

JOINT WORKSESSION MINUTES
February 26, 2007
3:30 p.m.

PLANNING COMMISSION:

PRESENT: Stephen N. Bridge, Vice-Chairman
Wayne F. Hite
Kitra A. Shiflett
Joseph Shomo
Thomas H. Byerly
Justine D. Tilghman

ABSENT: James W. Curd, Chairman

BOARD OF SUPERVISORS:

PRESENT: Nancy Taylor Sorrells, Chairman
David R. Beyeler, Vice-Chairman
F. James Bailey, Jr.
Wendell L. Coleman
Kay D. Frye
Larry C. Howdyshell
Tracy C. Pyles, Jr.

STAFF: Dale L. Cobb, Director of Community Development
Becky Earhart, Senior Planner
Jeremy Sharp, Associate Planner
Patrick J. Coffield, County Administrator
Steven L. Rosenberg, County Attorney
Rita R. Austin, CMC, Executive Secretary

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COMPREHENSIVE PLAN

Stephen N. Bridge, Vice-Chairman of the Augusta County Planning Commission, called the Planning Commission to order. Mrs. Sorrells announced that the Board of Supervisors remained in session.

Becky Earhart and Jeremy Sharp stated the purpose of the worksession was to review changes to the Draft Comprehensive Plan that was presented in January as it is now being recommended by the Comprehensive Plan Steering Committee. She stated that change have been made as a result of public comment at the 3 public meetings held in late January, as well as additional written comments.

Becky Earhart and Jeremy Sharp gave the following PowerPoint presentation to review changes made to the Draft Comprehensive Plan by the Steering Committee:

COMPREHENSIVE PLAN UPDATE

- Steering Committee met on February 12th and February 20th to consider written and oral comments received
- February 20th voted to send finalized draft to the Planning Commission

AGENDA FOR TODAY

- Review the Text Changes that were made to Draft
- Review Map Changes that were made to Draft
- Discuss need for additional changes

NEXT STEPS

- Public Hearing – March 21st or another date
- Worksession(s) by Planning Commission to consider comments received at public hearing and consider recommendation on Plan
- Worksession(s) by Board of Supervisors to consider comments received at public hearing, Planning Commission's recommendation, and consider adoption of the Plan

TODAY'S OPTIONS

- Authorize public hearing for March 21st on plan as presented by Steering Committee

- Make changes today and authorize plan as amended by the Planning Commission and Board of Supervisors to be advertised for public hearing March 21st
- Decide to hold another worksession on plan this week with the expectation that the public hearing could still be held on March 21st
- Cancel the March 21st public hearing and schedule additional worksessions to make changes to plan before public hearing

CHANGES MADE BY STEERING COMMITTEE

- Use of Addendum Sheet versus reprinting Revised Draft Plan
- Grammatical and typographical changes have been made
- Route 275 has been replaced with Route 262 where appropriate
- Existing Conditions – as of November 2005
- Future Conditions – moved to Appendix
- Terms are specifically referenced to have meanings as defined by the County Code

VISION STATEMENT

- Vision – Prepared by Renaissance and Milton Herd based on our Policy Maker Briefings in September
- More specifically spelled out
- Added it to the intro-summary section on page 3 and in the text of the Plan on pages 223-224

OTHER CHANGES

- Public Participation additions
- Stats on prime and statewide important soils corrected
- Language in the ag portion of the economy section clarified
- Reference to the bookmobile deleted (but needs to be added back)

LAND USE SECTION CHANGES

- Development around the Route 262 Loop should be studied
- Urban Open Space with Board's consent
- Reference to density in Rural Conservation and Agriculture Conservation Areas deleted

ANNUAL PLAN REVIEW AND AMENDMENT

- More systematic policy proposed
- Done in conjunction with the Annual Review (Scorecard)
- Annual amendment requests accepted yearly
- Board and Planning Commission could initiate an amendment at anytime

OTHER CHANGES

- Augusta Springs Park Project added to CIP

MAP CHANGES

- Too much “Red” – Urban Service Areas
 - Deleted some areas on the Route 11 north corridor and around the airport; added to the Route 254 area and by Emerald Hills at property owners’ request
 - Added a policy for Urban Open Space
- Too much “Yellow” – Rural Conservation Areas and not enough “Green” – Agriculture Conservation Areas
 - Moved approximately 27,000 acres from RCA to ACA; moved some from ACA to RCA at property owner’s request
- Deleted Rural Community designation from Buffalo Gap and Stokesville

MAP CHANGES

Policy Area	Draft Map 1/8/07	Revised Map 2/21/07
USA	39,475	39,483
CDA	34,519	34,537
RCA	82,765	55,321
ACA	249,988	275,966

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After discussion from the Board of Supervisors and the Planning Commission it was determined that additional changes may be desired. However, it was the consensus of the Board and Planning Commission that public input on the Plan as prepared by the Steering Committee was necessary before finalizing the Comprehensive Plan.

Ms. Tilghman moved, seconded by Mr. Hite, that the Draft Plan as recommended by the Steering Committee be advertised for a joint public hearing for March 21, 2007 at 7:00 p.m. Motion carried unanimously.

There being no further business to come before the Commission, the meeting was adjourned.

Chairman

Secretary