

A REGULAR MEETING OF THE PLANNING COMMISSION WORKING GROUP OF THE COUNTY OF JAMES CITY, VIRGINIA, WAS HELD ON THE SECOND DAY OF OCTOBER, TWO-THOUSAND AND FOURTEEN, AT 4:00 P.M. IN THE COUNTY GOVERNMENT CENTER BOARD ROOM, 101-F MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

1. ROLL CALL

Working Group Members

Present:

Rich Krapf
Tim O'Connor
Chris Basic
Robin Bledsoe
George Drummond
John Wright, III
Elizabeth Friel

Staff Present:

Paul Holt, Planning Director
Tammy Rosario, Principal Planner
Jason Purse, Zoning Administrator
Russell Seymour, Director of Economic Development
Tim Harris, Economic Development Authority Director
Paul Gerhardt, Economic Development Authority Director
Ellen Cook, Senior Planner II
Leanne Pollock, Senior Planner II

Absent:

Heath Richardson

Mr. Rich Krapf called the meeting to order at 4:00 p.m.

2. PUBLIC COMMENT

Mr. Krapf opened the public comment.

Ms. Judy Fuss, 3509 Hunter's Ridge, spoke on behalf on the James City Citizens Coalition regarding Land Use, a public facilities master plan, the Purchase of Development Rights (PDR) program, the Primary Service Area (PSA) and the Economic Opportunity Zone (EOZ).

Mr. Joseph Swananburg, 3026 The Point Drive, spoke regarding Land Use and Economic Development and the PDR program.

There being no one else wishing to speak, Mr. Krapf closed the public comment.

3. APPROVAL OF MINUTES

A. September 18, 2014

Ms. Robin Bledsoe moved to approve the September 18, 2014 Planning Commission Working Group minutes.

On a voice vote, the minutes were approved.

4. TOPICS FOR REVIEW

A. Economic Development

Mr. Jason Purse presented a report on the changes to the Economic Development section text and goals, strategies and actions (GSAs).

Mr. Krapf asked if the Economic Development strategic initiatives provided to the Working Group will be an internal document or a document that goes to the Board of Supervisors for approval.

Mr. Russell Seymour replied that it is a guide that the Office of Economic Development (OED) and the Economic Development Authority (EDA) use to guide their actions, which identifies ten priorities designed to attract more income to the County. Mr. Seymour stated that many of the items are things that need to be revisited as a result of changes in the economy, including the Business Climate Task Force.

Mr. Krapf inquired if Mr. Seymour, Mr. Tom Tingle or Mr. Paul Gerhardt had any statements they wished to make to the Working Group.

Mr. Seymour replied that he feels that economic development is important for the future of the County, and the Comprehensive Plan update provides a great opportunity to address some of the issues the department has been facing over the last few years.

Mr. Tingle stated that he and Mr. Gerhardt are available explain the EDA's thought process when they considered the GSAs.

Ms. Bledsoe asked what incentives the County offers to encourage infill and redevelopment.

Mr. Seymour stated that there are not any incentives designed specifically to encourage redevelopment; however, the Enterprise Zone has been very successful, and the areas which were in need of redevelopment or infill were considered when determining the location of the zone. Mr. Seymour also stated that although there are vacancies throughout the area, few are actually within James City County. Mr. Seymour stated that the County has recently seen some adaptive reuse of buildings, such as the Candle Factory and Candy Factory. Mr. Seymour added that the County should consider what they can do to highlight and incentivize reuse of those areas.

Ms. Bledsoe noted that the County hears many comments against the continued development of commercial sites, while there are existing vacant buildings. Ms. Bledsoe inquired if a distinction is made between the vacancies in New Town versus the types of vacancies addressed by ED 5.

Mr. Seymour confirmed and noted that the OED typically works only with non-retail businesses. Mr. Seymour stated that an issue the County will have to address moving forward is the low vacancy rate in non-retail business campuses, such as the industrial parks and commerce centers, as many of the County's projects are looking for existing buildings.

