

A SPECIAL WORKSESSION OF THE PLANNING COMMISSION OF THE COUNTY OF JAMES CITY, VIRGINIA, WAS HELD ON THE TWENTIETH 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.

I. ROLL CALL

Planning Commissioners

Present:

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

Absent:

Deborah Kratter

Staff Present:

Allen Murphy, Director of Planning/Assistant
Development Manager
Tammy Rosario, Principal Planner
Leanne Reidenbach, Senior Planner
Kate Sipes, Senior Planner
Ellen Cook, Senior Planner
Jason Purse, Senior Planner
David German, Senior Planner
Barbara Watson, Community Services
Larry Foster, James City Service Authority
Rick Hanson, Housing and Community Development
Steven Hicks, Manager of Development Management

Mr. Rich Krapf stated that the Community Character section will be deferred to another date. He also stated he would like to extend the meeting to 7:00 p.m. instead of 6:30 p.m. as originally scheduled.

Mr. Jack Fraley asked staff to make sure the audio was working in the Board Room, which it was. He then asked about a public comment period which was not on the agenda.

Mr. Krapf answered that the public comment period is an optional one. He stated that the felt the agenda was full enough and that time was being extended as is.

2. SECTIONS

A. Housing

Ms. Kate Sipes stated that the top three topics for the housing section were to promote diversity and innovation in residential design, promote a variety of unit types and price ranges, and provide for special needs populations and eliminate blighted conditions.

Mr. Joe Poole felt that it would be advantageous to those Commissioners who were not on the Steering Committee to highlight any particular issues that the Steering Committee may have had discussions on, or issues that staff and the Committee found to be a little less clear cut. Mr. Fraley agreed and indicated this section of the Plan includes many new proposed changes that were initiated by citizen input and were generally agreed upon overall by the Steering Committee.

Mr. Reese Peck stated that he had concerns with the demographics that were included with regards to the senior population, and developments that have been approved that target that population. He gave staff an article that states from 1987 – 2003, the number of individuals 85 years of age and older living in single family homes has increased from 46% to 63%. He stated the article makes a couple of points, one being the concept of aging in place. Mr. Peck feels this is a topic worth discussing. The other concept is for the population that decides to age in place, zoning laws may need to be revised so this population can rent part of their homes to other tenants.

Mr. Peck had a concern with the use of maps in the housing section. He would like to see more holistic maps; for instance with revitalization, it may be beneficial to show commercial zones. He thought it would be beneficial to show all areas that were being targeted for revitalization not just sections. He would like to see all revitalization efforts including housing, commercial, etc. Mr. Peck would also like to see maps that show areas that have been built out, and then areas that still have a certain percentage left remaining. This would show where the growth trends are. He would like to have senior housing included in this as well.

Mr. Peck stated that the interstate being increased from two lanes to three lanes will have a tremendous impact on housing and the rate of development. He believes these needs to be addressed whether it is in the housing section or in the transportation section.

Mr. Krapf asked if the consultant who worked on the transportation model took into account the widening of the interstate. Some of this information may be in the technical report in the transportation section.

Mr. Fraley stated that most of the information Mr. Peck was referring to is available.

Ms. Tammy Rosario stated staff will look into this with more detail. She stated there were initiatives in the goals, strategies, and actions regarding more flexibility with accessory apartments and promoting universal housing which would allow for more aging in place.

Mr. Krapf summarized the request to be a composite map showing all revitalization efforts on one document without losing the detail. He felt the build out percentage ties in with the cumulative impacts. He stated that there is an action item to look at cumulative impacts.

Mr. Fraley stated the numbers differ depending on who does the study concerning units that are approved but not yet built. He agreed that having this information on maps may prove beneficial.

Mr. George Billups stated that the idea of allowing rentals and accessory apartments is probably a discussion that needs to take place, and the Commission needs to decide if that is the direction to follow.

