

**Buckingham County
Board of Supervisors
And
Planning Commission
Work Session
February 23, 2015**

At a work session of the Board of Supervisors and Planning Commission held on Monday, February 23, 2015 at the Peter Francisco Auditorium of the Buckingham County Administration Complex the following members were present: Danny R. Allen, Chairman; Joe N. Chambers, Jr., Vice-Chairman; E.A. "Bill" Talbert; Donald E. Bryan; I. Monroe Snoddy and John N. Staton. Cassandra Stish was absent. Also present were Rebecca S. Carter, County Administrator and E.M. Wright, Jr. County Attorney.

Re: Establishment of a Quorum

Planning Commission Chairman certified there was a quorum, 8 of 8 members present.

Chairman Allen certified there was a quorum, 6 of 7 members present. The meeting could continue.

Re: Call to order, Invocation and Pledge of Allegiance

Chairman Allen called the meeting to order. The invocation was given by Planning Commissioner Crews and the Pledge of Allegiance was said by all in attendance.

Re: Comprehensive Plan Work Session

These statements were given in Public Comment Period that were pertaining to the Comprehensive Plan:

Sherry Ragland: Good afternoon. My name is Sherry Ragland. I'm Vice-Chair of the Buckingham County School Board and actually I am here on behalf of Ed Wise tonight. He's asked me to read some information in regard to the Comprehensive Plan. Ed says, "Greetings to the Buckingham Planning Commission and the Buckingham Board of Supervisors. I very much appreciate and recognize the importance of an up to date Comprehensive Plan and thank you for your hard work and due diligence in making this updated Comprehensive Plan a useful one. I would like to specifically address page 209 in the Plan. Under objectives, VI, provide adequate educational facilities to accommodate the expanding services of citizens. On Strategy 1, work cooperatively with Buckingham County School Board in planning the school facility needs. While I greatly appreciate cooperation, the planning of school facilities needs fall directly under the authority of the Buckingham County School Board. Strategy 2 states that the capital improvement plan be adopted for school facilities. Capital Improvement Plans offer the funding

of projects and are a very useful tool in that respect but the rest of the language which in that item referring to standards, needs, grade levels, etc fall under the authority of the School Board and should be removed. Strategy 3, don't know exactly where this is headed, but any such relationships would be explored by the School Board. I really question the need for this strategy to be in the Comprehensive Plan at all. And Strategy 4, School facilities are School Board property and therefore are under the authority of the School Board. The School Board very much answers to the tax payer as to the efficient use of the facilities. I assure you that as much use as possible of the facilities by the public is a constant emphasis with our Board. In conclusion, I welcome the cooperation of the Board of Supervisors and I'm very proud of what we have accomplished by the relationship that we currently have with you. While I realize that Comprehensive Plans do not negate the Constitution of Virginia, I do believe it is misleading to the reader to include language that deletes or minimizes the authority of the School Board to oversee its facilities, identify its needs, or attempt to share responsibilities with the School Board in those areas. Thank you for your consideration of these items. Forgive me for my absence. H. Ed Wise."

Herbert Spencer Adams: I am Herbert Spencer Adams, District 4. In looking at the materials on the Comprehensive Plan and in attending some of the public input meetings, I read in the material that the Comprehensive Plan shall reflect the ideas, values and desires of the citizens. In a number of the public input sessions on the 2015-2020 Comprehensive Plan, the need for a new public library and the service provided therein were put forward. We no longer need to think of a library as just a collection of books and magazines. There are many other services provided by the library that we need to expand upon and one of the ways to do this is a new, adequate public library. Thank you and I hope this will be considered in your plan.

Kenda Hanuman: Kenda Hanuman from District 5. I also attended some of the public meetings. I noticed in the conclusion of all the various evenings, one of the things was they definitely wanted the gas pipeline and compressor station kept out of Buckingham. I hope that that is something that you can consider. I heard that you feel you don't have any say over that. As our elected officials on the Board of Supervisors, I think that as your constituents you would consider our needs and also give us the opportunity for input, though we continue to give you the input. We don't want the pipeline here. We do not want the compressor station here. They are very liable to create great expense to the community, to the environment, to the health of the citizens. There's a document called the Precautionary Principle which basically says that when an activity raises threats of harm to human health or the environment, precautionary measures should be taken even if some cause and effect relationships are not fully established scientifically. In this context the proponent of an activity rather than the public should bear the burden of proof. That would be Dominion. The process of applying precautionary principle must be open, informed and democratic and must include potentially affected parties. That would be us. It must also involve an examination of the full range of alternatives including no action. I hope you will keep that in mind and support the citizens that elect you and that count on you to represent us. Thank you.

Bob Day: Bob Day, District 5. I told you a little bit about some of the things that were going to on in the world with permaculture and I thought it would be a good thing today to define this. I know that at the Planning Meetings with the Comprehensive Plan, I said something about a food system that didn't depend on fossil fuels to bring it in to us from all parts of the world. And evidently having a reliable food system that isn't going to run out in three days if the fossil fuel should fail and the trucks stop running is a highly desirable thing for any social organization or accumulation of people or whatever. Anyhow, permaculture is the conscious design and maintenance of agriculturally productive ecosystems which have the diversity, stability and resilience of natural ecosystem. It's the harmonious integration of landscape and people providing their food, energy, shelter and other material and nonmaterial aids in a sustainable way. Without permanent agriculture there is no possibility of a stable social order. So many of us don't know where our food comes from. We don't know the cost of that food whether its indigenous peoples being displaced or whatever harm might be done to an ecosystem to provide us with organic carrots or whatever it might be. We need to take our own food into our own hands. Permaculture is one way but looking at reasonable alternatives to agriculture in this area, building soil and that sort of thing I think need to be high on the agenda.

Re: Old Business –Comprehensive Plan-Information on Community Meetings, Review Maps, and Goals, Objectives, Strategies

Cobb: Yes the Comprehensive Plan the reason why we are a joint meeting tonight is to talk about the...first there was some informational stuff to catch up the Board of Supervisors on the Community Meetings that was held. And then there's review of our maps and then our goals, objectives and strategies. And I'll just go ahead and hand it over to Mary Hickman to bring us into those items.

Bowe: Before we go there isn't there a section here called Commission Matters that we just skipped?

Bickford: Well...

Cobb: No that's at the end.

Bickford: We're going to do that at the end.

Bowe: O.K. O.K. That's fine.

Hickman: Alright this is come to the point in our schedule as it relates to the update of the Comprehensive Plan. What we've provided to you... This is the point of time we've provided no input as per say for your review. This comes at the exact time we need to hear from you as it relates to any changes, updates relating to what's already in the Comprehensive Plan. What has been provided to you is actually the section itself that is currently in your Comprehensive Plan relating to the visions, the goals and objectives. You will note they're very numerous. But please keep in mind at this time of the update, this was done in 2008. Prior to that there was no

section. So at that time it was a collective effort based to the Planning Commission at that time to be all inclusive on everything. So that's why you see a vast number of goals, objectives and strategies. Purpose of an update is to come back a point in time to review what you have, respond to what you have heard, respond to what changes have occurred in the community and to respond accordingly to an update to what you already have in your plan. So what... First off you'll see the first part is the Community Meetings. This is your point in the update where one of the most important things takes place and that is input from the community. There were a total of three days and 2 meetings on each day. Well I take that back. On the second day there was two meetings so it was a total of 5 meetings held in one week. Please note included in that is a summary of each meeting and then also a collective part on that for your review as you look at your update of the goals, objectives and strategies. So unless there's any questions on that relating to the Community Meetings... I'll entertain those now if there are any questions, comments relating to what you have received on that. O.K. if not the second part... One of the most important elements of the Comp Plan is your land use. Included in that packet are your draft items relating to what the land use suggested into the future. Remind you this is long term. We're looking into 20 years into the future as it relates to the land use. That what is presented to the Board to be part of the discussion includes a collective agreement from the Planning Commission from a work session as it relates to changes in the existing land use plan. I open the floor. Are there any comments? Any questions from the Board to the Planning Commission as relating to what they have put forth as a draft for discussion on land use section?

