

A SPECIAL WORKSESSION OF THE PLANNING COMMISSION OF THE COUNTY OF JAMES CITY, VIRGINIA, WAS HELD ON THE FIRST DAY OF JULY, TWO-THOUSAND AND NINE, AT 4:00 P.M. IN THE COUNTY GOVERNMENT CENTER BOARD ROOM, 101-F MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

1. ROLL CALL

Planning Commissioners

Present:

Deborah Kratter
George Billups
Joe Poole III
Reese Peck
Rich Krapf
Chris Henderson
Jack Fraley

Staff Present:

Allen Murphy, Director of Planning/Assistant
Development Manager
Tammy Rosario, Principal Planner
Leanne Reidenbach, Senior Planner
Sarah Propst, Planner
Scott Thomas, Environmental Director
Jose Ribeiro, Senior Planner
Steven Yavorksy, Office of Economic Development
Steven Hicks, Development Manager
Keith Taylor, Office of Economic Development
Rick Hanson, Housing and Community Development
Kate Sipes, Senior Planner

2. OVERVIEW

Mr. Krapf acknowledged the efforts of the Community Participation Team (CPT), the Steering Committee, and staff for their work during this process. He stated staff will be taking notes on the subjects and questions brought up today and reporting the agreed upon actions back to the Commission at the end of the work session.

Ms. Tammy Rosario stated that this update involved a great deal of work and involved a great number of people, including citizens, the business community, and many others. Staff would like to thank those who participated, as well as the Community Participation Team and the Steering Committee. The process began in April 2007 and will hopefully be completed sometime this year.

Early in the process, staff received guidance from the Planning Commission and Board of Supervisors that this would be a major revision to the Comprehensive Plan, although there was agreement that the 2003 Comprehensive Plan was a solid base. She stated there were no major shifts in existing policies, although some direction was given such as involvement of the business community, a focus on workforce issues, and a greater emphasis on environmental stewardship. Ms. Rosario stated that there were also "hot topics," which were issues that were most important to citizens and those participating in the process.

Ms. Rosario stated that staff's responses toward drafting the plan included working with the CPT, having a broader use of transportation modeling, working on expanding the public participation process, and including input from State agencies and local groups. She also stated the each section has its own sustainability spotlight.

Mr. Fraley then spoke on the Steering Committee. He stated that this year more members were added to include a cross section of interests, including two citizens-at-large. He stated the Committee held thirty-six meetings culminating the Committee's unanimous approval of the draft plan on June 25, 2009. Mr. Fraley stated the Committee worked hard on its transparency by having its own website where all of the materials that the Committee considered were posted and a blog. He stated that the draft plan that was approved contained 429 action items for Planning Commission and Board of Supervisors consideration. He also stated that an implementation guide was included, with timing and responsibilities established. Mr. Fraley stated this will assist in setting priorities and also establishes a basis on which to measure the progress of the plan.

Mr. Fraley stated that according to the Virginia Tech survey, the three top concerns of citizens were growth, lack of housing opportunities, and economic development. He stated this year there was more emphasis on these three areas than in 2001. He also said that these topics have been consistently mentioned during the last two comprehensive plan updates. He stated that some of the action items would produce major changes, such as the one suggested to significantly reduce the density in rural lands. Currently, for residential development, allowed density is one unit per three acres; however, previous Rural Lands Committee discussions suggested increasing the requirement to one unit per twenty or twenty-five acres. Another item was the increased assessment of cumulative impacts of development on public facilities, infrastructure, and other public services.

Mr. Fraley stated the Committee and staff worked diligently in developing a toolkit that could be used by property owners in the rural lands to ease impacts to their property values should any significant reduction in permitted densities be adopted. The toolkit is part of the recommendations and includes support for the funding of the purchase of development rights program, looking into the feasibility of having a leasing of development rights program and/or a transfer of development rights program.

Mr. Fraley stated that the survey brought out the concern of the lack of housing opportunities with regards to the options available. It was also important to incorporate diversity and innovation in design and location. The Steering Committee also determined that a new land designation was needed – Economic Opportunity. There was also support for the 2008 report from the Business Climate Task Force.

3. INTRODUCTION

A. Vision Statement

Ms. Leanne Reidenbach stated that the Vision Statement acknowledges that County's rich history, heritage, and resources- both natural and historical. It also promotes the idea that the County needs to sustain these items and to maintain the high quality of life.