Mr. Fraley complimented Ms. Sipes and staff for their work on the housing section. He felt the input that was heard from the community was captured eloquently and with great detail. Housing was identified as the second biggest issue among citizens for the last two

comprehensive plan updates. He stated there was much discussion for the Steering Committee as to whether there is a need for more workforce / affordable housing, and if the need is there, how much is needed. Mr. Fraley stated there is much discussion in the community on this question also. He stated that in this update, there are some aggressive and positive action items with respect to increasing the availability of workforce and affordable housing through incentives, policies and ordinance amendments.

Mr. Poole felt that there were aggressive action items after reading the goals, strategies and actions for this section.

Mr. Peck suggested that new items added this year should be noted as such from the items that are from the last update. This might show where some of the priorities have shifted or changed.

Mr. Peck asked what the other side of the discussion was with regards for the need for workforce / affordable housing.

Mr. Fraley answered that the discussions included whether the County knows what the existing inventory is, and if there is a way to determine what the population needs are as far as stock and inventory.

Mr. Chris Henderson stated it was difficult to ascertain the makeup of the existing housing base using assessed values. The information obtained was not clear as to whether the properties were improved or unimproved, and what portion of the assessments were land and what portion was improvements. He felt that there was a significant stock of affordable housing in the community that is currently occupied, and largely goes unaccounted for because it is not regularly traded. Mr. Henderson felt that meant that there is a population where their income supports affordable housing, but that they do not normally advance to the next level of housing. He stated that in the last ten years the County has constructed approximately 450 affordable units.

Mr. Rick Hanson stated that 450 affordable units have been sold in the last fifteen years. One of the findings in the Housing Needs Assessment was that the homes that are more affordable both as rentals and as owner occupied are occupied by higher income families. In some respects these are larger lots but older homes. He stated that on the other hand the sales prices of homes have been very high. Mr. Hanson stated that the average price for a single family home is approximately \$400,000, which is beyond the affordable price range.

Mr. Henderson stated that this speaks to the market as well. He stated that a home that costs \$250,000 or less is on the market for less time than a home costing a substantial amount more. This would indicate that there is a demand for this housing range. He felt there were two issues, how to promote those that could move up in the housing cost range to create inventory and how to address the need to construct new affordable housing. He asked what public policies should be promoted to address these issues.

Mr. Peck asked what the impact was from the apartments that have been built in the New

Town section of the County.

Mr. Hanson answered that there were 200 apartment units as well as a range of townhouses and condo units that are and will be built. He stated that the affordable units have blended well in that community.

Mr. Krapf suggested the Commission deal with the substantive issues at these meetings since there was staff present that specialized in these certain topic areas. Grammatical changes can be changed later.

Mr. Krapf stated that Ms. Kratter had some questions. On page 38, second paragraph of the introduction, she asked whether it was realistic to expect each County to have every aspect of housing and employment. She stated it was not clear if this strategy is the most cost effective or environmentally sensitive. In the following paragraph with respect to high housing costs, she felt that high housing costs are in and of themselves not bad; high home values mean higher assessments, more revenue, and means the County is a desirable place to live.

Ms. Sipes responded that the text in the housing section speaks to diversity and balance. She stated that in keeping with the sustainability theme, obtaining more inventory in the \$250,000 range was a goal.

Mr. Peck felt that Ms. Kratter's comments should be discussed in light of the County facing some regional issues and development.

Mr. Hanson stated one thing to counterbalance this is James City County is on the extreme end according to the housing needs assessment. He stated that there is a large amount commuting out for higher paying jobs, and a large amount commuting into the County.

Ms. Rosario stated that this section was also based on comments from the citizens and the business community. The comments included the need for housing mixture, diversity, and housing choice.

Mr. Krapf stated Ms. Kratter had another question. On page 42, table H-1, can it be determined whether the households in this table have people who work in James City County, since one goal is to have the County self-sustaining with respect to housing and employment? There needs to be a means to track whether businesses of the type that is encouraged in the County are suffering from a lack of local workers.

