

AT A WORK SESSION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD ON THE 24TH DAY OF JANUARY 2012, AT 4:00 P.M. IN THE COUNTY GOVERNMENT CENTER BOARD ROOM, 101 MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

A. CALL TO ORDER

B. ROLL CALL

Mary K. Jones, Chairman, Berkeley District
John J. McGlennon, Vice Chairman, Roberts District
James G. Kennedy, Stonehouse District
James O. Icenhour, Jr., Powhatan District

Robert C. Middaugh, County Administrator
Leo P. Rogers, County Attorney

C. BOARD DISCUSSIONS

1. Dominion Virginia Power – Discussion of Transmission Line

Dominion staff gave a PowerPoint presentation.

Ms. Stephanie Harrington stated that Dominion would present its proposal to the State Corporation Commission (SCC) in April, which allows it opportunities to respond to feedback. Dominion planners are concerned with the area's electrical reliability due to the Peninsula's geographic isolation. With the Yorktown plant going offline in 2014, the need for additional transmission line has accelerated. Dominion has already acquired right-of-way running from Charles City to Newport News. A 500kv line would extend across the Chickahominy River through James City to a Skiffe's Creek switching station, with another new 230kv line running from the Skiffe's Creek switching station to Newport News. This corridor does not need to be widened or require additional easements.

Ms. Mary Jones asked how Dominion determined what areas of the right-of-way would receive lattice style towers versus monopole towers.

Mr. Wade Briggs, Dominion Virginia Power, stated that was an economic assessment.

Ms. Harrington stated that Dominion has already mailed letters to property owners, created a website, and held three open houses. Citizens can submit feedback through the website or at an upcoming open house. The upcoming open houses will be advertised in local papers. Dominion's routing analysis will be reviewed based on those comments. The SCC will hold its own round of outreach and feedback.

Mr. McGlennon asked if alternative routes were considered.

Ms. Harrington stated that Dominion had considered another line extending through New Kent to the Lanexa substation. That route was not chosen due to the existing line needing to remain in place.

Mr. Briggs stated that a new corridor was chosen instead of upgrading the existing corridor for redundancy in case of a major event.

Mr. Middaugh asked if there were any problematic issues along the northern route.

Mr. Briggs stated that Dominion had to consider the effects on the region of losing a large amount of load in a short time.

Ms. Jones asked if existing lines would be removed or if double lines would be placed.

Mr. Briggs stated that the existing lines between the Lightfoot and Toano substations would be removed and replaced. He stated that the existing 230kv line between Chickahominy, Lanexa, and Lightfoot substations would remain.

Mr. McGlennon asked if any lattice structures would be placed in the County.

Mr. Briggs stated that the lattice structures would move across the Chickahominy River and transition to monopoles soon after. The monopoles would run the rest of the way through the County. Dominion is still collecting historical and cultural information and feedback regarding the routes. Dominion will report back to the County after getting a better idea of the final route.

Mr. Middaugh asked how Dominion deals with cultural sites, such as Freedom Park, along the corridor.

Mr. Briggs stated that feedback on the corridor is still being collected.

Mr. McGlennon asked who monitors environmental impacts for the project.

Mr. Briggs stated that he has a staff member that collects and monitors environmental data.

Mr. McGlennon asked if there were any issues at the Skiffe's Creek station.

Mr. Briggs stated there were some historical issues under review at the site.

Mr. McGlennon asked if there had been community outreach in that area.

Mr. Briggs stated not yet, although he intends to set one up. Dominion has held three public meetings so far: at Warhill High School, in Charles City, and in Newport News.

Mr. Jim Icenhour asked if future hearings would be held in Richmond or in each locality.

Mr. Briggs stated that the State hearing examiner would make that decision and he has seen the examiner rule both ways.

Ms. Harrington stated that the Dominion project website links directly to the SCC email and mailing addresses to allow citizens to send feedback.

Mr. Briggs stated that Dominion wants to hear feedback for any issue and that plans are not finalized.

Ms. Harrington stated that photo simulations from Hornsby Middle and Warhill High Schools are available on the project website at www.dom.com/about/electric-transmission/skiffes/index.jsp.

2. Stage II Zoning Ordinance Update for Nonpriority Items - Continued from September 27, 2011, Work Session

Ms. Tammy Rosario, Principal Planner, stated that high priority issues from the last work session included density calculation for residential and multiuse districts, the affordable housing opportunities policy, and green building policy.

Ms. Ellen Cook, Senior Planner, said that staff calculated various ways of determining density including: net acreage, gross acreage, the current calculation of 35 percent of non-developable acreage, and a stepped-scale approach.

Mr. Icenhour asked if staff changed the 35 percent calculation to 25 percent in the draft ordinance.

Ms. Cook stated that the 35 percent calculation was the current ordinance. Staff had initially changed it to 25 percent, but at the Board's direction, concentrated on the stepped-scale option.

Mr. Icenhour asked if the R-1 and R-2 districts were affected by the current proposal.

Ms. Cook said no, but that the stepped-scale option could be used in other districts if the Board wished.

Mr. Icenhour said that the districts calculate density differently. He preferred net density, but felt the acreage calculation was a good compromise. For consistency, if the acreage calculation was adopted, he would like to see it adopted in all districts. He asked staff if there were any issues with using the calculation everywhere.

Mr. Allen Murphy, Acting Manager of Development Management and Planning Director, stated that the calculations could be used everywhere if the Board wanted a consistent policy.

Ms. Rosario said that staff wants feedback on how consistent the Board wants density. Using a step-scale in Mixed Use (MU) would not have much effect, but using it in Economic Opportunity (EO) could actually increase density since this was already adopted using net acreage.