Ms. Deborah Kratter stated one thing to keep in mind was that the County's fiscal health is very dependent upon the preservation of the historical assets and the protection of the

environment. If these things are not present, then the quality of life will be reduced along with the County's fiscal health. Ms. Kratter had some concerns with the statement that the County should continue first class education and medical care. Some may believe that compared with other jurisdictions, the County does not provide this already. Ms. Kratter had some ideas about trying to promote first class medical care.

Mr. Krapf mentioned that the Committee should be careful as to whether it should decide whether the County provides first class medical care or not. He asked Ms. Kratter to draft some ideas and send them to staff and the Planning Commission. This could then be discussed at the work session tentatively scheduled for August.

Ms. Rosario stated that the Vision Statement did initiate from the ground up, with the initial draft written by citizens. This may help Planning Commissioners understand the meaning behind the statement.

Ms. Kratter complimented staff on the writing of the draft with all the supporting documentation.

Mr. Poole agreed and appreciated the emphasis on the unique qualities in the County. He felt that the draft document read very well and liked the emphasis on sustainability.

Mr. Henderson suggested including the word "legacy" in the Vision Statement, perhaps in the first sentence of the first paragraph. This would encompass the history and the importance of preservation. This would also promote a high quality of life.

B. Foreword

Ms. Reidenbach stated that the Foreword recognizes that the Comprehensive Plan does reflect the will and the desires of the County's citizens. The Plan is also a living document that is amended over time to reflect the changing conditions in the County.

Mr. Peck stated that although the Plan is updated every five years, he would like to have some discussion as to the feasibility of an annual update to determine what goals, strategies, and actions have been implemented and what still needs to be accomplished.

Mr. Krapf stated that when discussions are initiated concerning the Implementation Guide, that would be the time to bring in the idea of an annual update. He felt that would be the time that time frames will be attached to certain items, and would be the appropriate time to discuss more frequent reviews, such as what Mr. Peck was referring to.

Mr. Steven Hicks stated he had some concerns about requiring an annual review. He would bring this topic up again during the discussion regarding implementation.

Ms. Reidenbach added that the five year review is referring to the State requirement that localities must comply with.

Mr. Henderson suggested in the first sentence of the first paragraph to change from “they recognize” to “citizens recognize.” He also suggested in the next to last paragraph when it mentions that an effective plan will “depend” upon regular reviews, he would like to change the wording to “require” a commitment to regular reviews.

Ms. Kratter suggested stronger wording for the text “citizens recognize the need.” She felt that the citizens demanded that something be done about growth. She felt that stronger wording should be used since this was emphasized by the citizens.

Mr. Krapf agreed but thought the word “demand” may be a little too strong.

Ms. Reidenbach suggested “called for.”

Mr. Fraley suggested “the citizens expressed the need” or “the strong need.”

Ms. Kratter agreed to the “citizens expressed a strong need to manage growth.”

C. Planning Process

Ms. Reidenbach reviewed the process, which included the overview of the methodology; highlighted the channels for outreach and to receive public input; and discussed the roles of the Community Participation Team, the Steering Committee, and the consultants. She reviewed in more detail the extensive outreach that was done and channels for citizen input. Ms. Reidenbach stated several new methods were used, such as Facebook, YouTube, a blog, increased web presence, and Community Participation Team forums.

Ms. Kratter asked what “validation of citizens’ comments by the CPT” meant on page 7 of the document. She asked what was involved in the validation process.

Ms. Reidenbach answered that the CPT was the receiving body for all of the public comment that was received. Since some of the comment documents were transcriptions, they reviewed the comments and confirmed that they were reflective of what the CPT heard in public meetings.

Mr. Billups stated his concerns about the document being binding with the citizens and the concern that during the course of the next five years, some items in the Comprehensive Plan may not get done.

Mr. Krapf stated that the Implementation Schedule was one way to address this concern. At the end of the process, all of the action items will be given some benchmark by which to be judged.

Ms. Rosario stated that it may be helpful to emphasize in the beginning that the Comprehensive Plan is viewed as a long term vision. It is a guide and it requires a certain amount of flexibility to be enacted over a long period of time. It is viewed as a twenty year plan. She stated that the plan will require the allocation of resources and staff as well as various

opportunities to implement the goals, strategies and actions.