Mr. Krapf stated that there was some information in the technical report that referred to the population who live in the County and work elsewhere, and those who work in the County but live elsewhere. He asked whether the County should be trying to be sustainable in the sense that the residents work in the County or should it be looking at this from a regional perspective.

Ms. Sipes stated the goal of the discussion was to speak to the fact that there is employment in a certain income bracket in the County that it is important for opportunities for housing to exist in the County inside this income bracket. It may not be the perfect balance, but

there are ties between the housing, transportation, and economic development sections. She stated there was discussion concerning commuting patterns and the major industries and employers in the County. She felt that there might be a responsibility to even out the extremes.

Mr. Henderson stated that another of Ms. Kratter's concerns that should be noted is whether there should be a targeted maximum population, so that the designs and the facilities can be structured around this maximum population figure. He asked whether there was a consensus as a community regarding what it wants for the future, and if so, then we should plan for it accordingly.

Mr. Peck stated that many undeveloped communities are age restricted and are attracting wealthy retirees nationwide. When some are relocating to this area, they are not necessarily looking for employment. He felt that James City County was unique compared to some other localities when it comes to income and wealth.

Mr. Krapf questioned at what level we have a sustainable community, and if we go beyond that, what are the ramifications.

Mr. Krapf stated Ms. Kratter had a question as to what the County's plan is for dealing with the local homeless population.

Mr. Hanson answered the responsibility is divided among several different departments. There is a regional group that is working on a regional effort. He stated his office has a homeless intervention program which assists those who have a crisis, not necessarily the chronic homeless. Community Services also has other programs.

Mr. Krapf asked whether the recipients of affordable housing work in the County, or is there any stipulation at all when it comes to employment.

Mr. Hanson stated that there is opportunity to promote the County programs for affordable housing to local workers. He stated his office works through the planning process, with the receipt of proffers, and that their program requires the recipients to either work or to live in the County. It is not restricted, and in some cases can't be due to federal Fair Housing laws, but it is promoted.

B. Demographics

In introducing the Demographics Section, Mr. David German stated that the three major points related to the County's demographics were that the population grew from 48,102 to 62,982 between 2000 and 2009, that, overall, the population has become older, less racially diverse, wealthier, and better educated, and that projections show the County's population near 100,000 by 2026.

Mr. Krapf stated that there were a variety of population projections. He asked Mr. German to discuss some of the other projections.

Mr. German answered that there are several different models. Depending on the model used, and the assumptions that were made, the total growth and the rate of growth may be different. Staff produces quarterly estimates which are then used to develop two trend-line based models, a linear trend line model and an exponential trend line model. The numerical average of the two trend line data sets is also calculated, and this average represents the official Planning Staff projection for future County populations. Mr. German stated that the 100,000 population by 2026 number is based on these trend line models, and that it is the product of a more conservative approach.

Ms. Rosario added that with the transportation modeling done by URS Corporation, the figures reflected proposed changes to the Land Use Map, and a steady pace of development based on a Logit curve until build-out occurred. This resulted in a projection of 180,000 people, but this would occur much further out than 2026.

Mr. German stated that the Virginia Employment Commission projections for the County are close to the County's projections in 2010, reasonably close in 2020, but in 2030 there are some larger divergences.

Mr. Fraley stated that the build-out population under current zoning was calculated at 118,482, which is close to the 100,000 projection for 2026.

Mr. Peck wanted to understand why certain trends are happening. He referenced the population becoming older, less racially diverse, wealthier and better educated. He wondered if these trends would continue, given the information that we know. Mr. Peck also stated that as areas go from rural to urban, more services are needed and taxes are increased. He thought it would be beneficial to study the trends and the underlying reasons. It would help the Board of Supervisors and County departments prepare their service plans.

Mr. Poole stated that the overall theme of this plan is one of sustainability. There has been a population growth rate of 160% since 1980, which, in his opinion, is not sustainable. Mr. Poole felt that this, in addition to the citizen comments received, should be highlighted in the Demographics section. With respect to the change in population, (i.e. older, less diverse, etc.), he wanted to recognize the quality of life that this constituency brings to the community. The people represented in this older demographic are involved in the community and volunteer in many organizations.

