

**VIRGINIA:**

At a joint recessed meeting of the Washington County Board of Supervisors and Washington County Planning Commission held Tuesday, October 15, 2002, at 7:00 p.m., at the County Administration Building in Abingdon, Virginia, the following were present:

**PRESENT:****Board of Supervisors:**

John B. Roberts, Sr., Vice Chairman  
Jack H. Barker  
Bobby D. Ingle  
Phillip B. McCall  
Anthony S. Rector  
Dulcie M. Mumpower

Mark K. Reeter, County Administrator  
Lucy E. Phillips Bright, County Attorney  
Naoma A. Cook, Administrative Supervisor

**Planning Commission:**

Mickey E. Tyler, Chairman  
Walter F. Doss, Vice Chairman  
Bill S. Canter, Jr.  
J. Ruddy Duty  
Dr. Stephen L. Fisher  
Joe Hutton

Cathie E. Freeman, County Zoning and Subdivision Official

**ABSENT:****Board of Supervisors:**

Joe W. Derting, Chairman

**Planning Commission:**

W. D. Young, Jr.

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**1      Call to Order**

Vice Chairman Roberts called the Board of Supervisors to order. Mr. Roberts noted that Chairman Joe Derting was out of town and unable to be at this meeting.

Chairman Tyler called the Planning Commission to order.

## 2 Approval of Agenda

- a. Washington County Board of Supervisors

*On motion of Mr. Rector, second by Mr. Ingle, it was resolved to approve the agenda as presented.*

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

<i>Mr. Derting</i>	<i>Aye</i>
<i>Mr. Barker</i>	<i>Aye</i>
<i>Mr. Ingle</i>	<i>Aye</i>
<i>Mr. McCall</i>	<i>Aye</i>
<i>Mrs. Mumpower</i>	<i>Aye</i>
<i>Mr. Rector</i>	<i>Aye</i>
<i>Mr. Roberts</i>	<i>Aye</i>

- b. Washington County Planning Commission

*On motion of Mr. Canter, second by Mr. Hutton, it was resolved to approve the agenda as presented.*

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

<i>Mickey E. Tyler</i>	<i>Aye</i>
<i>Walter F. Doss</i>	<i>Aye</i>
<i>Bill S. Canter, Jr.</i>	<i>Aye</i>
<i>J. Ruddy Duty</i>	<i>Aye</i>
<i>Dr. Stephen L. Fisher</i>	<i>Aye</i>
<i>Joe Hutton</i>	<i>Aye</i>

## 3 Statement of Purpose of Joint Meeting

For the benefit of the audience, Mr. Mark Reeter, County Administrator, stated the purpose of the joint meeting.

## 4 Presentation Concerning the Draft 2002 Washington County, Virginia Comprehensive Plan

Mr. F. M. Crowell, County Planner, made a presentation concerning the Draft Washington County, Virginia 2002 Comprehensive Plan. Mr. Crowell acknowledged the work, commitment, and effort provided by the Joint Comprehensive Plan Steering Committee over the past ten months. The Steering Committee is composed of Mr. Bobby D. Ingle, Mr. Phillip McCall, Mr. William S. Canter, Jr., Mr. Mickey E. Tyler, Mr. Dan Adams, Mr. Eugene Baker, Mr. Phillip Blevins, Dr. Edward Davis, Mr. David Johnson, Ms. Carol Jones, and Mr. Sam Neese, and Dr. Mark Simcox.

Mr. Crowell explained the planning process to date, and discussed how the planning process relates to the development of the draft Comprehensive Plan. The Supervisors and Commission were informed that the Plan is currently in a sixty-day public comment period. Public Hearings are scheduled to be conducted by the Planning Commission on October 28, 2002 at 7:00 PM and November 25, 2002 for the purpose of receiving comments and testimony concerning the draft plan. An explanation of the roles of the Planning Commission and Board of Supervisors as it relates to the consideration, recommendation, and adoption of the plan as per Virginia Code was provided. The County Planner discussed Chapter I, Introduction, and provided a brief history of planning in

Washington County, and discussed the three methods utilized to gain involvement and citizen participation in developing the Comprehensive Plan. It was noted the Community Input Planning Meetings ranked community needs and wants as: limit sprawl, enhance land use regulations and enforcement, promote economic development, preserve and promote agriculture, forestry, and open space, encourage cultural and family values, and encourage historic preservation. The Youth Survey indicated the top priorities for the county should be: preserve the natural environment, more parks and recreation, public education, more bikeways and trails, and expand public water and sewer service. The Property Owner Survey revealed the prioritized goals as: public education, public water and sewer, preserve the natural environment, recruit more industry, and promote agriculture and preserve rural character. Chapter II, Growth Trends and Projections, consisting of a treatment of demographics, housing, economy, and factor that impact Growth was presented. Mr. Crowell provided an overview of Chapter III, Land Use Plan and Guidelines for Growth explaining the Land Use Plan element of the Comprehensive Plan consisting of residential, commercial, industry, agricultural, and open space/conservation categories. It was noted that the Plan contains a land development guide for phased-in land development, and special strategy areas. Chapter IV, Goals, Objectives, and Strategies, Chapter IV, was presented and it was explained that this chapter of the plan provides guidance for where the County is going and how to get there. Chapter V, Implementation Tools, and the plan conclusion were outlined by Mr. Crowell. It was noted that the stated intent of the Comprehensive Plan is to encourage economic development while preserving the current rural character of the County. This may be accomplished by encouraging development where services are present or planned, and by restraining development on slopes in excess of 20%, flood plains, and karst geology areas. It was noted that after the Plan is adopted then a review of the Subdivision Ordinance and an update of the Zoning Ordinance needs attention.