Mr. Krapf stated that was true, along with the thought that an action item may have to compete for capital or operational funds. It is important to realize that this is a living document and that it gives the County a direction and guidance.

Mr. Fraley stated that he felt this was a good reason not to wait and review the plan every five years. He feels the citizens expect a review of this plan on a more frequent basis. He stated the importance of keeping the citizens engaged during the update.

Ms. Kratter expressed her concerns about the Comprehensive Plan being ignored. She wanted to make sure that it does not end up as a "wish list" and that it is somehow binding.

Mr. Fraley stated that he felt it was important to realize that this was the citizens' plan. Ideas started with the citizens' input and then developed over time with input from the different committees and staff. He does not feel that the plan is legally binding, except those action items required by Federal or State code.

Mr. Peck stated that this is a document to help those who are entrusted to making decisions. He felt that because of this it was important to have annual amendments, accountability, and transparency. He also stressed the importance of developing a mechanism to ensure that the items in the Comprehensive Plan are implemented.

Mr. Krapf stated that the political realities have to be taken into consideration also. If the legislative body of the County changes, there may be a different set of priorities. He believed that the Planning Commission's role was to focus on the document, develop the best possible guide, and move forward.

Mr. Billups stated he felt the real issue was how you treat the validation between parties in a public policy setting and to what magnitude does the Planning Commission place on it to maintain its creditability.

Mr. Poole stated in reviewing the draft he was more interested in concepts as opposed to word detailing. He gave the example that the term "legacy" has different meanings for different people. He stated that care should be used when using terms such as these. He also stated he was not prepared to work on the detailing of the words today.

Mr. Peck agreed and stated his perceptions were that the plan would get an overall conceptual type review and not detailing with the words.

Mr. Krapf stated that that was the intent of the meeting and the way the sections were highlighted on the agenda reflected that. The staff person who was in charge of a certain section will give a short summary of what was accomplished.

Ms. Kratter suggested a more overall review of the plan, but then made a suggestion that if individual Commissioners had suggestions or concerns with some of the wording to email it out

to the Commission for their input after the meeting.

Ms. Rosario stated that once these issues are brought forward, staff can review and bring responses back to the next scheduled meeting for that topic.

4. SECTIONS

A. Environment

Ms. Sarah Propst stated that the Environmental section addressed information on soils, water and air, Chesapeake Bay Preservation Act requirements, climate stabilization, and sustainability. Several other groups were involved, such as the Environmental Division, Stormwater Division, General Services, and the Chesapeake Bay Local Assistance Division. She stated some accomplishments since the last Comprehensive Plan, which included Board of Supervisors approved recommendations for the Special Stormwater Criteria Task Group, and the County being a recipient of a \$65,000 grant to support the Lower Skiffes Creek Watershed Management Plan and the Builders for the Bay Program. The Better Site Design Implementation Group produced a report with recommendations. She also stated that the Board of Supervisors adopted a Cool Counties Initiative, which declares the County's commitment to environmentally conscious development. The Board of Supervisors adopted revisions to the Powhatan and Yarmouth Creek Watershed Management Plans. James City Service Authority (JCSA) also received a grant to assist homeowners to properly abandon unused wells.

Ms. Propst stated that new topics were added while old subjects were enhanced. Ecosystems and soil discussions were enhanced. The Environmental section highlighted water quality concerns and monitoring programs and addressed flooding in the County. This section also included climate change actions taken by the County. The Steering Committee also recommended including a Low Impact Development checklist to be used in development. Ms. Propst stated that the Stormwater Program Advisory Committee recommended changes to the goals, strategies and actions regarding funding and other concerns of their organization. These were approved by the Steering Committee.

Mr. Henderson suggested having an onsite inspection of waste water disposal systems. This is in reference to action 1.1.10 concerning protecting water resources from onsite disposal systems failures. Currently there is a backflow prevention inspection policy, which is an annual inspection. Mr. Henderson believes that a regular inspection of the system itself might serve the citizens since this can become a health and safety issue.

Mr. Krapf asked for staff's input.

Mr. Hicks stated that the State has requirements in place for these types of facilities. He inquired as to whether the Commission wanted to add something concerning the requirements already mandated by the State.

Mr. Henderson questioned whether the State requires anything after the permit has been issued in order to maintain the permit. He wanted to ensure that these systems continue to operate as they were intended.

