

VIRGINIA:

At recessed joint meeting of the Washington County Board of Supervisors and Washington County Planning Commission held Monday, April 23, 2012, at 5:30 p.m., at the County Administration Building in Abingdon, Virginia the following were present:

PRESENT:**Board of Supervisors:**

Joseph C. Straten, Chairman
Phillip B. McCall, Vice Chairman
William B. Gibson (arrived at 7:00 p.m.)
Odell Owens
Randy L. Pennington
C. Wayne Stevens, Jr.

Mark K. Reeter, County Administrator
Lucy E. Phillips, County Attorney
Naoma A. Norris, CAP, Executive Assistant/Recording Clerk

Planning Commission:

Joe H. Hutton, Chairman
John Lentz, Vice Chairman
Bill S. Canter, Jr.
Stephen L. Fisher
Phillip L. McCroskey, Sr.
Mickey E. Tyler
Paul Widener

Cathie Freeman, County Zoning and Subdivision Official

Todd Gordon

ABSENT:

Dulcie M. Mumpower

1. Call to Order**Board of Supervisors:**

The meeting was called to order by Mr. Joe Straten, Chairman of the Board, who welcomed everyone in attendance.

Mr. Straten noted that Ms. Mumpower would not be attending the meeting and Mr. Gibson would be late.

Planning Commission:

The meeting of the Washington County Planning Commission was called to order by its Chairman, Mr. Joe Hutton.

2. Invocation and Pledge of Allegiance

Supervisor Wayne Stevens gave the Invocation and led the Pledge of Allegiance.

3. Approval of Agenda

Board of Supervisors:

On motion of Mr. Stevens, second by Mr. McCall, it was resolved to approve the agenda as presented.

The vote on this motion was as follows: (5-0)

<i>Mr. McCall</i>	<i>Aye</i>
<i>Mr. Owens</i>	<i>Aye</i>
<i>Mr. Pennington</i>	<i>Aye</i>
<i>Mr. Stevens</i>	<i>Aye</i>
<i>Mr. Straten</i>	<i>Aye</i>

Planning Commission:

On motion of Dr. Lentz, second by Mr. McCroskey, the Planning Commission acted to approve the agenda as presented.

The vote on this motion was as follows: (7-0)

<i>Mr. Canter</i>	<i>Aye</i>
<i>Mr. Fisher</i>	<i>Aye</i>
<i>Mr. Hutton</i>	<i>Aye</i>
<i>Dr. Lentz</i>	<i>Aye</i>
<i>Mr. McCroskey</i>	<i>Aye</i>
<i>Mr. Tyler</i>	<i>Aye</i>
<i>Mr. Widener</i>	<i>Aye</i>

4. Presentation and Consideration of Draft Comprehensive Plan Amendment to Allow Urban Development Area/Traditional Neighborhood Development Zoning

County Attorney Lucy Phillips provided the following overview of the purpose for the presentation that will be made to the Board of Supervisors and Planning Commission on Urban Development Area (UDA) zoning and possible amendments to the County Comprehensive Plan:

In 2010, Virginia law was amended to require that localities that met certain criteria amend their local comprehensive plans to incorporate UDAs as part of the localities' overall land-use planning. Washington County was included among the 57 Virginia localities that met the criteria, which were: (1) had a zoning ordinance, and (2) had a population of at least 20,000 and population growth of at least five (5%) percent between 1990 and 2000. Localities were allowed until July 1, 2012 to amend their comprehensive plans in accordance with detailed and complex requirements specified in the statute. The intent of the 2010 legislation was to require growing localities to designate at least one geographic area within their borders having adequate road, public water and public sewer services available to become an area of intensive, well-planned development using the concept of 'traditional neighborhood design' (TND), which allows for village-like intermixing of commercial and residential uses. The amount of area to be designated as such was required to be of sufficient acreage to allow for 20 years worth of projected population growth for the locality. Soon after passage of the 2010 UDA legislation, the Virginia Department of Transportation (VDOT) offered affected localities the opportunity to receive a grant to pay for professional planning services to assist with meeting the complex statutory requirements for UDA. The VDOT grant contract provided not only for funding the use of a professional planning firm, but it also required the locality to adopt the comprehensive plan amendments for UDA and to establish at least one geographic region as a UDA, in accordance with the then-mandatory statutory requirements. Washington County applied for and was awarded a grant for such services, and the County entered into the contract with VDOT for acceptance of the grant funding. In early 2011, the Joint Planning and Land Use Committee began working with the planning firm of The Cox Company out of Charlottesville, VA to draft text to amend the comprehensive plan as well as a draft zoning ordinance amendment to implement the vision described by the comprehensive plan language.