Mr. Billups asked if the County was taking any actions to change the way the population is heading, such as trying to encourage a certain population to live in the County.

Mr. German stated that the demographics section of the Comprehensive Plan is mainly a reporting section. There are no goals, strategies or actions in this section. He noted that action items in other sections targeted demographically related trends.

Mr. Billups questioned whether the County should do something to change the demographics of the population.

Ms. Rosario answered that throughout the CPT process and the Steering Committee process, she was not aware of any definitive feeling on the part of the citizenry to do this. There were discussions about citizens wanting their children to stay here into their adulthood and employers wanting to make sure that young professionals felt welcome.

Mr. Peck asked what the turnover rate is for the population of the County.

Mr. German stated that roughly 60% of the population growth in the County is caused by net in-migration. *(Staff note: A further check of the data shows that since 1980, this percentage has actually been much higher, sometimes in the low 90 percentile range.)* In the technical report, there is more information related to Demographic data and trends, such as, income levels, race and age groups.

Mr. Peck asked if the income levels included both earned and unearned income.

Mr. German answered that the numbers are not broken down between the two types. Much of this information is obtained from the Census. He stated that the County has recently been placed onto the American Community Survey. This is updated every year, and will be able to give current snapshots of many population and demographic data points.

Mr. Henderson asked if the student population grew in the same proportion as the general population.

Mr. German answered that there definitely has been an increase in the student population. With assistance from Mr. Alan Robertson, he responded that the increase has been similar to the general population up until about two years ago. He offered to research this further. *(Staff note: Between 2007 and 2008, the general population increased by approximately 2.5%, while the school population increased by 1.1%.)*

Mr. Fraley asked if the Commission was satisfied with the trends suggested by the data, or if the Commission wanted to take steps to influence the trends.

Mr. Peck asked how the Steering Committee would characterize the draft Comprehensive Plan that is being presented to the Commission. He asked if the draft is suggesting actions that continue accommodating those trends, or if the actions suggested by the draft plan attempt to influence those trends.

Mr. Fraley felt the draft plan did both. There are some actions that target retaining young professionals in the area. He believed that one area that might need improvement relates to actions that better address the needs of the minority population. The Population Needs section, for example, concentrated on the County's youth and senior citizen populations. Mr. Fraley was not sure if enough discussion took place concerning the County's underserved and minority populations.

Mr. Billups felt that the information was incomplete. He would like to see what effect this information has on new people moving into the area. He feels that there might be other surveys

that could be done, or have been done, to make this information more complete.

Mr. Poole stated that if a varied demographic is desirable; he does not think it can be ensured by the Demographics section. He feels that there are goals, strategies and actions in other sections that are trying to encourage this.

Mr. Henderson added that positives can be contributed to the County in having a wealthier and more educated population. He feels that this needs to be the foundation to build upon.

C. Population Needs

Mr. Jason Purse then spoke on population needs. He stated that the biggest change that was noted during the Community Conversations and the citizen outreach was that the County needed to start addressing some of the emerging issues for seniors. These issues included housing, health care, and employment. Another issue that was heard during the citizen outreach was promoting a variety of age appropriate activities for all citizens, especially youth and seniors. Mr. Purse stated that it was also suggested to continue the County's involvement in youth leadership programs.

Mr. Peck questioned why youth was highlighted being that between the schools, recreation department, and other activities in the area, there seems to be much centered on young people. If it is highlighted, he would like to mention the tremendous resources the community has spent on youth in the last couple of years. He suggested that one way to characterize this section is to concentrate on the at risk populations, for seniors and youth.

Mr. Steven Hicks stated that another group to keep in mind when reviewing this section is the young professionals. This group was not specifically drawn out, but was included when determining what was needed for youth in general.