Mr. Scott Thomas stated that the Chesapeake Bay Ordinance and the Chesapeake Bay Act require evidence of pump out of septic systems to the Environmental Division every five years. The Ordinance states that if the system is not pumped out, evidence needs to be given that it has been inspected by a certified professional.

Mr. Henderson stated that it would depend on the capacity of the system as to whether five years is an appropriate time period.

Mr. Thomas stated that the Division keeps track of the properties and compliance because that information is reported to the State. He also stated that companies who are actually doing the pump out also report that it has been done.

Mr. Peck asked what certifications are required.

Mr. Thomas answered that these companies and/or individuals who are doing the pump out have to be certified by the State. He stated there is language in the Ordinance that addresses certification and what is required.

Mr. Henderson asked how many septic systems are in the County.

Mr. Thomas thought the number was around 3,000 but was unsure. He stated he would get the figure to the Commission.

Mr. Peck asked if there was any data concerning the number of failing systems.

Mr. Thomas did not know that number.

Mr. Krapf wanted to emphasize that due to time constraints, that before asking staff to do additional research, he wanted the support of the majority of the Planning Commission.

Mr. Allen Murphy stated that he believed the County was following the State requirements. The policy and implications of going further would be a shared responsibility; the majority would fall on the public sector, which would require some further discussion. He stated that before doing this, there needs to be some evidence of substantial problems. He does not believe this evidence exists except in a few isolated areas.

Mr. Henderson stated that allowing shallow wells for irrigation has some public policy implications. He stated that in rezoning cases, the property developer is required to waive the right to install shallow wells for irrigation, which forces the use of the public system for irrigation. He wanted to get staff's perspective on why we are taking that step. Mr. Henderson would like to see some shallow wells so as to lessen the burden placed on the public water system.

Ms. Kratter brought up the idea of encouraging or permitting grey water. She believed that this followed along the same discussion as shallow wells for irrigation.

Mr. Hicks stated that these discussions would have to be taken up with the James City Service Authority. He stated that it was important to manage the aquifers and urges caution when in the Primary Service Area.

Mr. Murphy stated that Mr. Larry Foster of the James City Service Authority will be having this discussion and was aware of the issues and concerns.

Mr. Krapf suggested addressing this topic when Public Facilities is on the agenda.

Mr. Fraley suggested that if there were any other issues for Mr. Foster to address, it would be beneficial to contact him before the Public Facilities section is discussed so that he can be aware of any issues or concerns ahead of time.

Ms. Rosario asked the Commissioners to send any topics or issues to the main planning e-mail box, and copy her, Mr. Murphy, and Mr. Hicks.

Mr. Fraley stated there were some action items that supported or encouraged the use of grey water.

Ms. Kratter suggested having the citizen comments after the introduction since this plan had a very intensive citizen involvement. She felt that this may reflect what had occurred more effectively. Ms. Kratter said that she felt that many action items were unspecific, using the words "promote" and "encourage."

Mr. Krapf stated that much time had been spent on choosing which words to use in the action items. He asked that if there were any specific words that Commissioners wanted to change, to e-mail the changes to staff and the other Commissioners. He stated that when the Steering Committee reviewed the wording, there were some areas where less specific words were appropriate, and then in other areas, the Committee felt more action orientated words were better suited. This allowed more flexibility in applying policies and may prevent a more rigid situation that may not be feasible.

Mr. Hicks stated that it would be helpful to have a collective effort regarding the changing of words. He would like to see a consensus among the Commissioners before changing any wording. He stressed the importance of having flexibility because the Comprehensive Plan is a guide.

Mr. Peck stated he wanted the Comprehensive Plan to have credibility. He would prefer more action orientated words so that it would compel the action to take place.

Ms. Kratter stated that if less specific wording is used, that maybe follow-up with some kind of method to address that issue should be pursued. She feels that slightly stronger language should be used.

Mr. Krapf stated that he wanted to make sure that the document that emerges from their

review is thoughtful, but reflects the majority of the Planning Commission before it is presented to the Board of Supervisors.

Ms. Kratter asked about making the public commentary more prominent in each individual section.

Mr. Krapf felt some of the community comment might not tie in with some of the facts that are contained in the beginning of the text. He stated that he felt it was important to have the information from the technical reports up front and then review the citizen input with that information as background.

Ms. Kratter asked if the recommendations presented in the document were generated from staff.