Staton: What page are you talking about?

Hickman: This is actually the map.

Fortune: Yeah you should have received some handouts from Ms. Cobb which were a revised draft, revised land use maps. There should be some close-ups for each individual section of the County. It should look like this (inaudible).

Hickman: Does everybody have that?

Carter: Tab 7 right before that.

Fortune: If I can give a little background what was done in 2008 these maps were created using... The growth area boundaries were created using a combination of roads, railroad, and streams and in some cases property boundaries. Seven years ago all we had as far as property boundaries were paper maps which I had to scan into PDF and try to dump into GIS.

Carter: It's right before your tab that says 7.A.3. Goals.

Fortune: So what we had in the last Comp Plan was not very exact. This time we have digital parcel data. So you'll see in some cases where we're using property boundaries for growth area boundaries. They're going to look a little bit different. That's because where there were actually more exact through the property boundaries. The other main changes... If you remember last

time we had two growth corridors up Rt. 20 that's been combined into one. The industrial area in the south part of the County has been turned into a corridor. Industrial area's been added to the New Canton Growth Area. And then we have additional high growth area going to north from Dillwyn toward Alpha. And again we'll be happy to entertain any questions you may have on this.

Staton: I don't see a designated Rt. 20 Growth Area on the Dillwyn end. The right hand side of the road look like to me should be a continuation of the growth area out Rt. 20 to approximately 631.

Fortune: Basically across the road from where we have the watershed overlay you'll see a corridor on the other side. (Inaudible.) Do I understand you correctly?

Staton: Right now it's mixed use. It's residential and school.

Fortune: (inaudible)

Hickman: Is the Planning Commission aware of the area he's talking about?

Gormus: I have no idea where it's at.

Bickford: Which...you said down 20?

Staton: Right hand side of Rt. 20 from 15.

Maxey: North side.

Cobb: The first map, Dillwyn, Sprouse's Corner, leaving Dillwyn heading north on Rt. 20 on the right. Right side would be high growth. Left hand side is the blue watershed overlay.

Gormus: Thank you.

Staton: It was in the earlier discussions. That's why I was surprised not to see it in here.

Hickman: Thoughts from the Planning Commission. Remember this was what you as a group from our last Worksession from input received as it relates to the first draft. I understand what Mr. Staton is saying that is not included into that. Thoughts? Comments from the Planning Commission?

Smith: I think the Comp...Mr. Chairman, may I? I think the comment was, "leave it like it was".

Hickman: Comments from the Board as it relates to that change?

Staton: What is it?

Smith: Residential. Not part of the growth area.

Hickman: Am I hearing there is consensus amongst the group in the discussion is the way it was presented is satisfactory as a draft at this point?

Carter: This entire map?

Hickman: Yes. Inclusive of the conversation that took part right here on that question?

Carter: How far is that showing growth area on Rt. 15 toward Kyanite Mining?

Fortune: That's going to...that's just...that's not going to far. It's just to keep property boundaries down short of 640.

Carter: Kyanite mining area there is already industrial zone. I really think 15 toward Farmville could be possibly be a high business growth area.

Hickman: Am I hearing...how far?

Carter: To give a little history. We're working now on getting the sewer connections to Sprouse's Corner which will connect 15 and 60 so I can see it going to four ways. That's something that you all might want to look at...expanding the business growth area further up toward Kyanite Mining. I believe you all have something from Supervisor Stish. She could not be here tonight.

Hickman: Alright, so it appears what we have kind of a point of reference. Now it's showing the growth as extending from Sprouse's Corner to 40. What we've thrown out now...640. Excuse me. 640, excuse me. I'm thinking Lunenburg. Going to down to 640 as the Planning Commission discussed at a draft point. It is now thrown out a thought of that the growth area and also in relation to Kyanite Mining. If I understand correctly, now for discussion purposes is to taking it from 640 and moving it to further down toward Kyanite. Am I understanding that correctly, Becky? Taking it to Kyanite?

Talbert: Number one thing. Look at all towns and cities. They are either going to south or west. None of them go east. Very few go north. Look at Farmville, going to south. Go west. If you are going to bring it up, if you are going to anywhere, go south or go west. Forget about east. It just ain't going to happen.

Carter: I'm kind of looking at the areas too that if we have prospects come in, it would be the least cost effective to extend the water and sewer lines.

Bryan: Are you talking about from Andersonville Road towards Kyanite?

Carter: Yeah, it's already to...we have it in here to Andersonville Road.

Hickman: Right, it stops almost to 640, correct? Thoughts as it relates to extending that further from what we have presented now, taking it from 640, Andersonville Road to the border of where Kyanite Industrial site is.

Carter: It's already an industrial site. An industrial zone there.

Hickman: It's already an industrial site. You look at that map, if you look at 15, that's the brown spot, I guess coming from Sprouse's that would be on your left.

Carter: I'm not suggesting that we zone all that property industrial, heavy industrial or anything, but that to where the business growth area.

Hickman: As relating to a corridor? Corridor area? Thoughts? Comments? Yes, sir?

Bowe: I don't know if this is the time or not but it's been on my mind so I've got to say it. As I read through all of the strategies and objectives and all, the one thing it showed me and it became very obvious, is that we haven't done much of anything toward much of anything. A whole lot of it. A lot of repeat and so forth. But at any rate, we are talking about trying to lure business into Buckingham. Every county in the State of Virginia is trying to lure business in. What are we doing that is any different than the rest of them. I think we can do something to make things more attractive for business. It is very simple. You entrusted us with the power to rewrite the zoning for the Industrial Park to Commercial and Business, to include it. Why don't you give us the same authority to write some blanket zoning for Rt. 60 and for Rt. 15. Zone it all. One fair swoop of the hammer and it's zoned. What would someone have to do if they want to open a business? It would be just like the industrial park. They'd have to bring their plan into the planning director, if it met the guidelines, it would relay out as a group, then she could approve it. They go build it. I think that is something we could do and we could do it tonight. It's not just drawing a bunch of lines on a map that are virtually meaningless if you look back five years. What's happened in the last five years in all these beautiful little colored areas? Nothing. You told us one of the reasons you wanted the industrial park rezoned is that people didn't want to have to go through the zoning process. Same thing here. What kind of businesses are we going to get along Rt. 60? Or along Rt. 15? They might be small businesses or there might be large corporations. We are not saying that you don't have to go through zoning. We're talking about, or I'm talking about a blanket zoning for resident, commercial or business. You just blanket zone it. 3,4,500 feet on each side of 60 our east/west corridor or Rt. 15 north/south corridor. Then I think you've done something that the other counties haven't. There's a reason for somebody to want to come to Buckingham, it's very simple to open a business. That's what I had to say. Thank you.

Staton: I've got a question. On the Village Center Growth Corridor in Buckingham Village Center, if you see that little line above Rt. 633 which is 631, right there where the four lane ends,

did anybody consider the right of way that is either proposed or is zoned by VDOT to continue with the four laning around Buckingham Courthouse? And can it be done if it's a village center?

Talbert: I think it's been on the plan for a good many years to come 631 by there...

Staton: Are we limiting that plan by making it a Village Center?

Chambers: That's historical. You can't touch it.

Talbert: Up there by Swartz. That's where it's supposed to come out. Up there by Swartz.

Gormus: I believe if memory serves correctly, I believe that it will, that Department of Transportation came through with that idea of four lane all the way through. They took Mr. and Mrs. Agee's store and they were going to come on through there. Money ran out. So I think a lot of these trains are driven by money. We can put these things on paper but if money is not behind it then we are not limiting ourselves to anything. I believe the Department of Transportation limited that.

Staton: The point is if they come back and decide they want to carry it through, does our making all of that area a Village center, does that negate the possibility of finishing the road?

Maxey: I don't think so.

Gormus: I don't think so.

Maxey: No.

Gormus: Because if you go down 60, you run into the little Colonial Williamsburg. That comes down from four lane down to two and mosey on down through there and you have to slow down long enough to enjoy what you are seeing.

Staton: The original concept and idea was to bypass 60 and keep the trucks from going to through the Village Center.

