

May 20, 2008

At a joint meeting of the Prince Edward County Board of Supervisors and Planning Commission, held at the Court House, thereof, on Tuesday the 20<sup>th</sup> day of May, 2008; at 5:30 p.m., there were present:

Board of Supervisors

William G. Fore, Jr., Chairman  
Howard F. Simpson, Vice-Chairman  
Sally W. Gilfillan  
Charles W. McKay  
James C. Moore  
Mattie P. Wiley

Planning Commission

W. W. Porterfield, Chairman  
Samuel Coleman, Vice-Chairman  
Donny Gillam  
Jack Leatherwood  
Chris Mason  
Jim Wilck

Also present: Wade Bartlett, County Administrator; Sarah Puckett, Assistant County Administrator; Jonathan L. Pickett, Director of Planning and Community Development; Alecia Daves-Johnson, Planner; and Ken Woodley.

Chairman Fore called the meeting to order as a reconvened meeting from May 13, 2008. He explained that its purpose was for a work session with the Prince Edward County Planning Commission on the Route 15 Corridor Plan.

In Re: Light of Reconciliation Committee Report

Mrs. Mattie Wiley reported the Light of Reconciliation Committee met to discuss the course of action for the committee, and presented the proposed text for the Light of Reconciliation plaque to be installed on the Courthouse grounds.

On motion of Mr. Moore and carried:

Aye: William G. Fore, Jr.  
Sally W. Gilfillan  
Charles W. McKay  
James C. Moore  
Howard F. Simpson  
Mattie P. Wiley

Nay: None

the Prince Edward County Board of Supervisors approved the following text for the Light of Reconciliation plaque to be installed on the Courthouse grounds:

### The Light of Reconciliation

Illuminated in the courthouse bell tower on July 21, 2008 by the Board of Supervisors of Prince Edward County in honor of Barbara Johns and the students of Robert Russa Moton High School and all the children of our county for their historic role in ending public school segregation in the United States and in sorrow for closing schools. When we raise our eyes to see this light, may we also incline our hearts and minds to shine our own light of reconciliation toward all people.

### In Re: Work Session on the Route 15 Corridor Plan

Dr. W. W. Porterfield, Chairman of the Planning Commission, called the Planning Commission to order. He said the meeting was to explore ideas about the commercial corridors within Prince Edward County.

Mr. Bartlett, County Administrator, said, "The overlay district is created for the purpose of providing special criteria to accomplish an intended purpose. The overlay district is in addition to and overlaps or overlays all other zoning districts, thus any parcel of land in the overlay district, but also in one the established zoning districts. An entrance corridor overlay district is intended to implement Prince Edward County's Comprehensive Plan's goal of protecting the County's natural, scenic, historic and natural resources. To do so, we should protect and promote the unique characteristics of our natural and built environments leading to our more densely populated areas, our main commercial zones and our historic areas. Setting design standards for a corridor ensures compatibility of development, promotes general welfare of the community by creating attractive environments, increasing commerce, improving property values, and increasing public awareness of our natural, scenic, historic and cultural resources. One of the main items to be decided is where the district will and will not apply; specifically we must decide both the length and the width of the corridor. A corridor development plan can include, but is not necessarily limited to the following:

- reducing impacts from development on existing land forms and resources
- promoting development design compatibility with nearby historic architectural and cultural resources
- improving pedestrian and vehicular connections within each parcel

- reducing the prominence of parking lots on the corridors
- increasing site plantings
- establishing reciprocity between building and site design
- fully integrating utilities into building and site structures
- regulating the size, intensity and placement of signs and lighting
- assuring provisions for stormwater management are well integrated into site design
- reducing access points to the main corridor itself

Mr. Bartlett continued, “In addition to the above, we must determine if we will allow exemptions to the regulations. Examples of such exemptions are existing single family dwellings, interior alterations to buildings that will not affect the exterior, and agricultural and forestal buildings where no site plan is required.” He said this is the initial meeting, and needs input from the Board and the Planning Commission on what the staff should work on.

Jonathan Pickett, Director of Planning and Community Development, said the Comprehensive Plan and special policy area when dealing with corridor development, and identifies Route 15, Route 460, and Route 360 as the corridors. The County wants to keep those areas aesthetically pleasing as well as provide for the type of development along a particular section of road where traffic or too many accidents take place. He said there are three goals, one of which is to visualize what the corridors should look like in ten to twenty years. He said the corridor that is most likely for growth is Route 15, South. He said the second goal is how to implement it; for example, would one corridor development plan be written to cover all three corridors, and implementing Route 15 first, or just concentrate on Route 15 and let each corridor stand on its own. He said the third thing was to get specifics the Board and Planning Commission feel are the important types of things that need studied, such as landscaping, signage, lighting, utilities, access points, etc.