Mr. Fraley answered that these are recommendations that have been voted on and approved by the Steering Committee.

Ms. Kratter asked if this was based largely on citizen input, or was this an exercise that could have taken place without citizen input. She asked whether the input from citizens was central or ancillary.

Mr. Krapf felt that the citizen input was central.

Mr. Fraley felt that Ms. Kratter made a good point and asked staff and the Commission to consider relocation of the citizen comment sections.

Mr. Poole stated that in some instances it may be better to have the citizen input up front, and others it may not.

Mr. Murphy stated he thought it was a format issue and that the citizen input is there. If the Commission wishes to change the format, staff is willing to accommodate.

Mr. Peck stated he had some concerns about general format, style, and presentation. He feels that some time set aside at another meeting to address these would probably be beneficial.

Mr. Fraley suggested that if there are concerns about this, it should be communicated to staff so that they can respond or make some suggestions.

Mr. Krapf stated that if there are a number of comments about the format, then a separate work session just to address that may be needed.

Mr. Murphy stated staff would be most concerned with those comments that were of the majority of the Planning Commission.

Mr. Krapf mentioned comments that were received from the James City Concerned Citizen Coalition (J4C). He asked Commissioners how they wanted to address these concerns

while reviewing the draft document. He suggested going through the actions items J4C addressed to see if the Commission has any concerns or further discussions.

The Commissioners agreed.

On page 77, for item 1.1.3, with regard to resource protected areas, J4C suggested using wording that says “buffers up to 300 feet” instead of specifying a certain number such as 100 or 200.

Mr. Fraley stated that up to 300 feet is required for legislative cases. He stated the Ordinance states that buffers should be 100 feet for by-right developments. He stated that staff undertook a project to amend the Ordinance to extend the 100 foot buffer to 150 feet. Mr. Fraley stated there were also suggestions to have up to 300 foot buffers for some outer layers. Their recommendations were presented to the Board of Supervisors, who voted against amending the Ordinance. He does support the suggestions by J4C because these concerns have already been addressed by the Board of Supervisors.

Mr. Krapf stated the next item J4C addressed was item 1.1.5 on page 77. J4C suggested strengthening the shoreline text to ensure that a comprehensive shoreline study is done before any major decisions are made relative to Jamestown Campground and the James River shoreline.

Mr. Peck asked what J4C was hoping to achieve or looking for with the study.

Mr. Krapf did not know.

Ms. Kratter noted that there was a lot of discussion in the draft concerning harm to the shoreline. She thought the question might be whether the master plan for the shoreline would be subject to a study.

Mr. Krapf stated that it was important not to get so specific in the wording in an effort to try and be exact that some items may be excluded that should be included with the broader language.

The Commission agreed.

Mr. Krapf stated that J4C was disappointed over the concerns of flooding with Actions 1.1.19 and 1.1.21. They feel that these items do not have strong enough language in that they do not call out for an immediate funding effort for those who continue to be impacted every time a major storm hits the area.

Ms. Propst stated that Action 1.1.20 specifically calls for funding of these types of projects while Actions 1.1.19 and 1.1.21 do not.

Ms. Rosario stated that the Steering Committee had a conversation concerning funding and this created the specific Action 1.1.20.

B. Economic Development

Mr. Jose Ribeiro stated that statistical data included analysis concerning workforce, workplace and business wages/income, taxes, and retail sales. Data also included information on tourism, agriculture, and economic opportunities. Staff worked in collaboration with the Office of Economic Development, the Economic Development Authority, the Greater Williamsburg Chamber Tourism Alliance, and the College of William and Mary Office of Economic Development. Mr. Ribeiro stated that the County has several accomplishments since the 2003 Comprehensive Plan was adopted. These include the establishment of a Business Incubator Initiative, creation of the Business Climate Task Force (whose recommendations were adopted by the Board of Supervisors), and the facilitation of an extension campus for Thomas Nelson Community College. Highlights to the Economic Development section included emphasis on sustainable economic development strategies, such as infill development and redevelopment of existing parcels and exploration of potential economic benefits given the County's geographical location and proximity to academic, military, and the ports of Hampton Roads. He also stated that it referenced the importance of retaining current businesses as well as encouraging new commercial growth in the County. Some methods to achieve this are through the Business Incubator Program and by implementing recommendations from the Business Climate Task Force. Mr. Ribeiro stated it was important to recognize that economic activities, such as tourism and agriculture, are important sustainable activities in the County.