Snoddy: Right.

Gormus: Years ago, the original concept was to bypass Dillwyn and keep on down.

Maxey: Mr. Staton, I surveyed that area and it is a wide parcel going to into Buckingham but they don't go all the way through.

Staton: I knew didn't go all the way through.

Maxey: Right. Whatever we color these maps, it doesn't matter. They are going to do whatever they want to do when they put the road in. It doesn't matter if we call them Village Centers or whatever. I agree with Pat. I don't agree with zoning certain parcels because I think you have to be careful but I do agree with him in the sense that we are just drawing colors on a map. It's not any good.

Hickman: Remember what we started in the very beginning...what the purpose of a Comp Plan is? The purpose of a Comp Plan is a vision. That's not what makes it happen. It's the tools that bring to life the Comp Plan. The Comp Plan is what you envision. It's a living document that is ever changing. So in order to make that living document alive, that's where you look at your zoning and subdivision ordinances, incentives, any of that that relates to what your goal is that you want to accomplish. Keep that in mind as this discussion comes alive. Once again, it's long term, it's 20 years out as a guide. As I said again, it's living document. It changes. It does not hold you concrete. It's a point of reference of where you want to be.

Maxey: But isn't this something that we have to update every five years?

Hickman: Yes sir.

Maxey: So it's not 20 years.

Hickman: The view is 20 years. The process of looking at it in order to respond to what has occurred whether it's change or no change but that you look at it again and respond to it accordingly to weight where your locality may go. So yes, it is a requirement by the Code of Virginia that it be updated, that is looked at. To the degree that you change it is up to you. But the process of looking at it is what the requirement is.

Talbert: You know the sad part is, take Horsepen Lake is 400-500 acres, 7,000 acres in Buckingham County, is State Forest. Can't do nothing with it. I'm in the middle of the whole works. There is nothing you can do with it. There will never be any residential built there. I've always said you could take two acres, 2 ½ or 3 acres road frontage...one thing it will do is get rid of all these trees about to fall. Somebody is going to get killed. That's just going to happen, ok. I pray to God it don't, but it's going to happen. It happened down in Jamestown and cost the government fortunes. But anyway, if you get rid of those, you will get some residential if you want residential. You won't get commercial but you can't do nothing with it. I can remember when half that forest in my area had one string of wire around acres and acres. Thousands of acres. We were scared to cross that wire because it was Federal Reserve. Sanctuary they called it. Federal sanctuary. Then they turned it over and they gave 99 years lease to the state and I think the state has got that where now that doesn't have any effect on it. 4-H Camp was 99 year lease. But we sit here and depend on us as individuals. I don't have that much land. Maybe 25-30 acres with maybe 900 foot road frontage but I'm not going to sell to anybody. Anybody wants to come in, how they going to come in? How they going to get land? We are trying to zone something that you are not going to be able to sell. You zone my land and I'm not going to sell it anyway.

Maxey: That's my point about zoning. You have to be careful what you zone.

Talbert: Well, I was on the Planning Commission back in the 90's when zoning was brought up and I was the only person that voted against it. I said you give me zoning and apply it to everybody equally and I'll vote for it but it don't. My point, down in Dillwyn where the supermarket is, they said it wasn't going to be built there, they brought a lawyer and ate supper with the Planning Commission, not the Planning Commission but the Town people, and before they left it was over with. You've got money, you can do it.

Carter: Mary, correct me if I'm wrong, we talked about it being a working document and can be changed all the time and let's just zone this, the Comp Plan is a guide. So it should be taken serious. It can be challenged by your citizens or anyone.

Hickman: Correct.

Carter: Say your comp plan calls for such and such but you go ahead and zone it some other way and allow something to happen there that the public is not happy about you can be challenged in the court of law.

Maxey: If we start zoning stuff down corridors, it affects the farm land, forestry land and everything. You have to be careful what you zone.

Staton: Amen. There is a concept that's put forward in here that the comp plan is just that a comp plan. It doesn't have any teeth. That is a misguided concept as far as I'm concerned because you cannot zone and you cannot subdivision ordinance unless it's in the comp plan because the comp plan is the driving force.

Maxey: We just found out, I wasn't here a couple meetings ago but I read the rules in the Virginia State Code, if you zone something, it does affect the farmer or the forester as far as to what he can apply for as far as conservation easements or whatever. So you have to be careful.

Staton: Yes.

Hickman: There is very good discussion as you talk about these tools. This is something that definitely by based on the discussion that's going to around the group here, definitely something that the county will want to look at further once this part of the update...because like you said the comp plan is the basics. The tools that make it happen are your zoning and subdivision ordinances which are more specific and there has been some really good discussion going to around relating to that. So let's back out of that a little bit while we take that to a broader picture as it relates to your land use. But keep in mind as you start looking at this land use, you know, at a future time and a future space of time or activity, after these land use areas are identified, that's when you start relating to those tools as the discussion is. Based on what I'm hearing as we've talked about, we've had one option thrown out as far as an additional thing related with the graph

that the comp plan has of extending 640 down to Kyanite being a corridor that is being the relation to the growth. Am I correct on that, Becky? As one on that. As one consideration as an addition to the Planning Commission's draft. The second one, I thought there was a second one.

Fortune: Taking Dillwyn/Sprouse's up Rt. 20.

Hickman: Explain that one. Throw that one out.

Fortune: That's just on the right side of Rt. 20 toward 631 extending Dillwyn/Sprouse's growth area as a corridor up to 631 basically cross to the other side from the watershed overlay district.

Hickman: We've got two additional things for consideration based on the discussion here at the joint work session. Let's talk about those two things as we kind of focus back in to our land use section. Thoughts? Suggestions? Recommendations?

Smith: How far is that growth area down 15 towards Kyanite? Is it going to 600 or is it going to 788? It's on the brown mark.

Maxey: That's for us to decide.

Bickford: Mrs. Carter suggested tying it into the industrial area of Kyanite which would make it 788. That's what you suggested?

Carter: It's a suggestion to designate it, not rezone it all.

Bickford: Right, just designate it as a growth area. Both sides north and south of 15.

Maxey: Mr. Chairman, could I ask a question? If we designate it, does it have some effect on landowners?

Bickford: Absolutely.

Maxey: Exactly.

Bickford: That's a problem because you are taking in some forestry land. I talked to a representative of the Virginia Outdoor Foundation in regards to easements. Mrs. Cobb relayed to us I guess in our work session last month that if you apply or make application and you are in a growth area in your comprehensive plan, they will not accept your application. They suggested that we would have a form that you could sign off on coming in and taking yourself out of it. Sounded reasonable. I asked about that to the gentleman I talked to and he said that was better than it was but said I'd tell you every application seemed on some merits but you are not going to have the highest application ability or chance because it creates a leaf fall effect. In other words you take you are in the middle of this going to Scottsville and you want to take it out and you apply for a conservation easement, they are going to look at it and say well you are

surrounded by a growth area. It may not be now but it's going to be and they won't accept that. Your chances are less that you are going to be accepted because of that. They don't want to create the leap frog where you have one here and over there and both are surrounded by a growth area.

Maxey: What if we have AG and Forest Districts or land use taxation? If you were under that could you...would the easements be available?

Bickford: That's something I can't answer.

Maxey: That's something we need to look at.

Bowe: Can we take the application that you are talking about, Johnny, if someone calls her about a conservation easement and she looks at the map and it's within the area, she could just say it's coming up for review at the next Planning Commission meeting, we'll get back to you. We are at liberty to change it ourselves at any time, if I heard this right.

Maxey: They would look unfavorable on that I would think.

Bowe: That's if we have the pretty little colored map here.

Maxey: They look at that. It's a comprehensive plan. It has a lot of power.

Bickford: We can't part way indicate to them...

Hickman: It has to mirror. It has to mirror. You can't have a tool in place that any way goes against what you have put or vice versa. You've identified something but yet denied something, a tool, it's contradictive.

Bickford: That's right. My concern is back to what we were discussing before with these growth areas they almost need to at least make the landowner aware that it's agricultural or forest land. They may not have any idea or plan to put any land in the conservation easement but they need to be made aware...