Mr. Purse stated that many of these leadership programs are geared toward creating the leaders of the future. A goal is to get the youth more active in the community.

Mr. Poole asked if there was a discussion during the Steering Committee meetings about encouraging the private and public sector to help these two populations. Another idea was to encourage one population to assist the other, for instance for the youth population to assist in some capacity in the senior population. Mr. Poole asked if there was something that could assist integrating these two populations.

Mr. Fraley stated there was discussion concerning the private sector. He stated that this is essentially a new section, being that the youth section was initiated during the 2003 Comprehensive Plan. The senior population was then added during this update. Mr. Fraley sees this section as evolving with its focus expanding up until the next update.

Mr. Purse answered Mr. Fraley's question earlier about the definition of "promote," that the County promotes private sector programs, but also prioritizes internal programs to make sure that youth and senior programs are promoted as well. The goals, strategies and actions attempt

to promote both the private and public sector programs.

Mr. Fraley stated that he questions the use of “promote” when that specific items do not define how this will be done. He also complimented Mr. Purse on his work on this section.

Mr. Poole wanted the Commission to look at multi-model access very intentionally. He thought it was important to look at certain congested intersections such as Route 5 and Route 199 and roads near the Monticello Marketplace to see if something could be added in the future.

Mr. Hicks stated that there is some planning for the Route 5 and Route 199 intersection.

Ms. Rosario highlighted the fact that Supervisor Harrison initiated some of the momentum for looking at youth issues. The section references the figures brought out in the demographics section and recognizes that there are populations with specific needs that sometimes may fall outside the typical planning efforts. She felt that it raises the standards and sensitivity in other sections as to what those specific needs might be.

Mr. Peck wanted the Commission to be mindful that something that may work in one area may not be efficient in another. What works for a high density area like New Town will not work in a lower density area. He suggested that those things that are applicable to the County be in this section and not include any things that are “trendy.”

Mr. Henderson stated the goal was to leverage the assets that the County has by promoting access to the current facilities. This could be done by expanding service by Williamsburg Area Transport and other means. It was also suggested to make the County’s neighborhood parks more accessible through direct connections so as to avoid traffic on the main arterials. He stated the Steering Committee tried to approach it pragmatically.

Mr. Peck stated that in the last Parks and Recreation Master Plan, the County has relinquished the responsibility of neighborhood parks. This seems to be in contradiction to the idea of the County making the parks more accessible.

Mr. Billups initiated a discussion about serving at risk youths. He stated at one point there was a program that allowed economically disadvantaged youth to play golf and participate in something that they would not normally have access to. He also mentioned at one time that there were neighborhood basketball leagues. Mr. Billups stated he felt that there was a lack of commitment as far as financial support to some of the statements made in the population needs section. He believed that more encouragement is needed with businesses so that some of these at risk youth can be employed.

Mr. Henderson mentioned the County’s investment with the YMCA, which has a “Membership for All” program. There are scholarships and assistance available. He stated as far as business partnerships, it would take communication effort with the business sector to determine what their needs are, and then to develop partnerships with Thomas Nelson Community College and other facilities to meet those needs.

Ms. Barbara Watson stated that the County is involved in the NBL Program, which is a partnership with Community Action Agency and the Parks and Recreation Division. In regards to workforce development, the three local governments and WJCC Schools is working on a Youth Career Café at the Williamsburg Outlet Mall. Ms. Watson mentioned a program at Jamestown High School where students are placed in certain areas of employment. She stated that there are initiatives in place; unfortunately, they are not always promoted, so the community is not aware of them.

D. Public Facilities

Mr. German then introduced the Public Facilities section. The top three issues and concerns heard through the citizen outreach process were not allowing growth to outstrip the capacity of County facilities including the supply of potable water, ensuring that new County facilities should be energy efficient, and that County schools should maintain small class sizes and high curriculum standards.