Ms. Bledsoe noted that all of those areas will have limitations on the types of businesses that could locate in each and inquired if the County has a directory of all available buildings.

Mr. Seymour replied that there are a number of avenues the OED uses to find available product, the primary of which is the brokerage market, CoStar, which lists available sites and buildings online. Mr. Seymour stated that the OED also communicates with local property owners to gain information for the smaller end users.

Ms. Bledsoe stated that getting that real-time information is very valuable.

Mr. Seymour confirmed.

Mr. Gerhardt asked Mr. Seymour to elaborate on the timetable for the Enterprise Zone.

Mr. Seymour stated that the Enterprise Zone has been very successful, noting that between 2011 and 2013 there were approximately \$23 million in capital investments and 307 new jobs created by businesses within the Enterprise Zone. Mr. Seymour further stated the Zone is set to expire in 2015, and although an application has been submitted to the State to re-establish it, the OED hopes to have a plan in place if the application is not approved.

Ms. Bledsoe asked when the expiration date will be.

Mr. Seymour replied that it will expire Dec. 31, 2015. Mr. Seymour stated that it is a five year program, and any businesses that get in before the expiration date will be able to utilize the incentives for the full five years.

Mr. Tingle stated that the incentives for redevelopment must be meaningful because it is generally easier to develop on a new site versus of converting an existing building to fit a new use. Mr. Tingle further stated that the County will have to consider incentives that will provide benefits that cannot be found with a new site.

Ms. Bledsoe inquired how a discussion would take place to identify those incentives. Ms. Bledsoe noted that filling vacant buildings is important to the County's citizens, and the County must be clear about what they plan to offer.

Mr. Seymour stated that the most effective way for the County to develop those incentives will be through conversations with the potential end-users to determine their exact needs.

Mr. Gerhardt stated that the County should also consider the regulatory barriers that exist.

Ms. Bledsoe asked if the County has a reputation for negotiating those incentives.

Mr. Gerhard stated that he is not aware of any such reputation.

Mr. John Wright asked if the County has the economic support to replicate the Enterprise Zone incentives.

Mr. Seymour stated that it will be his responsibility to determine if any potential incentive programs will be fiscally sound, and those considerations are taking place now.

Mr. Drummond stated that junior colleges and training programs could provide a more skilled working from the area workforce. Mr. Drummond further stated that a skilled workforce is important to attract new business to the County. Mr. Drummond also inquired regarding the number of people who live and work in the County versus those who travel in from other localities for work.

Mr. Seymour stated that William and Mary and Thomas Nelson Community College have been working with the County to talk with local businesses regarding their training needs. Mr. Seymour further stated that the Williamsburg-James City County Public schools have also been hosting a Manufacturing Day, in which students tour several different businesses within the County.

Mr. Purse stated that approximately 15,800 workers come from other localities to work in the County, while approximately 16,440 people live in the County but work elsewhere.

Mr. Drummond inquired what percentage of jobs created in the Enterprise Zone went to people who live in the County.

Mr. Seymour responded that the State no longer has a requirement on the number of workers that must come from a designated area, thus the County no longer tracks that data. Mr. Seymour further stated that State changes also allowed the County to shift some of the Zone's acreage that had covered residential or undevelopable areas to locations that were suitable for development.

Mr. Tim O'Connor stated that he is happy that the Business Climate Task Force will be revisited because there is still the perception that James City County is not business-friendly. Mr. O'Connor noted that the Planning Commission has been working to change this perception, and he believes that updating the Business Climate Task Force Report could serve as a scorecard for whether that goal is being met. Mr. O'Connor also inquired what barriers currently exist to having shovel-ready sites.

Mr. Gerhard stated that the County's current inventory is very small and there is not a lot of speculative building occurring.

Mr. Seymour stated that most businesses are very concerned with beginning operations as soon as possible in order to begin making money. Mr. Seymour explained that most businesses are looking for a specific square footage, location within a complex and, in particular, easy access to the interstate. Mr. Seymour stated that County will have to get creative to address these issues given the low inventory of available spaces.