Bowe: But they should have the right if they ever decide to do it.

Bickford: its unintended consequences. I feel like:

Bowe: If that's the case, all these big blobs drawn on here really ought to be taken off. You go down in...

Carter: I thought it depended on how it's zoned.

Bickford: No, it's not. I made sure of that as that was one of the things I wanted to ask. Like I said we came up with this alternative about possibly taking it out and of course they are a state

organization and they did say they were probably the primary one in Buckingham County for conservation easements. He was pretty straight forward. He said it will not hurt any application, it's looked on at its own merits but even if you were out of it and sitting in the middle of a growth area, your chances are less than if there were no growth area by any means.

Maxey: I'd still like to find out if Ag and forest districts had an exception or something.

Staton: I agree with Mr. Maxey on part of it. But one great concern I've had with this process. We've heard a lot of talk with the pipeline and eminent domain and so forth and so on and we degrade Dominion for what they are doing. But at least they are paying for the easement. You could take this document right here and take the land use away from the citizens of Buckingham County and not pay them anything.

Maxey: Exactly.

Bickford: One of these areas like the Kyanite industrial area, I don't know if that needs to be talked about much because what you could do and this is just a suggestion and it really wasn't mine. It came from a conversation with one of the supervisors is limit to the actual ownership on this. I guess just for that factor. Ownership of Kyanite in the industrial area. Same situation which Cassandra Stish emailed indicating on village center for Yogaville, just make it their existing land that they own right now. That might be a way to address it versus taking in somebody else's land and they want to do something different. I guess my point is we need to look at these growth areas and make it a little more restrictive than we have. I know what we are trying to do. Trying to encourage growth in these areas we are setting up which is a floorplan for the county but we have determined we have unintended consequences.

Maxey: I'm like Pat, I mean, we have areas that we haven't developed.

Bickford: Just making a plan doesn't do that. I assure you that. It's got to be the community or the county itself not just setting up...

Maxey: I'm a little hesitant about putting colors on different parcels of land.

Carter: As far as Kyanite Mining, I'm not sure they want all their property in an industrial zone. Some of that is timber too. We were just discussing with our advisory committee group about economic development about how to designate to get some water and sewer going to and get some businesses going to. Now, the information that you provided is good information. We want to see what the property owners would want to do.

Bickford: It's a very good chance that acre 7 may not want to be involved in a conservation easement. It does depending on the stringency that you write it that it can be very handicapping to your land and what you want to do in the future. Of course they vary it depending on what you are trying to accomplish. A lot of people may not want to be worried with it. If we miss one person, I feel like we've done a disservice to that person.

Bowe: The vote we took earlier tonight we almost...it was very conceivable that the man that bought a lot wouldn't have been able to use it. Because of some color on a map. It got pretty close to it I think.

Bickford: So you see the slight dilemma we have here.

Hickman: This is good discussion.

Bickford: So I guess my question to you is, however we reshape this to be as least stringent on the county residents as possible and accomplish what we are trying to do as far as a floorplan...

Hickman: What it seems like some conversation that has come to be through all of this is there is a desire of something happening but yet there is a lot of leg work that needs to be done before a conclusion is made in the interest of not only the property owner but also for the county. You don't have to make a change to your land use. There is no requirement that for every update you do there has to be a change. The suggestion or alternative to this could be leave it as is but maybe in the implementation section, start laying some steps in place to find out from those landowners, to find out from the industry what the desires are in those areas to better give you a position on what a best decision is to be. If it comes out being that it is something wonderful for everyone involved, you can easily come back in your process, not updating it, but updating that section of language. That is just a suggestion.

Maxey: This is my first time on the Planning Commission, I wonder who was contacted when they made these the first time. That's my question?

Hickman: Yeah.

Bickford: I can answer that.

Maxey: Everybody?

Bickford: Not really. We had the committee meetings and public hearings to approve it, like we are doing the same process as this time but we didn't know at that time about the conservation easements or what you could possibly do with the land. So there was no urgency to contact everybody. When you have a public hearing and it's advertised on the website and all, we are certain they will come if they have a problem.

Maxey: Most people don't understand, Johnny.

Bickford: I understand. But when we did this before, we didn't know it was an issue that a conservation easement...

Maxey: I didn't know that until...

Bickford: Information is coming up this time.

Hickman: If I may add, if I recall correctly, the only change that was made from that map in 2008 from the previous one was the removal of two growth areas. So it's something that's been in place ever since that has been identified. Once again, this is the purpose of the update is relooking at it, responding to new things that have developed since the last update or issues or concerns. So you know, please note for those not involved in the last update, these do not come out of air in 2008. They were already in existence from the prior and from the prior and from the prior. So it was each time looking at it and addressing it. Yes, sir.

Smith: Let me just say this, in every planning, zoning, land use class that you ever want to go to, the first thing they are going to tell you is "Not in my backyard". Everybody feels the same way. Zoning is fine but not in my backyard. Land use is fine but not in my backyard. It's the same thing and it's the same thing that we hit every week. The only time anybody ever comes to a meeting is if they got their toes stepped on. I'm done.

Talbert: Mr. Chairman, you talk about this conservation. I don't know how deep you want to get into something like that because we have 600 acres that we had to put up for auction over in Fluvanna County and this guy put it in conservation to help on taxes for an estate, you're looking at \$3.5-4 million of that you know, TFR did it for me. Put it up for auction, years and advertising and everything, bunch of people there and when they found that out it killed it. Never got a bid on it or anything. You've got to look at the people's property and if they want to sell. How much are you going to do, they might want it but they find out all of this is in it and no, no way.

Bickford: I agree whole heartedly with you that not everybody would want to enter into a conservation easement.

Staton: Yeah, but you don't want to mitigate their right to go there if they chose to.

Bickford: They have changed them and there is a variety of them offered now.

Staton: Six or seven of them now.

Bickford: The stringency of how and what they are limited to is sort of your...

Maxey: It's their choice.

Bickford: You set that.

Maxey: I don't feel sorry for them. If they want to sell it.

Talbert: They didn't know when they got into this thing how bad it was going to be when you go to sell it.

Maxey: They got into it. Our job is to not inhibit them.

Bowe: They should have got a lawyer.

Maxey: Exactly. We need to stay out of it.

Hickman: What I'm hearing now from where the discussion has turned is the concern as it relates to what it might impose on the citizens based on what you have in front of you. That is what a draft is and there was only a few additional changes relating to that but what I'm hearing now from the two options, there is the concern that if there is any kind of extension from what is already there, that has been in place for a long period of time, the concern is if there is any expansion to that, what it could imply to the property owner for the conservation easement. So I throw back out as an option, not a recommendation, but as an option for further consideration is, keeping what you have here if everybody is in agreement with that and we can easily in the implementation section, that is what needs to be done to get to where we want to be. That could be something in implementation to start the county going to through the process of looking at that area or other areas or identifying a little bit closer some more areas and looking more closely at what the impact would be. That is to the citizen or other surrounding things that may be close to it. Thoughts on that as a way to addressing concerns that you have but also the vision that you may have?

Bickford: Am I understanding you right, you are saying go back to the original that we have of the Comp Plan?

Gormus: That's what I would like to do.

Hickman: Yeah, go back to that but there has been really good discussion. There's pro's and con's to what you have thrown out here. So why not respond to that and throw into the implementation part of the Comp Plan the steps for the county to begin looking at this that in the future, whether it be a year or three years or whether it could be in the next update, reconsidering to this and responding to what has occurred and also you would have had the opportunity to hear from the citizens that may be impacted into that. That's a suggestion.

Bowe: Right now we are sitting here looking at the individual that might maybe want to put a conservation easement, what about all the people who have lived here. What we are doing really is trying to benefit them with putting growth into this county. If we really want to cut it out and tell you just because somebody might want to put a conservation easement in.

Maxey: I have a question. What good does it do to color it blue and have a growth area?

Bowe: It didn't do a bit of good.

Maxey: Exactly.

Bowe: That's how I opened my statement. Read this whole thing and tell me what 90% of it did over the last 7 years. Nothing.