Mr. Billups asked whether any other industries, besides the health care professions, have been targeted as being advantageous to the County.

Mr. Ribeiro stated that the County has a strong tourism industry. He stated that specific industries were not identified as those that the County would like to encourage; however, values that the County would be looking for were identified.

Mr. Poole expressed his concerns about competition for businesses from adjacent jurisdictions. He would like to see something where adjacent jurisdictions contemplate working together to use the land where utilities and infrastructure already exists.

Mr. Peck gave an example of other localities in the State where they work in partnership. They designate an area where they would like to see growth for all of the localities and then decide how the revenues would be handled.

Mr. Poole believed that this idea needs to be discussed when focusing on sustainability and quality of life.

Mr. Henderson stated that the first area to do this was in Blacksburg/Christianburg.

Mr. Ribeiro stated there was no discussion in the draft referring to this concept.

Mr. Krapf asked Mr. Peck to send out some information on this idea.

Ms. Kratter asked that if there was some consideration given to cost sharing, similar to

revenue sharing.

Mr. Peck stated that he thought any cost sharing was probably more related to developing the infrastructure.

Ms. Kratter stated that this was important since the County and neighboring jurisdictions cannot be self contained. She suggested adding some language that noted that the County, where possible, would take advantage of these opportunities.

Mr. Krapf asked Mr. Steven Yavorsky of the Office of Economic Development if these issues have been mentioned in any regional forums.

Mr. Yavoroksy answered to a small extent. The County has had discussions with the Historic Triangle, York County, and the City of Williamsburg. Much of it has been in terms of marketing, but not in relation to cost sharing and revenue sharing.

Mr. Fraley stated that he felt that the report from the Business Climate Task Force should be addressed. The Steering Committee adopted implementation of this report as an action item. He did also mention that he felt the County is underutilizing the BASF property. Mr. Fraley feels that the Land Use designation for this property is very narrow. He stated that a representative from BASF contacted him and wanted to make a change in the Land Use designation as part of this update, but missed the deadline. The Steering Committee and staff did not feel that the deadline should be extended for this one case. The representative stated that the designation was to restructure it as it was difficult to do the redevelopment that they wanted to do under the current designation.

Mr. Henderson stated that the property has something that no other property in the County has – two miles of water frontage on the James River, with deep water and rail access.

Mr. Peck stated that the Planning Commission controls making recommendations on the Land Use Map. This can be done at any time, not just every five years when the Comprehensive Plan is updated. The only requirements would be that there would need to be public hearings as required by law.

Mr. Krapf suggested having this conversation during the Land Use section.

Mr. Henderson asked about the percent of revenue derived from non-residential uses within the County. This would provide a specific metric against which to measure progress. The existing tax base could be reviewed, then some projections about how economic strategies should be developed to support the broader community objectives could be made. This could include providing either decreasing or increasing a percent of total revenue.

Mr. Fraley stated this metric is available as long as it is defined.

Mr. Keith Taylor stated this is an issue when a comparative analysis is done against other jurisdictions. He gave the example of York County, where they consider apartments as a non-

residential use. This would be a different tax base as opposed to a residential tax base.

Mr. Henderson asked if an airport fits into the County's economic development strategy and if so, whether there should be an action item related to the identification of a site and the procurement of public funds to initiate its construction.

Mr. Hicks elaborated on the Airport Committee's recommendations. These recommendations have not been adopted yet. He stated that there is some language in the draft that states the County will support general aviation.

Ms. Kratter read that language to mean that the County will support the two existing regional airport facilities in Richmond and Newport News. She stated that maybe having the commercial aspect was viewed to be of a lesser importance than general aviation. She interpreted it to mean that the County's airport would not be a key element in the economic development of the County.

Mr. Fraley suggested that the Planning Commission not get involved with this, since it is being discussed and reviewed by the Board of Supervisors and various other committees.

Mr. Peck stated that since much time and effort has been spent on this reviewing its feasibility, that he believes something should be added in the Comprehensive Plan concerning it.

Mr. Fraley stated it is on the Land Use Map and there are two action items addressing it.

