooks stated it is hope that this is just not for one person specific but many with the same issues. Mr. Brooks stated at some point common sense needs to come into play.

The Commission and the Board requested Mr. Zody to draft a prioritized listing of proposed “fixes” to the zoning ordinance for the Commission and Board to provide input on.

7. Economic Development plan for Route 3 - status (see BOS two-year priorities, item 1)

No discussion on the Economic Development plan for Route 3.

6. Other Business

No other business was discussed.

7. Next meeting

No discussion on the next meeting.

8. Adjourn

There being no further business, a motion was made by Mr. Frame, seconded by Ms. Abbs that the Board of Supervisors meeting be adjourned at 10:00 p.m. Motion carried with all members voting in the affirmative.

There being no further business, a motion was made by Mr. Hutchison, seconded by Mr. Tucker that the Commission meeting be adjourned at 10:00 p.m. Motion carried will all members voting in the affirmative.

Nigel Goodwin, Chairman

Gregg B. Zody, Secretary