Maxey: So why do we need to do it?

Bowe: At least we are trying to do something for a majority of the people.

Smith: Before we kick it to the curb, in the south growth corridor, everybody get your little yellow map out where the Appomattox River and Buckingham come together.

Maxey: What page number?

Smith: It's no page number, it's a yellow map. Let's talk about this for a minute. This is the only place in Buckingham that there could possibly, correct me if I'm wrong, possibly in the future be fracking. Is that correct?

Hickman: Proximity wise, yes. Rebecca, wouldn't you say?

Smith: Is that accurate?

Hickman: Proximity wise, yes.

Smith: Let's not back up on this section. Let's go ahead and make that part of the change that we already did so there is no mining and manufacturing in that particular section of Buckingham.

Maxey: That's where they are going to put the pipeline.

Smith: It is not.

Cobb: I would say really looking at these maps, there really hasn't been that many changes compared to the way it is currently.

Fortune: Rebecca, do you want me to go over what the changes are?

Cobb: Bingo, hit it Todd.

Fortune: What Mr. Smith is referring to in the south corridor was originally a very small industrial area. In the south corridor. Where Sprouse's/Dillwyn, there were two changes made. One was on the southside of US 60. We put an additional growth corridor on the southside of US60 right there going to from Sprouse's to the Courthouse Village. Then, additional growth area running from Dillwyn north up to Alpha. Those two were changed. The

Centenary/Scottsville, let me slow down, I'll wait, Centenary/Scottsville was essentially two corridors and they were combined to make one. In New Canton/Arvonnia, the only change that was made here was you will notice the brown areas that is property that is zoned industrial so we just went in and colored those for industrial areas. The only other changes that have been made is where I went in and with the digital parcel data where I actually had parcel boundaries, used as my growth area boundaries, was to make those more exact. The one's we did before, like I said earlier, were done using paper maps and they were not extremely accurate. So these are more exact because where I actually have parcel boundaries, I actually have digital data. So, I hope that makes sense to everybody but those are the changes that were made from last time.

Hickman: Comments from the Planning Commission as it relates to the changes as discussed at the last Planning Commission work session? Clarifications?

Maxey: I some what I understand but I'm not personally for making any changes. If over the years, over the last several planning commission updates, if nobody's complained, I'm fine with it.

Talbert: If it ain't broke, don't fix it.

Maxey: Right. I'm not for adding any more colors.

Hickman: Thoughts? Comments?

Bryan: Johnny, if we go forward with it, we are still going to have a public hearing. Correct? So if we leave it like it is right now, as we have drawn it right now, then the public, it's their responsibility to come in and say yes or no and voice their concern. Case in point, if someone wants to put a motorcross park in behind my house, and I don't come and complain, I don't make the public hearing, and it's voted on, that's my fault for not coming.

Bickford: That is correct. We have to or the citizen has to put forth some effort and assume some responsibility.

Bryan: If we go with how it is right now, we at least are doing something to get something in the county. If we do nothing, then we are still living in 2008.

Bickford: I agree. Commissioners?

Cobb: May I suggest too, each of you are from, you know, living in a portion of the county where these maps are drawn and so if you know this map is along so and so's land, then as a Planning Commissioner or as a Supervisor, you know it's there, you can let them know there is a public hearing, how do you feel about this. Reach out to those constituents and see what they feel.

Carter: There needs to be a way to let people know what's being considered for their land. Other than just because a public hearing is being held, that doesn't make them know their property is being discussed.

Chambers: Don't we put a sign out there to let people know.

Carter: That's for zoning.

Chambers: Why can't we do the same thing here?

Bickford: Well, commissioner's it looks like we have two options to explore. One is to keep it as is, the plan and the maps as of 2008 with no changes and the other is we've got these changes that were discussed and we could go with those. The follow up will be that we will develop a pattern of locating the landowners for any future of expansion of growth areas and let them know and do they want to be involved in the discussion. We go through that process before we increase a growth area, say like in Arvonnia. There is a scenario that has been put out that suggested is seemed like the bible. So I guess I'm asking you commissioners do you want to go with what we have already established in 2008 and not accept any of these changes or go ahead and accept these changes but understand that any expansion in any growth areas in the future we will develop a situation or a pattern to let those landowners know that they may want to look into what we are trying to do.

Gormus: I've got one quick question, if we go with this growth area, how does that help if I say, Johnny, I want to do this in this area, does this jumpstart the process?

Bickford: It makes it more favorable for you to be accepted. If you are trying to do something like, if you pick the south corridor down at Motleys,

Gormus: Yes, any color.

Bickford: Say you want to put a little store there, that's a growth corridor, it would certainly look favorable for you to do that. It doesn't assure that you are going to be accepted. Every application will stand on its own merit. If you want to start a barber shop, excuse me beauty shop, you would be looked at because it's in that growth area, you would be favored. That's the whole purpose of this is to try to stir new business in these areas. Growth areas.

Gormus: Ok, if I want to put my beauty shop outside the yellow?

Maxey: Out there by Moheeler.

Bickford: It would probably still be looked at favorable because you're so close and you are on the side of 15.

Carter: But you may have a process to go through.

Bickford: Right, you will still have to go through the process.

Gormus: I'll still have to go through the same process whether I'm in the yellow or in the white. Right?

Bowe: Yeah.

Carter: An example I've ran into, we've ran into. At Sprouse's Corner where Blush Hair Studio, all that is, a portion of that is business and a portion is A-1. We had an inquiry on...its zoned A-1, we had an inquiry on a motel. It would have taken more space than what was in B-1 so I couldn't right of way say yes, this is zoned for a motel. They would have had to have gone through the zoning process at the time.

Gormus: Ok, so it that had been yellow or green or whatever color we designated it as, it could have gone there?

Carter: See part of the property zoned...

Cobb: Yall are talking about two different things.

Gormus: To me that should catch 22.

Cobb: Right, you still have to go through the zoning process. This does not zone the property that way. But it would make it more favorable. If an applicant comes to me and says, I want to build this giant whatever here, and I look at the map and I say yes, you are in the yellow, you stand a good chance. Because when you come before the Planning Commission you can say, you have already decided this area should be business, residential, whatever growth area. If they are outside of that area, what I'm going to tell them is you are going to have a more difficult case. You have to prove why you are going to go in this location and why it's ok for you to go in this location. They can still...and some people may decide because they are outside that yellow area, I'm not going to take my chances. I'm not going to invest my \$500 for rezoning and I'm not going to wait the four months to go through the process because I'm not in that yellow area. If it's in the yellow area, then they may say ok it looks good, here's my money, here's my application, let's go. Does that clear it up for you?

Maxey: Consequences both ways. Bottom line.

Bowe: Like the zoning will eliminate it.

Cobb: Pat's talking about zoning. So if it's painted yellow on the map, part of our implementation would be that we will go back and address these areas and decide whether or not we are going to go ahead and rezone them. So at that time with rezoning, we would study each piece of land, the exact boundaries, and decide, yes, we are going to rezone it. If its decided yes,

lets go ahead and rezone it, then when that person comes to me and says, I want to build this I can say, yes, go ahead, here is your permitted slip. Go build.

Bowe: What about the 20 years until somebody comes to see you about it. Who's going to pay the taxes on it zoned business for the next 20 years?

Cobb: Taxes do not change until the operation changes. The taxes are based on the use that's there not by how it's zoned.

Bowe: Ok. Good. It looks like yall did one thing right anyway.

Carter: The double edged sword is if I've got a farm right there, I don't want someone to zone it industry.

Maxey: The issue is, Ag land is taxed as if it's going to be developed. Forestry land too as of day. So we don't have anything in place as far as land use taxation, Ag districts or anything like that which is another issue.

Talbert: We've been through that.

Maxey: It needs to be gone through again.

Staton: When you go through overlay districts which Prince Edward just had a big heartburn issue about it? Credit about 80%, that generates extra taxes because you are in that district so at some point depending on the pleasure of the Board of Supervisors and/or the Planning Commission, yes being zoned that could increase your taxes.