Mr. Tingle stated that the special use permit (SUP) process is also a barrier for many people, due to the unpredictable timeframe and outcome, and suggested that the Planning Commission and Board reconsider which projects require legislative versus administrative approval. Mr. Tingle

also noted that performance standards could be used to help ensure that a proposal will be appropriate for the location.

Mr. O'Connor asked if the square footage SUP trigger was changed during the last ordinance update.

Mr. Purse stated that building size is not a trigger for an SUP in these types of developments; however, there are still uses in the M-1 and M-2 Districts that require SUPs.

Mr. Krapf stated that many of the County's revenue streams are dependent on fluctuations in the economy. Mr. Krapf further stated that during the last update there were discussions regarding attracting high-tech, corporate or medical research businesses and noted that he did not see any GSAs targeting this sector.

Mr. Tingle stated that he believes the strategic actions of the OED and EDA could be further incorporated in the GSAs. Mr. Tingle stated that medical research has been considered for several years given the aging population in the County that will need specialized care and the location of two hospitals in the area. Mr. Tingle also noted that this may be difficult to realize, however, because there is no research university.

Mr. Gerhardt stated that any decisions must be made based on data analysis.

Mr. Purse stated that there is one new GSA to explore the opportunities to develop and expand the healthcare business within the County, and it may be appropriate to add an additional GSA regarding the other businesses mentioned by Mr. Krapf.

Mr. Seymour agreed that those are all items that could potentially be added to the GSAs. Mr. Seymour also stated that the OED must ensure that those businesses are a good fit for the area, and that the County has the workforce and potential business partners to support them. Mr. Seymour further stated that the County has recently been focusing on entrepreneurship and its large number of small businesses, and noted that these businesses are also creating technology driven positions.

Mr. Gerhardt stated that one major issue is being able to provide those small businesses with access to capital.

Mr. Chris Basic stated that large modifications to the SUP process could be detrimental to the County and inquired if it would be helpful enough to grant exceptions for projects that are located within industrial or business parks. Mr. Basic stated that the County's high standards make the County a desirable place to live.

Mr. Tingle replied that he believes it could be a logical first step. Mr. Tingle concurred that the County's high standards make the County a desirable place to live, and stated that those same standards could be applied whether the case is administrative or legislative. Mr. Tingle also stated that it is the unpredictability of the legislative process that could scare off potential businesses.

Ms. Bledsoe asked for an explanation of ED 5.7, inquired if it could become a requirement, and noted that the wording may be too broad.

Mr. Purse stated that the GSA was reviewed by the James City Service Authority (JCSA) and was designed to ensure that there is enough water for all of the County's users.

Mr. Paul Holt stated that it is a sub-action for another GSA.

Mr. Gerhardt noted that the EDA has not reviewed that particular change.

Mr. Tingle stated that it is important to ensure that all infrastructure is available for new businesses, not just water. Mr. Tingle also noted that the County should be cautious in including a GSA that may not be economically feasible.

Ms. Bledsoe agreed.

Mr. George Drummond stated that many businesses that had gone overseas are now coming back to the United States and inquired if there is any way to determine what types of businesses those are and potentially attract them to James City County.

Mr. Seymour stated that the County has been tracking those businesses but does not have the appropriate spaces for many of them. Mr. Seymour stated that the OED works with the Virginia Economic Development Partnership to ensure that companies are aware of the County's available inventory and is working towards being able to increase that inventory in the future.

Mr. Drummond asked how many acres of commercial property are available in the County.

Mr. Seymour replied that he does not know the exact acreage available, but the areas in the County's industrial parks are filling in. Mr. Seymour stated that the majority of the county's non-retail inventory includes buildings that are 5,000 square feet or under, which is much smaller than most businesses are looking for.

Mr. Drummond asked how much space is available in Greenmount.