Mr. Pickett said commercial development is increasing; some is controlled by proffers, but it would be better to have a plan or guidelines in place.

Dr. Porterfield said Hampden-Sydney College is very interested in seeing the plan made and having design standards; Mr. Bartlett added The Manor is also very interested.

Discussion followed on access points from Route 15. Mrs. Daves-Johnson showed examples of access strips. Dr. Porterfield stressed the need for designing the size of the overlay district.

Mrs. Daves-Johnson said input was needed on the appearance of the corridor. General discussion followed on landscaping, medians, matched or balanced architecture, underground or overhead utility lines, a biking or walking path, turn-lanes, and the costs for the various scenarios.

Mr. Thomas M. Pairet entered the meeting at this time.

Mr. Coleman stressed that the regulations should not increase the cost of the properties to the point that they would be too costly for developers. Dr. Porterfield said it would be easy to include specifications for the design standards.

Mrs. Daves-Johnson then said the implementation approach could be handled in two ways: by land use, which would provide general guidelines and additional specific guidelines or design standards; or look at one section of the roadway and complete a plan for types of development in that section only. Mr. McKay suggested completing work on the plan for Route 15 first, as they may learn of necessary changes. Dr. Porterfield said a plan for Route 15 is time-sensitive and should be done quickly. After some further discussion, the consensus was to establish the content of a General Plan for all areas, with the Route 15 Corridor as Phase I, and a sign ordinance.

The Board of Supervisors and Planning Commission took a brief dinner break.

Chairman Fore left the meeting during the dinner break.

Following the dinner break, Mrs. Daves-Johnson reviewed considerations of the Plan and design. She said the procedure and application process of the overlay district could follow one of two options – set a firm width of property within the overlay district or set the district according to parcel boundaries. Discussion followed on setting a general ordinance for the overlay and set Sub-Districts allowing for more specific criteria or decide “piece meal” the overlay districts on a corridor by corridor basis.

A brief discussion followed on extending the construction of the four lane road to Worsham [Road] instead of stopping at Kingsville.

Mrs. Daves-Johnson said the next thing to be considered was the plan approval process for projects within the overlay district.

Mrs. Daves-Johnson said another consideration is the permitted uses. At the corridor level, land-use planning can provide localized recommendations for individual parcels based on site-specific strengths and weaknesses. The land use element will help determine the quality and quantity of development that should occur based on existing and future infrastructure capacities. After a brief discussion, a consensus was reached that the developer would need to request rezoning for the parcel with applicable design standards.

Discussion followed on Conditional or Special Use Permits, conventional zoning measures, building materials, environmental concepts and Natural Area preservation followed. Mr. Wilck said too many regulations may discourage some developers. Dr. Porterfield said the use of environmental concepts should be encouraged, and the ordinance should include language that the County needs to look at how developers intend to treat the natural areas.

Mrs. Daves-Johnson said the following items should also be considered: access management; site and architectural design and building materials; landscaping; lighting; signage; and linkages to scenic byways, trails, and public transit.

Mr. Pickett said the Planning Commission will hold two public hearings in June; and requested input from the Board members. He said the Planning Commission can work on a draft during June and July.

Dr. Porterfield asked if maps could be made with the differing depths of proposed corridors from the town limits to Worsham Road; Mr. Pickett said yes. Dr. Porterfield said that could be put in place with specific design standards to follow. Mrs. Daves-Johnson added that establishing linkages could be a way to get grants for the project.

Dr. Porterfield said the Planning Commission would pick up the language of this meeting, write a draft defining the overlay district, and a public hearing may be necessary. He said it may take up to six months to complete. A suggestion was made to contact the landowners in the immediate area to request their input. Dr. Porterfield then adjourned the Planning Commission meeting.

On motion of Mr. McKay and adopted by the following vote:

Aye: Sally W. Gilfillan      Nay: None  
Charles W. McKay  
James C. Moore  
Howard F. Simpson  
Mattie P. Wiley

the meeting was recessed at 7:50 p.m., and will reconvene at 4:00 p.m., Tuesday, June 10, 2008.