Talbert: When land use came up, John Kitchen and I went to five different counties. We went all the way up there to Orange. Nelson County has got about 8 different land use on their books because of the mountain area. Eight of them. This one down here is such and such price. This one up here is such and such. I don't know how they came up with eight but that's what they had. I don't know if they've changed it since then. It's been since we went through land use and of course they didn't approve it.

Maxey: There is really only three. The bottom line when you look at the overall, open space, Ag, and forestry.

Bickford: Let's get back on point. We get off easy today. We've got these two options in front of us. Bring it back again. What is the pleasure of the Commissioner's? Which do you prefer, the original from 2008 with no changes or do you want to go with the changes that we've made in 2015 with the understanding that if any future stuff, we want to try to expand any of these that we will have a process in place to contact the effected landowners.

Maxey: I like your idea.

Smith: I like the process that we've worked on now up to this date but I also like the fact that we have a way to move it forward if we decide to get aggressive with zoning in the future. I would like to put that forward as a motion.

Bickford: Alright. We have a motion to approve the revised maps from 2008 and the understanding that a process will be developed to expand more if we need to but the landowners effected will be contacted.

Bowe: Say that one more time.

Bickford: We've got a motion to approve the maps that we've worked on...

Bowe: Right in front of us.

Bickford: Right, with the modest changes we've made. Approve those. But there will also be a process developed for any future expansion of any of these growth areas by contacting the landowner that will be effected before we do that.

Bowe: If you happen to be effected now, it's just too bad.

Bickford: Well, they have the opportunity to come and vote. It's just like...That's the motion that's on the table. I have yet to get a second.

Maxey: Just a comment. I understand but Johnny made a good point in contacting the people that we would make the changes on even if it's few and far between. I can go with that but...I understand what you are saying.

Bickford: Well, the motion is to accept the changes we've made with the understanding that any future changes that we'll have this process in place. Now what you can do is look at and you know any of these landowners that will be effected by these minor changes that we've made if we pass this is to make them aware of these changes that may affect you and explain it to them.

Bowe: Didn't you say, I forget your name, but the man down here, didn't you say that you are working with property boundaries in the calculation of these maps.

Fortune: In some cases. Either property boundary or a road or a creek or river depending on where we are. For example, Yogaville, part of Yogaville's boundary is the James River, part is actually is a road, and the southside boundary is actually a property boundary. The point I was making earlier, is this time we are using digital property boundaries versus paper maps.

Bowe: In other words, you've already got the landowner's name.

Fortune: I guess it's on here. I didn't look to see. I think the landowner's name is on that data you gave me but I haven't looked at it to see if it is. I think I have it here.

Bowe: Isn't that a solution then to contact them? To contact them or give it to somebody that works here and let them contact them before we do it.

Bickford: What we are doing now is pass...if we accept this, to pass it. It will still have to go to public hearing which will be at least two months away.

Hickman: Actually there will be two public hearings. The planning commission will hold a public hearing that is leading to recommendation to the Board of Supervisors and then the Board of Supervisors will have a public hearing. So there is actually two opportunities.

Bowe: So who's going to notify the people that there involved?

Carter: I would think that we should give them an official letter from our staff to let them know rather than count on someone...

Bowe: That's fine then.

Maxey: If they get an official letter from the county, then that's fine.

Carter: to say that it's being considered and let them know when the hearings are where they can come with the maps.

Bowe: I'll second this then, Sammy.

Charlton: Would this letter alert them to the ramifications of the unintended consequences will be?

Carter: With the changes?

Charlton: Yes, what the changes are?

Bickford: All we know at this point and time is if you are a conservation easement. That's the only thing I know of for sure. You could frame that however we feel fit there is something by changing it. We have a motion and a second. Any further discussion? Ok. Vote. That passes 7 to 1. So the new revisions will...the Commissioners have approved.

Commissioner Smith moved, Commissioner Bowe seconded to approve the revised maps from 2008 and the understanding that a process will be developed to expand more if we need to but the landowners effected will be contacted. This motion passed with a 7-1 vote. Commissioner Gormus opposing.

Hickman: The only other thing that you have in front of you that we need guidance on are the Goals, Objectives and Strategies. And I stress again they are very, very comprehensive. Very, very comprehensive but as a reminder prior to what you see here there was not a section in the County's Comp Plan. So what you have is a total, total comprehensive list of goals, objectives and strategies. And I hope each of you took the time to look at those to get a feeling as far as any changes whether it be reducing the strength of it, increasing the strength of it, eliminating it, keeping it because once again this is your plan. We need input from you in order for us to assist you in revising as needed. And this is the last per say activity that we kind of have to have guidance on. You've already helped on the implementation so that adding the process which we will be looking at the next meeting in March. So, I open the floor for comments, suggestions, changes reflective to that material that you have in front of you.

Gormus: I think we'd be very wise to take into consideration the comments that were presented by Ms. Ragland from Mr. Wise on page 209.

Bryan: Ms. Gormus do you mind if we go page by page and start at the beginning and work our way towards the end?

Gormus: That'd be fine. I just want to make sure that we do that.

Bryan: Oh, yes mam. I was going to address that when we got to it as well.

Gormus: O.K. Good.

Hickman: O.K. Just a reminder on page 196 that will be updated with the material from the update from our community meetings as far as it relates to the activities. So I will start with page 197 and let you lead into what as we proceed into that review.

Bowe: Bullet point five what is earth craft mean in parenthesis or quotation marks?

Hickman: That was a term that was utilized in 2008 as earthy, you know, earth friendly. That was just a term in 2008 that was utilized.

Gormus: O.K.

Bickford: That's what I thought.

Bowe: Green and 300.

Hickman: Desire do you want it struck?

Bowe: Do what?

Hickman: Do you want it removed?

Bowe: No I just wanted to know what it meant.

Hickman: O.K. That was just a term in 2008.

Smith: I would like to have it changed.

Hickman: O.K.

Gormus: If he doesn't know what it means the general reader is not going to know what it means.

Hickman: O.K.

Smith: I want it changed to green.

Hickman: Green. O.K. We have a suggestion on the floor that that earth craft be more related to this time of period to green.

Gormus: Green space.

Hickman: O.K.

Smith: Do we need to vote on this or do we need a consensus?

Hickman: Why don't we just hear the comments and then we go from there instead of doing each single one because that could be very time consuming.

Staton: Last bullet point "Preserve the County's natural resources that provide valuable benefits to the County and its residents." The County doesn't own any land except for a few parcels. It belongs to the landowners. I'm going to tell Mr. Chambers what he can do with his land?

Smith: Not in my backyard.

Gormus: Well even natural resources though I take that to mean like water and make sure that that's clean.

Staton: The people that came up with that not in my backyard Sammy didn't own anything.

Smith: Let me give you a little hint. They still don't.

Staton: You're probably right.

Hickman: Alright we've got a concern on that last bullet at it relates to ownership. Suggestions, comments?

Bickford: What were you trying to accomplish?

Hickman: Mr. Staton?

Bickford: No I understand Mr. Staton's concerns. What... I guess what I'm asking why, what is a natural resource?

Hickman: Based on what I recall back to that time that was exactly what you mentioned is like that of the land, that of the land of natural habitation.

Bryan: That could mean water as well.

Hickman: Water, minerals...

Bryan: That could mean water as well.

Hickman: Yeah water, minerals...

Bryan: And we do have a reservoir.

Bickford: Reservoir.

Bryan: So that's a valid point. Water is a natural resource.

Smith: Change it to Buckingham County's apparent plethora of natural beauty and I'll turn it over to the word wizard.

Hickman: Alright so what I hear is saying not natural resources but natural beauty.

Smith: Right.

Hickman: Do I hear concerns on that?

Gormus: Water's not beauty.

Hickman: How about assets? They are assets.

Bryan: Assets.

Hickman: You like assets?

Gormus: Resources and assets.

Bickford: That's all the same thing.

Staton: I can tell you a little thing about water assets. Buckingham doesn't have any.

Gormus: They do.