In 2012, the Virginia General Assembly amended the UDA law to make discretionary or optional the formerly mandatory requirements for amendment of comprehensive plans and establishment of a UDA district for Virginia localities, including Washington County. In light of the change, the Joint Land Use Committee was uncertain how to proceed. The Joint Committee had not reached consensus as to whether it found the UDA provisions to be favorable for Washington County; however, it was concerned with the VDOT grant acceptance contract that stated the County's agreement that the amendments would be adopted by the County. Contact was made with the VDOT contract administrator's designee and tentative oral agreement was made that the contract terms would be satisfied if a good faith effort was made to advise the members of the County Planning Commission and Board of Supervisors of the benefits of amendment of the County Comprehensive Plan to allow UDA designation and development in accordance with the UDA concepts. Ms. Phillips explained that the presentation to the joint meeting of the Planning Commission and Board of Supervisors was held to so advise the Commission and Board.

After her comments on the reason for the joint meeting presentation, Ms. Phillips introduced Mr. Todd Gordon with the Cox Company. Mr. Gordon used a PowerPoint Presentation to present information on the UDA planning concept, demographic analysis for Washington County, an example of a potentially suitable location in the Washington County for UDA designation, favorable impacts on traffic patterns from UDA, general benefits of UDAs, and goals for amendment of the County's Comprehensive Plan.

At the conclusion of Mr. Cox's presentation, lengthy discussions ensued among the Planning Commission, Board of Supervisors, Mr. Cox and staff. Members of both Commission and Board expressed favorable interest in the UDA planning concept, but they also stated their concerns with Washington County's readiness to put such a plan in place. Statements were made that additional study would be appropriate and that if the County were to adopt UDA, the County would benefit from an on-staff Planner who could help with implementation of UDA. Mr. Cox clarified in response to a Commission member question that the UDA designation is most often an "overlay zone." Additionally, it was explained that the County's current zoning regulations do not allow the mixture of uses that are offered through UDA zoning; therefore, the County's existing zoning regulations make such development illegal. It was also explained that UDA designation would not force landowners to develop in accordance with UDA standards. Instead, the UDA regulations would create an additional option that the landowner(s) could elect at their own discretion. Some of the discussion considered whether the local market was favorable to the UDA style of development and the need to inform the development community about the UDA if such regulations were further considered or adopted. No action was taken at this time in regards to amendment of the County's Comprehensive Plan.

Scrivener's Note: The PowerPoint Presentation referenced above is included as Minutes Exhibits Item 2012-4-23-A.

5. Adjourn or Recess

Board of Supervisors:

On motion of Mr. McCall, second by Mr. Owens, it was resolved to adjourn the meeting.

The vote on this motion was as follows: (6-0)

<i>Mr. Gibson</i>	<i>Aye</i>
<i>Mr. McCall</i>	<i>Aye</i>
<i>Mr. Owens</i>	<i>Aye</i>
<i>Mr. Pennington</i>	<i>Aye</i>
<i>Mr. Stevens</i>	<i>Aye</i>
<i>Mr. Straten</i>	<i>Aye</i>

Planning Commission:

On motion of Mr. Canter, second by Mr. Lentz, the Planning Commission adjourned the meeting.

The vote on this motion was as follows: (7-0)

<i>Mr. Canter</i>	<i>Aye</i>
<i>Mr. Fisher</i>	<i>Aye</i>
<i>Mr. Hutton</i>	<i>Aye</i>
<i>Dr. Lentz</i>	<i>Aye</i>
<i>Mr. McCroskey</i>	<i>Aye</i>
<i>Mr. Tyler</i>	<i>Aye</i>
<i>Mr. Widener</i>	<i>Aye</i>

Prepared by:

Naoma A. Norris, Recording Clerk

**Approved by the Washington County Board
of Supervisors:**

Joseph C. Straten, Chairman