Mr. Seymour replied that although there is available land in that area, there is an issue with getting access to those sites, and also noted that that the area is in the Enterprise Zone.

Mr. Purse stated that there are 3,797 acres of non-residential land available in the County.

Mr. Basic stated that he was surprised to see office space on the list of OED initiatives because he had the understanding that the County's market for office space was saturated. Mr. Basic inquired if the initiative is pointed at a potential tenant who would need a much larger square footage than what is already available.

Mr. Seymour confirmed and stated that he would like to ensure that there is room for the County's existing businesses to expand.

Mr. Krapf inquired if there has been any interest in the Economic Opportunity Zone (EOZ) from outside of the County or any new initiatives regarding the zone within the County.

Mr. Tingle stated that there have not been any new initiatives within the EDA in that regard, other than following the potential economic impacts of the Mooretown Road Extension. Mr. Tingle also stated that it was an important move by the County back then to identify those areas as places where economic development should be taking place in the future.

Mr. Seymour stated that there has not been interest in the EOZ specifically; however, it is still in a desirable location, and the corridor has been seeing more action recently.

Mr. Purse stated that the Planning Division has developed a zoning district for that designation, which will assist with any future master plans for the area. Mr. Purse also noted that the Mooretown Road Extension will also provide a potential developer an idea of what the road will need to look like in order to meet the County's goals for such a strategic location.

Mr. O'Connor stated that York County's EDA is conducting a feasibility study for the area, and inquired what James City County can glean from their study.

Mr. Seymour replied that it is a joint project, as The Pottery is in both York and James City Counties, although the majority of the vacant land is in York County. Mr. Seymour stated that it will be discussed with James City County's EDA in the upcoming months.

Mr. Drummond inquired if there are any specific industries that are most suitable for the County.

Mr. Seymour replied that the County is doing very well in the manufacturing industry, and the County is interested in more technology-based jobs. Mr. Seymour noted that the existing infrastructure must also be considered in order to determine which industries are the best fits.

Mr. Drummond inquired if there are other businesses in the County that could provide a support system for those new businesses, in terms of supplies or transportation.

Mr. Seymour replied that more businesses are beginning to work together, and the County is encouraging such relationships.

Mr. Tingle confirmed that it is important to grow a business base with businesses that support each other.

Ms. Elizabeth Friel stated that the Community Participation Team received many comments regarding redevelopment, and noted that she is aware it is sometimes more affordable to move to a new space versus rehabbing an existing one. Ms. Friel stated that the community wants more high-paying jobs that will encourage young people come back to the area after college. Ms. Friel also stated that she is curious how the County compares to Richmond. Ms. Friel further stated

that the County's poverty rate has increased since 2009, making it even more important to create jobs in the County that pay living wages. Ms. Friel also noted that she has heard that James City County's retail sector is over-built and inquired if the OED or EDA had any comments regarding that issue.

Mr. Seymour replied that people leave the County to find certain types of retail, thus there is still room to diversify the County's retail businesses.

Mr. Tingle stated that although some people may say that the County is over-built in terms of retail, there are still retail businesses, both mom and pop stores and national chains, looking at James City County as a strong market.

Ms. Friel asked who the County's major competitors are, in terms of other regions.

Mr. Gerhardt replied that it depends on the sector that is being considered, such as tourism, retail, or industrial.

Mr. Seymour stated that he will focus on the industrial sector and noted that the County is the middle ground between Richmond and Hampton Roads. Mr. Seymour stated that any locations on the East Coast with ports or rail access are major competitors.

Mr. Wright inquired how the County will compensate when other localities begin having their interstates widened, as businesses locate along those interchanges.

Mr. Seymour replied that the County will have to do a better job to advertise why it is an ideal location for businesses and noted that the faster the interstate is widened in the County, the better position it will be in.

Mr. Wright inquired if the County will have to have a more aggressive tax structure.

Mr. Seymour replied that that may not be the case and stated that once the County identifies target areas, incentives can be put in place to get businesses operational more quickly.