Mr. Jason Purse, Senior Planner, stated that there are other density checks in EO to limit residential development.

Mr. Icenhour stated that if there are no negative impacts to MU or EO he would like to see all districts use the same density. He said that using the same standard would clean up different density methods while still allowing a bonus.

Mr. Kennedy stated that he would like to review additional information on the topic.

Mr. McGlennon stated that as a principle, he would like all densities to be calculated the same way, although upon further review, it may not work for all districts.

Ms. Jones stated that she would like to see additional examples showing the density methods.

Ms. Rosario stated that while staff examples are hypothetical, the Board ultimately controls the number of units through the legislative process.

Mr. Murphy that stated the process can be either more predictable or give the Board more discretion.

Ms. Kate Sipes, Business Development Coordinator and former Senior Planner, stated that staff drafted an affordable housing policy based on feedback from the Board to provide affordable units with future residential proposals, including making expectations for developers clearer. Based on Policy Committee input, staff was considering combining the definitions for 'affordable' and 'workforce' by targeting households earning between 30 and 120 percent of the area median income.

Ms. Rosario stated that developers would get additional benefits for homes offered at the lower end of the area median.

Mr. Icenhour stated that he wanted to maintain the distinction between 'affordable' and 'workforce.' The market was taking care of workforce housing and the program should be focused on the affordable end. He asked staff to elaborate on changes to the affordable proffer language.

Ms. Sipes stated that staff does not want to overlook the category of greatest-need households at 30-60 percent of area median income and wants to give additional benefit to those providing it.

Mr. McGlennon asked what in the policy addressed housing needs at the lowest income level.

Ms. Sipes stated that developers will be asked to provide the entire spectrum of affordable housing targeted at households earning from 30 to 120 percent of area median income. She said that units targeting the lowest income levels would have no cash proffers.

Ms. Rosario stated that there are additional density bonuses in the districts to further incentivize affordable housing.

Mr. Icenhour asked staff to research whether soft second provisions apply to workforce housing, including the new Candle Factory proposal. He also asked how taking cash in lieu of affordable housing helps the County.

Mr. Vaughn Poller, Administrator of Housing and Community Development, stated that staff envisions using the in lieu funds to develop other affordable units around the County.

Ms. Sipes stated that staff included the in lieu policy in cases where a development's having affordable housing may not be practical, but that the County would still want to uphold the policy.

Ms. Jones stated that she was comfortable with the policy.

Mr. Poller stated that the policy provides 10 percent of affordable units below 30 percent of area median. He said the in lieu fund could also be used to address people at the lowest end by subsidizing home renovations.

Ms. Cook stated that staff drafted an incentive-based green building policy for commercial and residential based on Economic Development Authority (EDA) comments. The draft submitted to the Board could be expanded from commercial to include all development.

Mr. Kennedy stated that the Green Building Roundtable intended green buildings to be voluntary. Many people feel the draft language is punitive. He asked what changed in the policy.

Ms. Cook stated that while many of the Green Building Roundtable's recommendations focused on incentives, staff used language from the recommendations for expectations on commercial buildings larger than 10,000 square feet and for residential units. Incentives would be revisited later.

Mr. Kennedy stated that he would like to see an incentive-based final policy.

Mr. Russell Seymour, Director of Economic Development, stated that the Office of Economic Development (OED) recommends various incentives for commercial green building, including expedited review and fee waivers as well as business education. Additional restrictions would be not helpful in the current economic climate.

Ms. Rosario stated that the latest staff version presented to the Board is incentive-based.

Mr. Icenhour asked if the same incentives would be possible for both commercial and residential green building.

Mr. Murphy stated that commercial green building could be expedited. However every case cannot be expedited.

Ms. Jones stated that the policy should use incentives while the green building deposit draft language moves away from that.

Mr. Icenhour stated that it would be better to give to businesses that comply rather than take away from businesses that do not and he would like the incentives policy clarified. He asked staff to come back and demonstrate, if the policy was adopted, how the County could verify its effectiveness and performance.

Mr. Kennedy stated that having more options gives businesses greater reason to locate here.

Mr. McGlennon stated green building was not being built into the ordinance and was only a staff policy.

Mr. Murphy stated that draft ordinance language included density bonuses for exceeding green building standards. That language can be modified based on Board feedback.

Mr. Kennedy stated expedited review may not matter as much with fewer planning cases under review, but could become a more important incentive when an improved economy causes a case backlog.

Mr. Seymour stated that expedited review was frequently requested by business owners. Expedited review would be taken off the table if the Board decided to extend green incentives to residential units.

Mr. Murphy stated that staff could develop residential incentives without losing business fast-tracking.

Mr. Kennedy stated that it was very important to have consistency and clear expectations.

Mr. Murphy stated that staff will draft supplemental material to accompany an incentive-based policy with clear expectations.

Mr. McGlennon stated that he would prefer expectations to incentives.

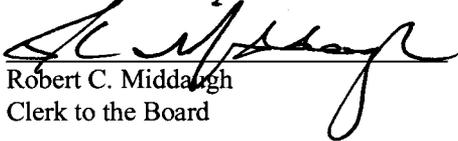
Ms. Jones stated that she did not want to see additional regulations.

Ms. Rosario stated that the Board seemed to have consensus on commercial incentives, but was divided on whether to go beyond that for either commercial or residential. Staff could draft an incentives policy now with an evaluation period before reporting findings to the Board.

Mr. Icenhour stated that he would like to see whether voluntary incentive programs are meeting expectations.

D. ADJOURNMENT

Ms. Jones adjourned the meeting at 6:01 p.m.


Robert C. Middaugh
Clerk to the Board