Staton: Because they belong to the State of Virginia and controlled by DEQ. As of 1988 every stream, pond, frog pond and anything else belongs to the State of Virginia as waters of the State of Virginia and is controlled by DEQ. And to use it you have to have a permit and they'll tell you how much you can withdraw. So Buckingham doesn't own any water.

Hickman: O.K. Concerns on the assets?

Maxey: I'll make this point. It doesn't hurt to have it in there does it?

Staton: For what use?

Maxey: I mean why not in case...

Staton: Nobody told us about it when they stole our water in 1988.

Maxey: I understand. You make a valid point but it's not hurting us either way is it? That's all I'm saying.

Bowe: Beauty is in the eyes of the beholder. I like trees. You like fields. So who wins?

Hickman: Remember as you go through this let me kind of throw you into perspective. Remember keep in mind how you're looking at this. Points well made on both sides as it relates to the use of assets and ownership. Because when you think of assets it is ownership. But remember in perspective as you relate to this. As you note something you've got to think is it a way that I can impact that through my tools, through my subdivision, my zoning, on reflecting on changes that may come across in the County. Does the County have a way that it can consider preserving its natural resources through actions that the County may, you know, put in place? Tools that they put in place. It's not so much the assets of ownership but can you... Do you have the ability to preserve that whether you own it or not? But you have tools that can help preserve that in some way shape or form.

Staton: Why would I preserve anything that I don't own?

Hickman: But can you... But ownership... But is it something you use?

Staton: There again I look for them to take over the well.

Hickman: Thoughts?

Maxey: Very valid point but I mean I don't see it as a problem.

Bryan: I don't either.

Gormus: Mr. Staton. I feel like we don't really own anything. We're just stewards of the land.

Talbert: No, go to the professor at Virginia Tech and he'll tell you. You've got possession of the land. You don't own it.

Gormus: We're just stewards of the land so.

Talbert: You're just paying taxes on it. Anytime anybody wants to come over like you're talking about and put the gas lines in and things like that they're going to do it. They've got the law on their side. So you know you're fighting nothing.

Staton: Like Ed Bryant said when he come back from the Court House. I said what are you doing? He answered me paying my rent.

Talbert: There you go. That's English oil.

Hickman: We have... We have thoughts of that it is a concept not whether ownership is not questioned but you are good stewards of it of a way of overlook, of over, of parenting it or overlooking it.

Talbert: Good stewards of the lands.

Hickman: O.K. What? What? Comments? I just need to know the desire of whether you want to keep it, change it.

Maxey: I say leave it.

Hickman: Leave it.

Maxey: That's just my opinion.

Allen: Leave it like it is and move on.

Bickford: Leave it.

Hickman: Leave it? Alright.

Maxey: I'm not going to tell Mr. Chambers what to do with his land.

Hickman: Alright Chairman I'll let you...

Bickford: I think it's a Commissioner's want to keep it as is.

Hickman: Alright, next one. Any others as we move on to the next. You're leading this conversation as far as to what page I follow through as far as comments, changes, suggestions.

Bryan: 198.

Hickman: Yes sir.

Bryan: Strategy 3. It says develop. Maintain. Our GIS system is already in place so change the word from develop to maintain. Everybody understand that. Down at the bottom.

Gormus: Under objectives.

Hickman: O.K. That shows progress. This is one item that there has been progress on.

Bowe: Better put a star by it.

Hickman: O.K. Maintain. Next item.

Bryan: 199, Strategy 4. What's the meaning of amend the Zoning Ordinance and Subdivision Ordinance to establish land use in particular smoke and odor?

Hickman: The concerns that it may have if I remember in 2008 there was a concern if there was if any kind of emission and/or odor as it relates to where it may be located.

Staton: That would include all these people that heat with wood.

Smith: That's what the argument was because the residents across the road from the greenhouse came here...

Bryan: Right, on Rt. 20. On Route 20. Yes.

Smith: Yes and their child was sick and it was getting sicker because the chimney on the smoke stacks weren't tall enough.

Bryan: Right.

Smith: And that was why this was added I believe.

Bryan: O.K.

Talbert: As far as odor you can forget that. Farmers gotta be farmers. Now as far as here to where your car is parked if Mr. Marsh comes out and spreads chicken litter and everything we have to keep the doors closed for 3-4 days. You know what I told him? That's money to you, fertilizer. I don't live on a farm so this odor thing you're ain't going to control that.

Bryan: You want to take the word odor out?

Talbert: As far as I'm concerned because it ain't going to bother me because you know it's not my land. If he's got a farm that's fertilizer for him. It smells like money to him. Smells like something else to me. But anyway that's... And I told him. He did he was kind enough to come to me and say do you mind if we put it down. I said no, you know.

Bryan: He asked.

Hickman: Comments?

Gormus: Remove odor.

Hickman: Alright we have now the desire to remove the term odor. Anyone concerned with that? O.K. Based on that we will remove odor from strategy 4.

Staton: Smoke.

Hickman: Did I hear smoke? Someone has issues...

Staton: That's what started it.

Hickman: O.K. He just mentioned odor.

Talbert: Well that's odor. Smoke I odor.

Hickman: Alright. So I hear smoke and odor to be removed.

Bowe: Why don't you do other impacts too while you're doing it?

Bryan: Well that's broad. Other impacts is broad.

Bowe: Yeah it picks up smoke and odor again. So what have you done?

Hickman: What strategy?

Fortune: Strategy 4.

Hickman: Four thank you. Take out smoke, odor and other impacts. O.K. Alright next item.

Smith: Moving right along.

Bickford: Strategy 6. F. Strategy 6.

Bryan: Hey I say take the whole thing out. Mr. Bickford do you agree?

Talbert: What's that on 4?

Bryan: No on Strategy 6.

Bickford: I didn't quite... I didn't understand what they were trying to accomplish here. What's a higher standards to be applied specifically to prime farm land and other farmlands of significance?

Staton: Higher taxes.

Bryan: That's the way I looked at it.

Bickford: That's sort of what I read too but I was questioning it.

Bryan: That's hamstringing our people that are living in the County.

Bickford: How about we just get rid of that one?

Hickman: Desires? Alright so I hear a consensus of removing Strategy 6. O.K. Next item.

Bryan: Instead of create how about maintain? Strategy 7.

Hickman: O.K. We have instead of create a detailed U.S. Highway 60 Corridor Plan is to maintain one. There's one in existence.

Carter: We're working on it.

Bryan: Yeah we're working on it.

Hickman: You're currently working on it. O.K.

Bowe: Well we're working on it from Sprouse's Corner west to the Court House. You've got about 7 or 8 miles to the east of that. And then you've got from Buckingham Court House west again, which is 60.

Bryan: You go with create or update or maintain or...

Bowe: I don't care. It's just one of those things that they can say you might as well not had it in here because nothing's happened.

Bryan: Right.

Bowe: Next one's the same way.

Hickman: Alright so what's the desire? Are we striking those? Are we changing the terminology at the beginning to maintain, updating?

Staton: Well 7 through 11 all are saying the same thing.

Hickman: Alright 7 through 11.

Bickford: 7 through 11. They're all referring to different corridors.

Allen: Oh yeah.

Hickman: Desires?

Bowe: Well, being they've been there for 8 years and nothing's happened I'd say get rid of them.

Maxey: I agree.

Carter: I disagree with some of those things.

Hickman: Is it still a desire to have such a plan...

Bryan: Yeah.

Hickman: Is the question.

Bryan: I mean we just did that 20 minutes ago by the colors on the map that we argued about for ages. I mean it's a work in progress. We know that. But if we take it out then it dies. If we change one word from create to update or maintain and it's still in there it's a working document that we can continue to improve on and it goes into the motion that you guys made that if we make changes then we need to contact land owners. But to take it out means that there's going to be no more changes. Maintain?

Maxey: Fine with me.

Hickman: O.K. We have for consideration maintain being the replacement word for Strategy 7-11. Concerns? Questions?

Bickford: Sounds viable to me.

Hickman: Alright next item.

Staton: Strategy 2.

Bickford: Yeah.

Hickman: Page?

Staton: How do we fund that?