Mr. Crowell informed the members present that there are some topics contained in the Plan that may become issues and will require public dialogue between and amongst the members of the Planning Commission and the Board of Supervisors. Some of these are: minimum lot size in agriculturally zoned areas, the concept of one principal residential use structure and one accessory residential use structure per lot, treatment of manufactured housing as site built houses, and rezoning to residential districts requiring public utilities. The County Planner informed the Supervisors and Commissioners about the public comments concerning the draft Plan that has been received to date.

## **5 Questions/Comments from Board of Supervisors & Planning Commission & Closing Comments**

- Supervisor Jack Barker inquired about the numbers mentioned in the proposed Comprehensive Plan regarding growth in the number of manufactured housing units in Washington County. Mr. Crowell explained that in the Year 2000 there were 428 new housing units of which 39% were manufactured homes, which means that manufactured homes made up 26% of the total County housing stock.
- Supervisor Jack Barker asked for a clarification on the proposed water and sewer requirements for rezoning requests to residential. Mr. Crowell stated that the proposed Comprehensive Plan requires that any land considered for rezoning to residential be serviced by water and sewer.
- Supervisor Bobby Ingle addressed the proposed change in the Comprehensive Plan on lot size requirements in Agricultural, Limited Zoning District from two acres to twenty acres. Mr. Ingle explained the family exemption provision as outlined in the Code of Virginia would remain in effect. The provision permits a single division of a lot or parcel less than five acres for the purpose of sale or gift to a member of the immediate family of the property owner. One such division shall be allowed per family member. Mr. Ingle commented that the purpose of the recommended increase in the lot size was to prevent small subdivisions from being developed. He stated that both the Board of Supervisors and Planning Commission over the last several years have encountered problems with these smaller subdivisions.
- Planning Commission member Dr. Stephen Fisher inquired about how the change in lot size to 20 acres in the Agriculture, Limited Zoning District was determined. Mr. Crowell explained that it was determined by cost factors and information from the American Farmland Trust.

- Supervisor John Roberts thanked the Comprehensive Plan Steering Committee for their work on the proposed Comprehensive Plan. He also thanked the public for attending the meeting and stated that after the meeting staff would be available to answer questions.
- County Attorney Lucy Phillips questioned if written comments would be accepted. Mr. Crowell stated that written comments were welcomed and should be addressed to him or to the Planning Commission members.
- Dr. Stephen Fisher asked if the Planning Commission would have access to the citizen's comments. Mr. Crowell explained that he would catalogue the comments and provide them to the Planning Commission.
- Supervisor Phillip McCall commented that the proposed Comprehensive Plan does not address zoning issues and further that the County's zoning ordinance would need to be reviewed for possible changes. Mr. McCall stated his opposition to the proposed requirement that any property considered for rezoning to residential must be serviced both water and sewer service.
- Dr. Stephen Fisher asked for the definition of a stick-built home. Mr. Crowell explained that a stick built home is considered the same as a site built home.
- County Administrator Mark Reeter commented that a careful review of the state code would be completed to guide the County with its regulation of manufactured housing.

Dr. Fisher inquired if the proposed Comprehensive Plan's suggestions about manufactured housing in different districts complied with the state code. County Attorney Lucy Phillips answered that they were in compliance with the *Code of Virginia* as it deals with manufactured housing.

## 6 Adjourn

### a. Washington County Board of Supervisors

***On motion of Mr. Barker, second by Mr. Ingle, it was resolved to adjourn the meeting.***

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

<b><i>Mr. Derting</i></b>	<b><i>Aye</i></b>
<b><i>Mr. Barker</i></b>	<b><i>Aye</i></b>
<b><i>Mr. Ingle</i></b>	<b><i>Aye</i></b>
<b><i>Mr. McCall</i></b>	<b><i>Aye</i></b>
<b><i>Mrs. Mumpower</i></b>	<b><i>Aye</i></b>
<b><i>Mr. Rector</i></b>	<b><i>Aye</i></b>
<b><i>Mr. Roberts</i></b>	<b><i>Aye</i></b>

### b. Washington County Planning Commission

***On motion of Mr. Doss, second by Mr. Duty, it was resolved to adjourn the meeting.***

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

<b><i>Mickey E. Tyler</i></b>	<b><i>Aye</i></b>
<b><i>Walter F. Doss</i></b>	<b><i>Aye</i></b>
<b><i>Bill S. Canter, Jr.</i></b>	<b><i>Aye</i></b>
<b><i>J. Ruddy Duty</i></b>	<b><i>Aye</i></b>
<b><i>Dr. Stephen L. Fisher</i></b>	<b><i>Aye</i></b>

*Joe Hutton*

*Aye*

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**Prepared by:**

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Naoma A. Cook, Recording Clerk

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

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John B. Roberts, Sr., Vice Chairman