Mr. Fraley suggested that “phasing growth” might be better wording for the first point, instead of “not allowing growth.” He also suggested that having a model that would determine the cumulative impacts of growth on public facilities was an important concern. Being able to measure cumulative impacts also ties into sustainability.

Mr. Peck stated that in this section it is not discouraged to have public facilities outside the Primary Service Area. (PSA) Instead, it is stated that the construction of new facilities should be encouraged inside the PSA. He stated that where the public facilities are built, development will occur. Mr. Peck feels this should be included in the top three issues. He also stated that the key development issues should be highlighted, as opposed to being diffused throughout the plan. If the goal is to manage growth, it can be done by the prudent placement of public facilities.

Mr. Fraley stated that Action 1.3.3 states that public facilities should be encouraged in the PSA. He suggested that stronger language might be appropriate.

Mr. Peck stated that during the citizen outreach, growth was a major concern. In order to manage growth, the placement of public facilities is a factor.

Ms. Rosario stated that the issues brought up today are important, but that they are also mentioned in other sections of the Comprehensive Plan, such as the Land Use section.

Mr. Poole stated he felt generally comfortable with the way things were written in this section. He did question as to whether the notion of public facilities employing aesthetic standards merited a Comp Plan action item. He did not know if this specifically needed to be called out, since aesthetic issues are addressed on a case-by-case basis in all development throughout the community in general.

Mr. Henderson felt that the action was important to add since there are some public facilities that have not been held to the standards that the private community is held to.

Mr. German offered that the idea of including the aesthetics action is that it will have been forwarded as a conceptual idea, and be kept in mind when designing and building County facilities.

Mr. Poole agreed that the aesthetics action had value. He then pointed out the positive citizen comments concerning the public schools.

Mr. Henderson then questioned the County Complex and whether it meets the needs of a growing community. He felt that it is geographically disadvantaged because it is located in the southeastern portion of the County, and the population is moving more towards the north and west. He suggested that in the future it might be wise to have a complex that is more centrally located.

Mr. Poole stated that this issue has been discussed during earlier Comprehensive Plan updates.

Ms. Rosario commented that there has been a substantial investment in facilities at the County Complex over the years.

Mr. Peck had a comment on Action 1.1.5.5. He questioned the requirement that plans should contain commentaries and analysis that are linked to the Comprehensive Plan and the County's land use policy. He referred to facilities that were built outside the PSA that did not have such commentaries or analysis. Mr. Peck feels that these requirements need to be enforced or they need to be removed from the goals, strategies and objectives. He suggested that maybe the Commission needs to issue consistency statements on projects to make sure they are compatible with the Comprehensive Plan.

Mr. Krapf stated that all of the goals, strategies and actions are listed in an implementation schedule which will be discussed later. There is also a proposal that would require a periodic reporting as to the status of the implementation phase.

Mr. Peck discussed the map that was provided by Mr. Larry Foster of the James City Service Authority (JCSA) that showed the development of major subdivisions and community well facilities outside of the PSA. He recommended adding this map to the public facilities section of the Comprehensive Plan. He also mentioned several things he felt were issues. These included policies on community wells and how the JCSA subsidizes a lot of the community wells outside the PSA, which Mr. Peck felt is bad public policy. He asked whether two developments outside the PSA, Westport and Liberty Ridge, would be interconnected with each other, or connected to the existing public water system.

Mr. Foster answered that this was not the case. He stated that under current land use policies, their systems will be designed to have their own internal fire protection and provide water to the two developments, and that there is no plan to have them connect to the public water system. He also indicated that there has been no approval of a plan to build one facility to serve both developments, or to otherwise connect the two community wells to each other.

Mr. Peck asked about the County's permit with the Department of Environmental Quality, and wondered if the possibility existed that, when the permit was up for renewal, that the amount of water allowable for withdrawal from the aquifer might be reduced.

Mr. Foster answered that there are no guarantees that the permit will be renewed at the same level. DEQ is in the process of reviewing all of the underground water permits and regulations. He stated that it will probably be a two-to-three year process.