Mr. Purse stated that in terms of Land Use, a number of interchanges have already been identified for business use, and there is language to preserve the transportation capacity for the developments directly surrounding the interstates. Mr. Purse also noted that there are GSAs for studies in those areas, and an example that is already taking place is the Mooretown Road Extension Study.

Ms. Tammy Rosario stated that the Mooretown Road Extension study also shows that localities don't always have to be in direct competition, as they can work together and both benefit.

Mr. O'Connor stated that he was surprised to read that there were less than 40 jobs attributed to the agrarian economy in the County and asked if it is viable moving forward.

Mr. Purse stated that the number could be misleading because it does not count part-time workers or sole-proprietors.

Mr. Gerhard stated that the EDA is watching the agricultural economy in Charlottesville, particularly the farm-to-table component and its effects on tourism and the hospitality industry. Mr. Gerhardt stated that the figure does not reflect the important role the agrarian economy plays in the character of the community.

Mr. O'Connor noted that the rural flair, parks and recreation and schools all make the County more attractive.

Mr. Seymour stated the County could play a role in matching local producers with the local market, as there are many local businesses who would utilize it.

Mr. Tingle stated that the EDA recommended cutting back on the number of GSAs regarding rural economic development because it makes up a smaller portion of the economy.

Mr. O'Connor stated that he did not see much information in the text regarding sports tourism even though it is something the community has already been discussing.

Mr. Tingle agreed that there could be more action items regarding sports tourism.

Mr. Drummond inquired regarding the timeline for the Interstate 64 widening and the entrance ramp at Greenmount.

Mr. Holt stated that the first phase is not scheduled to come all the way to James City County.

Mr. Tingle asked if Mr. Drummond is referring to the Skiffes Creek Connector and noted that it is not a part of the interstate widening.

Mr. Drummond stated that he was under the impression that they would be occurring at the same time.

Mr. Tingle stated that he believes it is a separate study.

Ms. Rosario stated that the current scope of the Skiffes Creek Connector is to link Route 60 and Route 143 instead of connecting to Interstate 64, as that was determined to be infeasible.

Mr. Drummond stated that he was inquiring in order to consider the transportation of goods in that area.

Mr. Krapf stated that the takeaway items from the Working Group's discussion include a scorecard for the Business Climate Task Force, an addition to ED 1 regarding sports tourism, and an addition to ED 2 to encourage medical or high-tech business in the area.

Mr. Purse stated that sports tourism could be added to ED 6.5 and noted that Ms. Bledsoe had also expressed a desire to clarify ED 5.7 to ensure it is not too restrictive.

Mr. Basic asked if the group would like to discuss expanding ED 1.5 to specifically look at SUP thresholds.

Mr. Gerhardt stated that it will have to be a collaborative process to identify regulatory barriers.

Mr. Basic stated that the Working Group has been working to make the GSAs more specific, and this could narrow ED 1.5 to look at specific pages, instead of the entire ordinance.

Mr. Purse noted that the Planning Division has recently looked at the SUP barriers, and there must be a balance between all of the involved parties' goals.

Mr. Krapf stated that the current language will encompass SUP regulations.

Mr. Wright inquired how it is ensured that the GSAs are acted on within a certain timeframe.

Ms. Rosario stated that the GSAs are compiled into an implementation guide, which identifies a priority level and time frame for each one.

Mr. Gerhardt stated that one reason the EDA created the strategic initiatives was to provide specific tasks that can be checked in on.

Ms. Bledsoe stated that she believes an emphasis could be made regarding the review of the SUP requirements.

Mr. Krapf stated that he believed the word "regulations" already encompasses SUP requirements.

Mr. Basic stated that he agrees that the SUP section is implied, but could still be specified in the GSA.

Mr. Krapf asked if Mr. Basic is referring to the SUP thresholds or the SUP timelines and process.

Mr. Basic stated that he is referring to the SUP triggers.

Mr. Gerhard stated that SUPs have been identified as a regulatory barrier, but they are not the only one.