C. Housing

Ms. Kate Sipes gave a summary of some of the discussion points and topics in the Housing section. This included an inventory and characteristics of the existing housing stock; costs and affordability related to income; assistance programs that exist; regional impact and sustainability as they tie into the theme of sustainable future; and tools and successes. She mentioned some accomplishments since the 2003 Comprehensive Plan. These included amending the definition of "affordable housing" in the Zoning Ordinance, approving plans for mixed-use structures in New Town, incorporating energy conservation measures into housing rehabilitation projects, and reducing utility and maintenance costs to the homeowner. She stated that additionally the County has approved 436 "affordable, workforce, restricted, or mixed cost" housing units through voluntary proffers. The County also received \$2.9 million of Virginia Housing and Development Authority SPARC funds, its largest allocation of low interest mortgages ever. Construction of Parker View also began, which includes 67 rental units for lower income seniors.

Ms. Sipes stated that highlights for this update focused on innovation and diversity in residential design including the concepts of accessory apartments, infill and redevelopment, anti-monotony, and the "five minute walk." The document discussed affordable housing, including an affordable dwelling unit policy, terms for soft second mortgages, and bonuses and incentives for including affordable units in development proposals. She stated special needs populations were highlighted, including seniors, persons with all forms of disabilities, and homeless

populations. The draft included actions to address substandard conditions and blight, as well as participation in regional discussions and solutions.

Mr. Fraley encouraged the Commissioners to closely look at the section because according to the surveys, only 45% of the population graded housing as good in the County.

Ms. Kratter asked since homelessness has been addressed as a problem, what has the County determined as its role in alleviating this problem. She wanted to suggest some kind of action item, such as a relaxation of zoning or some sort of review of policies, to address this.

Mr. Rick Hanson of the Office of Housing and Community Development stated the County has a Homeless Prevention Program which was mentioned in the technical report. He stated the County has taken an approach of working on this issue from a regional basis.

Ms. Kratter stated she was part of an eighteen month long study that looked at the homeless situation in the Historic Triangle. She will send the Commission information on this. She feels there should be more of this issue addressed in the action items. Ms. Kratter expressed her concerns about the sheltering space for different populations.

Mr. Henderson stated that the Salvation Army was building a facility that will have some sheltering capacity.

Mr. Hanson stated their facility may or may not have sheltering capacity, but they do have transitional housing. He stated there are other sheltering resources in the area, such as the Avalon Shelter for women and children.

Mr. Peck asked if the County had a provider for the State Individual Development Account Program.

Mr. Hanson answered that the County operates a predecessor program and the County is looking into joining the latest program. The County had a program that was funded through Community Development Block Grant funds. He stated that at the time, they felt this was a better option. Mr. Hanson stated the current program has made some improvements which the County is reviewing to consider participation.

Mr. Henderson inquired about vouchers.

Mr. Hanson answered that the County will have a very limited amount of vouchers. He stated the County has 154 vouchers, with a small number for which the County bills neighboring jurisdictions.

Mr. Krapf stated the remainder of the discussion on the housing section would be deferred to the next meeting.

Mr. Hicks acknowledged all of the groups, committees, and individuals that took part in drafting this document. He wanted to thank staff for all of their outstanding work. Mr. Hicks

thanked Ms. Rosario for leading through this update process.

Mr. Krapf stated he will e-mail the Commissioners about possibly moving the next scheduled work session, currently slated for July 20, to the week of July 27th. Not everyone can attend the July 20th work session.

Ms. Kratter suggested that the Commissioners e-mail their concerns and questions in advance before the full Commission meets to discuss the issues. This will assist in making better use of time discussing these issues. She also suggested that maybe it was not necessary to have a summary at the beginning of each section since that information is in the document itself.

Mr. Krapf asked if the Commission could get today's action items in hard copy.

Ms. Sipes distributed these to the Commission.

Ms. Kratter suggested e-mailing the different sections in a Word document so that the Commissioners can make suggestions and comments.

5. PUBLIC COMMENT

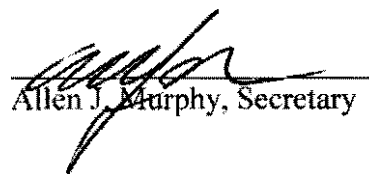
There was no public comment.

9. ADJOURNMENT

Mr. Fraley moved for adjournment, with a second from Mr. Poole.

The meeting was adjourned at 6:20 p.m.


Rich Krapf, Chairman


Allen J. Murphy, Secretary