Mr. Peck asked if the DEQ allowed for the mining of water.

Mr. Foster answered that the JCSA is mining water every day. He would guess that the aquifers are probably not recharging as quickly as they are being drawn down.

Mr. Peck asked whether there should be a policy in place that opposes these smaller permits so that the JCSA's ability to withdraw the amount of water it needs to serve the public water system would have a lesser chance of being affected.

Mr. Foster found this to be a good question. The County requires major developments of six lots or more to have their own central well system. It would seem to him to be double jeopardy to require a property owner to have a well system, and then have the JCSA oppose the granting of the permit needed to operate that well system. Mr. Foster stated that the Board of Directors has never discussed this particular issue.

Mr. Peck asked about capital projects, being that revenues are down since new home sales have declined.

Mr. Foster stated that it can be looked at in two different ways. Since development has slowed down, revenues are down, but because new connections have been declining, the need for capital improvements has also slowed down. He stated that the JCSA is looking to balance their capital improvements projects until the economic situation improves.

Mr. Henderson stated that the County's water problems have been more of an irrigation problem than a drinking water problem. He asked what the County can do as a community to discourage the use of drinking water for irrigation purposes. He asked whether the use of shallow ground water wells for irrigation should be encouraged in legislative cases.

Mr. Foster stated that, unfortunately, there is no control over deep aquifer irrigation wells for by-right developments. He stated that in legislative cases, the developer (is encouraged to proffer or is required in the case of a Special use Permit) is required to have a water conservation agreement with the JCSA. The Board of Directors has established guidelines for these agreements. The installation and use of shallow ground water wells and limiting the amount of turf on a site are examples of things that can be included in these agreements.

Mr. Henderson asked if the JCSA encourages those developments near natural water sources such as Gordon's Creek to utilize these sources for irrigation.

Mr. Foster stated that every plan is reviewed and surface water is looked at for irrigation. Every development is unique, but the JCSA looks for every opportunity to utilize these types of resources.

Mr. Fraley had some questions about the sharing of central well systems and about developments near the PSA boundary. In the interest of time, he stated he would contact Mr. Foster directly and email the answers to the rest of the Commission.

Mr. Foster stated that the JCSA follows the land use rules and policies set by the Board of Supervisors, which also serves as the JCSA Board of Directors. The land use decisions guide whether developments may connect to the central system or not, when they straddle the PSA boundary line or are near it.

Mr. Billups asked for the positive and negative impacts of those developments that are adjacent to water and sewer lines. He was referring to factors that would determine whether these developments should be allowed to connect or not.

3. DOCUMENT ORGANIZATION OVERVIEW DISCUSSION

Mr. Peck stated there was a lot of good information and data in the draft. He would like to see what is driving this update, analysis and trends. He gave the example that one of the main issues that came out of the citizen outreach was growth. This topic is not covered until page 154. Mr. Peck distributed a portion of Fairfax County's Comprehensive Plan. He noted how they summarized in the beginning of their plan, plus highlighted the main issues and policies. He showed where Fairfax County prioritizes their actions, and highlighted the top ten. Mr. Peck also distributed a map which showed a detailed version of the parks and recreation facilities. It showed location and size. He felt that there should be more charts and graphs with detail such as this.

Mr. Fraley wanted to make the comment that certain sections of the Comprehensive Plan are required by the *Code of Virginia*. This means that some sections could not be replaced by other sections. He stated there was an expectation to have the actions ranked from low to high priority. After discussions that staff had with the City of Roanoke, it was decided that the implementation schedule with timeframes inherently reflected priorities. Mr. Fraley also suggested an executive summary. He stated there are many jurisdictions that conduct monitoring and updating once the plan is adopted. This is based on the understanding that it is an evolving document, that as things and circumstances changes, the plan may change as well. Mr. Fraley also made the point that it is important to keep the citizens engaged. He also thought that the vision statement needed to be streamlined and more concise. Mr. Fraley believed if the commitment to sustainability is there as is stated in the vision statement, a sustainability policy and a check list is needed. He expressed his concerns that each section read as a standalone piece and a belief that there needs to be language that brings the entire document together. Mr. Fraley believes there are two things that drive the Comprehensive Plan: vision and community input. He felt that the three top issues--growth, housing, and economic development--should be summarized in the beginning as focal points.