Mr. O'Connor agreed and stated that he also thinks of things such as stormwater requirements, and all of those barriers may need to be further identified.

Ms. Bledsoe stated that she would like to make it a priority because working through those barriers is critical to bringing in new businesses.

Mr. Tingle stated that the EDA can work with Planning staff to define the appropriate language.

Mr. O'Connor stated that more specific, quantifiable GSAs provide greater direction for staff.

Mr. Krapf asked Ms. Rosario if there were any other GSAs that should be addressed.

Ms. Rosario stated that she believes they had all already been discussed.

Mr. Krapf reminded the Working Group that the meeting must adjourn at 6:30 p.m.

B. Land Use

Ms. Ellen Cook presented a report on the changes to the Land Use section text and GSAs.

Mr. Wright inquired if it would be permitted for a property adjacent to the lines, but outside of the Primary Service Area (PSA) to have the lines extended to connect to public water and sewer and if the zoning has any influence on this.

Ms. Cook replied that PSA lines guide the utility policy for the County.

Mr. Krapf stated that he believed there is a portion of the text that refers to properties adjacent to the lines.

Ms. Cook replied that there are instances in which utilities have been extended outside of the PSA, primarily for public facilities or for Governor's Land. Ms. Cook noted that in those cases, SUP conditions would limit connections to properties adjacent to the lines.

Mr. Wright stated that Governor's Land was the basis for his question, which made him concerned that similar requests could be made in the northern portion of the County.

Ms. Cook stated that such a request would most likely be a part of a rezoning application, for which staff would make a recommendation based on the Land Use designation.

Ms. Rosario stated that the Comprehensive Plan and the PSA set the vision for the County, and the implementation tools, such as the utility policy and Zoning Ordinance, determine whether those connections could occur. Ms. Rosario stated that in the instance of a property outside of the PSA, staff's first recommendation would most likely be to have the property incorporated into the PSA through the Land Use Map prior to it being rezoned to a district that would allow for residential development.

Mr. Wright noted that he is concerned with sprawl.

Mr. Krapf stated that if a small development occurs outside of the PSA and there are more than five properties, the developer is responsible for providing a communal well.

Mr. O'Connor noted that a consultant had previously stated that the existence of a PDR Program is one of the major inhibitors to a successful Transfer of Development Rights (TDR) Program but is not listed with the inhibitors, and he believes it should be identified in the text.

Ms. Leanne Pollock stated that she will go back to verify that information.

Mr. Krapf stated that he does remember the consultant stating that a PDR program is often inconsistent with a TDR program.

Mr. O'Connor stated that he is aware that there are challenges to address regarding TDR, but he believes it is still a good tool that could be utilized. Mr. O'Connor stated that given the Economic Development discussion, the TDR receiving zones could provide a good opportunity, particularly in areas such as New Town.

Ms. Pollock stated that discussions with the Board resulted in three goals that any TDR program should meet. Mr. Pollock noted that one of those goals was that the overall population of the County should be kept even, which was a difficult balance to reach. Ms. Pollock also noted that the EOZ was also considered as a receiving area but that also proved difficult given the goals that had been set.

Ms. Friel agreed that this is an economic issue and stated that such programs work best in areas where greater densities are allowed.

Mr. Wright stated that the text referenced the Crossroads Study for Eastern State Hospital and inquired what the recommendation of the study was.

Ms. Ellen Cook replied that that information was in the designations descriptions for the Land Use Map, which were distributed in their 2009 form and will be updated and presented to the Working Group at a later date.

Mr. Holt stated that staff will share the study document with the Working Group for their reference.

Mr. Wright stated that he would like to have the information in order to answer any questions he may get hear from citizens in his area. Mr. Wright also stated that he had difficulty locating the identified Land Use inconsistencies on the map, and inquired if larger scale maps could be provided for those areas.

Ms. Pollock stated that she will look into it, and noted that that is another area that has not yet been updated.

