

Better Site Implementation
Tuesday May 1, 2007; 10:00 a.m.
JCC Government Complex: Bldg. A Conference Room

Review of Minutes

Minutes from the March 7th meeting will be sent to members for review.

Updates

Mr. Woolson addressed the fact that the final document will most likely be presented to the Board in a work session or joint work session. Ms. Hughes suggested sending it as a reading file and then make a presentation at a later date. The committee agreed.

The committee then reviewed the draft of the final report. Changes were noted and a revised version will be sent to the members for their review.

Educational Recommendations:

Principle #9 – Mr. Cleary made a suggestion to use more definitive language that states that the recommendations satisfies the principle as opposed to language stating the committee supports various programs. Ms. Hughes also suggested that the planning staff give developers a checklist that lists better site design principles and to strongly encourage them to incorporate them in their plans.

Principle #17 (8th recommendation) – Ms. Hughes stated that it is extremely important to protect intermittent stream buffers and in doing so more value needs to be given when allocating points to meet the 10 point criteria. Most members felt that it needed to be given more credit than .15 in order to achieve this. Mr. Fisher will draft language to address this.

Principle #17 (9th recommendation) – Decision was made to change the title of the brochure since the current title is more generic in nature and the contents deal more with stream buffers and RPA's. Mr. Cleary mentioned that he would be willing to distribute this information thru the PHBA and their contacts.

Principle #18 – Referred to the brochure also as completing this objective. It was suggested to combine Principles 17 and 18. Mr. Woolson will take care of this.

Policy Recommendations:

Principle #1 – Mr. Ribeiro distributed changes to the requirements for street width. Ms. Hughes suggested the Board adopt a policy for certain widths for certain types of communities. Ms. Cook believes that VDOT requires it to be approved on a case by case basis, but will check to confirm this.

Principle #3 (2nd recommendation) – The committee feels that there is no resolution to this recommendation. There are issues currently getting information on existing lines,

so getting information on new lines is difficult. However staff will continue to encourage that easements be shown on preliminary plats.

Principle #6 (1st recommendation) – An item was added to the Planning Division’s site plan checklist.

Principle #6 (2nd recommendation) – A brochure was created to assist the development community.

Principle #7 (1st recommendation) – The model shared parking agreement will be attached.

Principle #10 – The discussion on open space development will be attached as an appendix.

Principle #12 – Mr. Fisher is to draft language to address this principle.

Principle #13 (1st recommendation) – The committee felt that providing a checklist would be helpful for developers although the committee was not optimistic that they would see many improvements in this area.

Principle #14 (3rd recommendation) – Ms. Hughes to draft language to address the discussion and recommendation. Ms. Cook did clarify how open space is currently determined. The committee feels however that some group/individual needs to be responsible for monitoring to make sure what is planned is actually being done.

Principle #15 (2nd recommendation) – It was stated the alternative systems fall under the regulation of the Health Department. Mr. Cleary suggested maybe some form of tax relief as an incentive to encourage alternative systems.

Principle #15 (3rd recommendation) – Enforcement is the issue with this principle, and the County will need to determine the most effective approach to make sure systems are maintained.

Principle #16 (1st and 2nd recommendation) – Several members of the Planning Commission have encouraged environmentally sound practices during their preliminary meetings with developers and engineers.

Principle #21 (2nd recommendation) – The committee is still evaluating incentives.

Ordinance Revisions:

Principle #8 – Modify recommendation to add the minimum with regards to meeting the ADA requirements.

Principle #11 – The principle needs to only apply to R1 districts since R2 already has 25 foot setbacks.

Meeting was adjourned at 12:30 p.m.