Mr. Fraley mentioned the memorandum that was addressed to the Board of Supervisors and Planning Commission concerning senior staff's issues on the draft plan. He stated that the *Code of Virginia* states that the responsibility of the Comprehensive Plan falls to the Planning Commission. He stated the County Administrator has asked staff to review some goals, strategies, and actions for further review.

Mr. Krapf stated that is why it is important to have the joint work session with the Board of Supervisors on July 28, 2009. While the production of the Comprehensive Plan is the responsibility of the Planning Commission, it is important to acknowledge that the Board of Supervisors adopts the Plan.

Mr. Peck expressed his concerns about the work session being scheduled too soon. He would like more time to review the draft plan.

Mr. Fraley stated he was concerned because the Commission was not in agreement yet about the draft plan.

Mr. Hicks stated that the County Administrator's concerns are to frame the laws and some of the processes he is bound to make sure are in place. There is consensus to work with the Commission and the Board of Supervisors cooperatively to work through some issues that are sensitive. There will still be options to be creative and innovative in how communication needs to take place. Mr. Hicks feels that the joint work session is an opportunity for both groups and staff to decide how to accomplish this update together. It will be a good time to realize what restrictions that the Board of Supervisors and the County Administrator may have on the implementation schedule.

Mr. Murphy felt like it would be an opportunity for the Commission to receive some valuable input from the Board of Supervisors. He was unsure what the Board of Supervisor's reaction was to the County Administrator's memo. This may or may not be discussed.

Mr. Krapf thought it would be beneficial to get input early on from the Board of Supervisors, especially for items that the Commission is considering but have not come to an agreement about.

Mr. Murphy stated he thought it would be a good opportunity for the both groups to focus and highlight particular goals and strategies. The idea of prioritizing items in the Comprehensive Plan is good discussion for the Commission to have with the Board of Supervisors. He believes this will be a conceptual discussion and be very valuable to the Commission and staff. Mr. Murphy did not feel that there would be a point by point discussion but a very general discussion.

Mr. Fraley stated it would helpful to know what was on the agenda and what will be discussed.

Mr. Krapf stated he would circulate some general concepts and then consult with staff.

Mr. Billups asked if there was agreement on the vision statement. He wanted the Commission to keep in mind that he thought it was important to come up with a win-win situation. It is important to realize that not everyone is going to agree.

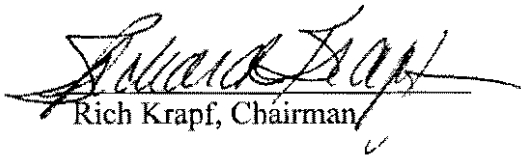
Mr. Poole looked at the joint work session as a positive meeting to get some input from the elected officials. Everyone understands that the plan is not a zoning ordinance or a prescriptive document, but an overview document. But it can take different forms, with some updates, with some measurable attributes. He believes that development of the Comprehensive Plan is the purview of the Commission, and the Board of Supervisors is looking to the Commission to do this with the help of staff.

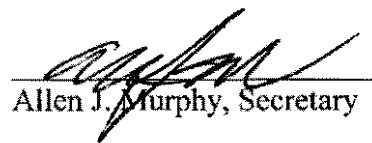
Mr. Henderson stated it would be beneficial to know what the agenda is going to be before the meeting with the Board of Supervisors.

Mr. Krapf stated he will work with staff and email the Commissioners with some information.

4. ADJOURNMENT

Mr. Henderson moved to adjourn, with a second from Mr. Poole. The meeting was adjourned at 7:15 p.m.


Rich Krapf, Chairman


Allen J. Murphy, Secretary