Ms. Friel stated that many citizens are concerned with community character and balancing growth and noted that the section of the text regarding growth control was very informative. Ms. Friel inquired regarding the process for considering the Land Use applications and Map.

Ms. Cook stated that the Working Group will first consider the Land Use applications in November and the map will be brought forward later, reflecting the decisions that were made regarding the applications.

Ms. Friel asked if there will be a great deal of changes to the map.

Ms. Cook stated that large changes are not anticipated.

Mr. Krapf asked if all of the applications will be reviewed in November.

Ms. Cook confirmed.

Mr. Krapf inquired if additional changes to the Land Use section will be presented at the next meeting.

Ms. Rosario stated that the only other information to be presented in the future will be the Land Use applications and map, and noted that discussion regarding the GSAs could begin at the next meeting or any comments could also be shared at this time.

Ms. Bledsoe stated that there is a similar GSA in both Land Use and Economic Development regarding infill and redevelopment, but there are additional actions listed under the one in Land Use. Ms. Bledsoe inquired if those do not also apply to Economic Development.

Ms. Cook responded that striking the reference to the Economic Development section was not intended to apply that they were not related, but instead that those references are simply not being continued with this update.

Ms. Bledsoe inquired why the same tools would not be employed in each section if the GSAs are referring to the same process.

Mr. Purse stated that there were some actions in the Economic Development section that were more specific, particularly regarding water use, and noted that he would be willing to examine the language in both and consider more closely mirroring the two.

Ms. Bledsoe noted that there are some actions in the Land Use section that would be helpful to have in Economic Development as well.

Mr. Wright asked why LU 5.3, regarding determining population levels, was removed.

Ms. Cook stated that staff recommended it be struck given the continuation of the Cumulative Impact Analysis and the public facility master planning efforts.

Mr. Basic stated that are many agencies giving their input to their respective sections and inquired if those agencies also check the Land Use section to ensure that there are no inconsistencies.

Ms. Rosario stated that the planners serve as the liaisons that provide the linkage between the sections they are responsible for and the Land Use section to ensure that there is compatibility.

Mr. Basic stated that he saw many overlapping considerations between the Land Use and Economic Development sections and he believes the same considerations should take place for all of the sections.

Ms. Rosario stated that she believes staff has made such considerations with all of the sections and noted that staff would be willing to take a second look to ensure that there is consistency. Ms. Rosario also noted that in some instances several different agencies may review portions of the same section.

Mr. Basic stated that it is important that all agencies ensure that there is consistency.

Mr. Krapf stated that the takeaway items from the Working Group's discussion include researching the TDR report in regards to its relationship to the PRD program, providing the Working Group members with the Crossroads study, ensuring that large scale maps are provided for the proposed Land Use changes and considering the Land Use/Economic Development GSA.

Ms. Friel stated that the 2009 Comprehensive Plan contained information regarding the comprehensive plans of surrounding localities and noted that this update instead highlights the Historic Triangle Coordinated Comprehensive Plan Review process. Ms. Friel also noted that there has been discussion regarding the County's relationships with other localities, mostly in regards to transportation, and inquired if that information will be covered in the Transportation section.

Ms. Cook stated that the text regarding other localities was scaled back because staff felt that it took up too great of a portion of the section and that it would be sufficient to highlight several important actions of those localities.

Ms. Friel stated that the most critical link between the localities is transportation and it should be considered in the context of the Transportation section.

Ms. Rosario stated that staff can look for opportunities to make those connections as they are continuing to update the Transportation section. Ms. Rosario also noted that a transportation study has been done for the City of Williamsburg, James City County and York County, but noted that there are also linkages between James City County and other localities as well. Ms. Rosario stated that Mr. Heath Richardson is absent, but wished for his comments to be shared with the Working Group. Ms. Rosario stated that his first question was if there is the opportunity to link LU 4.4 to a public facilities master plan. Ms. Rosario stated that staff believed that particular item would be a guiding principal to a future master plan, but was not something that would require a direct linkage in the GSAs.

Mr. Krapf stated that his initial impression was that the public facilities master plan was too segmented for the GSAs and reiterated that staff's recommendation is to not reference a public facilities master plan in this GSA.

Ms. Bledsoe stated that she agrees with that recommendation because the information is already captured in the Public Facilities section.

Mr. Krapf agreed.

Ms. Rosario stated that Mr. Richardson also suggested several grammatical changes, which staff will incorporate.

Mr. Krapf noted that Mr. Richardson also had a question regarding the number of employees in the agricultural sector, which was already addressed during the Economic Development discussion.

Mr. O'Connor inquired if a major subdivision outside of the PSA would require a communal well system, which would then be dedicated to the JCSA.

Ms. Cook confirmed.

Mr. O'Connor inquired if a cost-benefit analysis has ever been done for the cost of a well versus the cost of connecting to public sewer and water.

Ms. Cook stated that she has seen numbers from the JCSA regarding the cost for operating a central well, but has never seen a thorough fiscal analysis comparing the two. Ms. Cook also noted that such a study would most likely be location dependent, based on the distance from the existing lines.

Mr. O'Connor noted that the developer would be responsible for the cost of the infrastructure and stated that an analysis may need to be considered, given the environmental concerns of septic systems and the operating cost of the well to JCSA, and thus the customers.

Mr. Krapf suggested that a discussion of the utility policy should carry over to the following meeting because it could be lengthy and staff will need the opportunity to consult with the JCSA.

Mr. Wright stated that it will also be important to have an understanding of the County's capacity to provide sewer and water.

Mr. Krapf agreed that that is also an important piece of information to have in advance of the discussion.

Mr. Holt stated that staff may not be able to provide that information for the next meeting if those analyses have not already been prepared.

Mr. Krapf stated he is hoping that the JCSA may have some data regarding communal wells that they would be able to provide at the next meeting.

Ms. Bledsoe noted that she would not expect any such studies to be completed in that time frame.

Mr. Krapf stated that a dialogue with the JCSA regarding the utility policy would be helpful.

Ms. Rosario stated that it may be best to first have a larger discussion on the objectives of the PSA and how the implementation tools, such as the utility policy, carry out that vision. Ms. Rosario stated that if there are any further questions that should be posed to other agencies, they would then have time to prepare and better answer those questions.

Mr. Krapf stated that this discussion will also be useful in advance of the joint work session with the Board.

5. OTHER ITEMS

Mr. Krapf stated that the next Working Group meeting will take place on Oct. 16 to continue the discussion of the utility policy and consider the Transportation section if it is complete. Mr. Krapf also noted that there will not be a Working Group meeting on Oct. 9, as the time will be used for a Policy Committee meeting as originally scheduled.

6. PUBLIC COMMENT

Mr. Krapf opened the public comment.

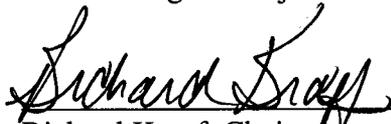
Mr. Chris Henderson, 101 Keystone, addressed the Working Group regarding a public facilities master plan, sources of County revenue, public infrastructure's role in economic development and the outsourcing of jobs for tract built homes.

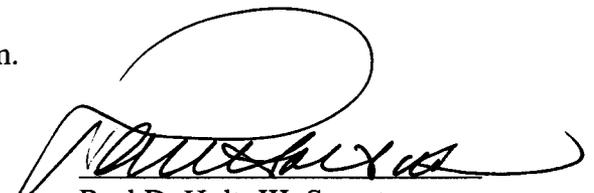
There being no one else wishing to speak, Mr. Krapf closed the public comment.

7. ADJOURNMENT

Mr. O'Connor moved to adjourn until to the next Planning Commission Working Group meeting scheduled for Oct. 16.

The meeting was adjourned at approximately 6:30 p.m.


Richard Krapf, Chairman


Paul D. Holt, III, Secretary