Bickford: That was my question. Is that being you're asking explore the feasibility? I know you're just saying exploring but who gets, who foots the bill for that? Because...

Staton: How do you think?

Bickford: It could end up being quite costly depending on what degree you go to. Some of that is already. I understand that but...

Carter: There has been a couple cases where the Planning Commission (inaudible) have these studies done. That was at their expense. We had one... An example one I believe was a large mobile home park. A very large mobile home park.

Bickford: Right. I mean I have no problem with the way it's worded because explore doesn't say require.

Carter: Right.

Staton: Well couldn't we say the developer provide?

Bickford: I think it needs to be put in there if you're going to ask them to do that. I mean if this is what you're leaning toward.

Maxey: But it's not obligating us. Explores not obligating us.

Bickford: Right it's not. You could just say explore the feasibility requiring the developer to provide the documentation of and that way you know who's paying for it if it ever came to that point.

Bowe: I don't think there's much question to who's paying for it when you read it.

Bickford: Well I sort of read it that way but it doesn't say that.

Bowe: You know who's going to pay for it. The County doesn't pay for anything.

Bickford: Well this way we write it says the developer we take all the guesswork out of it.

Bowe: No need running into one we might get out before he gets here.

Hickman: Alright so what I understand...

Bowe: Assuming he gets this far in reading it.

Hickman: If I understand from the discussion that's just occurred is the desire is to keep this but however to be more specific stating explore the feasibility of requiring the developer provide the documentation.

Bowe: Right.

Bickford: That way it takes any question out of who's going to pay.

Hickman: O.K.

Bickford: And I don't have a problem because it's not mandating it. It's just saying explore.

Smith: Very good.

Bryan: Strategy 3 same page, 200, at the bottom it says limit future sprawl in rural and Ag areas. Why?

Cobb: To protect the agricultural land.

Maxey: Keep open space. I mean that's not a bad statement.

Staton: Does it deny the farmer the ability of his children and grandchildren to live with him?

Bryan: If he wants to sell the land that's up to him to sell the land.

Staton: He's not selling it. He's giving it to them.

Bryan: O.K. Well I mean if he gives it to them he gives it to them. But it's still farmland and if they build on it then what you're saying in here is no.

Maxey: Well basically to me it means limit subdivisions and developments.

Bowe: Sure it doesn't mean limit industrial growth where there isn't sewer and water? Think about that one.

Hickman: If you continue... The point if you continue reading this please note. It has a continuation in there limit future sprawl in rural and agricultural areas where adequate, adequate public facilities do not exist.

Bowe: Which means sewer and water.

Staton: Wells and septic tanks still apply.

Bowe: Yeah but you want to limit your growth there. I mean that doesn't make sense.

Bryan: Not if you want anything in like in industrial areas that we just designated. Then this contradicts that.

Maxey: Exactly.

Bryan: No you can't build a widget factory north of New Canton because it's in your Comp Plan limit the future sprawl where you don't have sewer.

Cobb: On that map that's not designated as agriculture.

Bryan: I'm talking further north. I'm talking like maybe in the Hi Test area.

Bowe: Doesn't make any difference because there's no public facilities out there. And it says you don't do it if there aren't public facilities.

Maxey: Maybe manage.

Bryan: Manage is a good word because it doesn't limit... I mean it doesn't tie your hands. Limit ties your hands.

Maxey: Right.

Bryan: Manage.

Hickman: So what we have up for consideration is taking the word limit out and put manage. O.K.

Bickford: Actually that's what you're doing?

Maxey: That's what you're trying to do right?

Hickman: That changes the whole perspective of the (inaudible) O.K. next item.

Bickford: Just for clarification under Economic Development Strategy B, B Strategy 2 excuse me identify and preserve. What are you do you mean by preserve high quality sites for service and retail use?

Hickman: I can't... I don't recall what the discussion was when that was...

Bickford: I mean the County doesn't own it so.

Bryan: Take the word preserve out.

Bickford: Yeah how do you preserve something you don't own?

Hickman: I don't recall what the discussion was from 2008.

Maxey: What do you think Pat? Take preserve out?

Staton: And preserve out.

Bryan: And preserve.

Bickford: Yeah I think so.

Hickman: Identify O.K. So omit and preserve. Where it would say just identify high quality sites for service and retail use. O.K.

Bickford: I think that is where we're at, at this point in time. I think we're closer to that than...

Hickman: O.K.

Bryan: Strategy 3 it says develop necessary infrastructure roads, water, sewer. Do we develop anything in the County?

Carter: Which one you on?

Bryan: Strategy 3. I mean you could even put when feasible or affordable.

Bickford: I have no problem with either one - feasible or affordable. It doesn't tie your hands.

Bryan: Yeah. Just feasible/affordable.

Staton: Well roads we don't do. Sewer we do. Sewer and water we do. Telecommunications we don't do. And electrical power we don't do. Those are made... Those are up to for profit corporations that would have to decide on the density per mile for the feasibility of doing them.

Carter: Instead of develop could you say consider? Because develop is pretty much (inaudible)

Bryan: But all we're doing we're going to develop the necessary infrastructure to support the development. I mean that could mean talking to the phone company and seeing about getting the internet service.

Cobb: You could say promote.

Bryan: Yeah.

Bickford: Yeah something along that line.

Carter: Good word.

Hickman: Promote necessary infrastructure. Is that what I'm hearing the word to be changed?

Bryan: Yeah.

Hickman: O.K. O.K.

Bowe: Looks like every time you start with a verb you screw up.

Hickman: It's amazing how one word can change a whole perspective of a sentence.

Bickford: Speaking of one word - Objective, Strategy 2 identify and preserve high quality sites for commercial/industrial use.

Hickman: I've got that taken out and preserve.

Bickford: I'd like to take out the and preserve.

Hickman: O.K.

Fortune: Where's that again?

Bickford: It's on page 202 called Objective.

Staton: 202 what?

Bickford: 202 Strategy 2 under Objective, John. Just got to take out preserve again.

Staton: Yeah.

Hickman: O.K.

Bryan: On Strategy 6, Strategy 6 and 8 the word encourage the development. How about support the development. Support public and private sector collaboration.

Bickford: What's that now, Donnie?

Bryan: At the top of the page 202. Where it says encourage.

Hickman: Alright, we've got on Strategy 6 on page 202 at the top. Remove the word encourage and incorporate support the development of educational opportunities.

Bryan: You know the school system is doing that anyway but you know by encourage means that you're kind of leaning on them a little bit.

Bowe: Strategy 7 at the bottom is the same as Strategy 6 at the top.

Hickman: So am I hearing put instead of encourage put support?

Bowe: Yeah.

Hickman: O.K.

Gormus: You'll note the Objective is two different groups.

Bryan: Two different... Two different... Economic development...

Gormus: The first group is individual and the second group is an employment opportunity. Strategy 7 needs to also be support at the bottom.

Bowe: That's what I said.

Gormus: Yeah.

Charlton: Support how? There's financial support

Gormus: Well support can also be putting out pamphlets and handing them out. That's support.

(Inaudible. People talking at the same time.)

Staton: John?

Bickford: Yes sir.

Staton: Strategy 4. It says encourage the development. Would you want to also make that support the development?

Hickman: What page is that?

Bickford: It's Strategy 4.

Staton: 202.

Bickford: It's under Objective.

Hickman: O.K.

Bickford: We've been changing all the other encourages to support. I have no problem with that.

Hickman: O.K.

Staton: Well if you're going to even leave it in there.

Hickman: Alright. Am I hearing...

Staton: I don't think the County's in the taxi business or bus service.

Bryan: At the bottom Strategy 7. Yeah you've already got that.

Gormus: In Strategy 4 is that not a misspelled word? Multi-modal?

Hickman: Multi-modal. No.

Gormus: O.K.

Hickman: Alright going to back to that one. I don't know if I've missed something. If I understood there was discussion on Strategy 4 under the multi-modal want to change that to support...

Smith: Yes.

Hickman: Or keep encourage. O.K.

Bickford: It needs... We feel like it needs to be support.

Hickman: O.K.

Bowe: What is it?

Hickman: What?

Bowe: Multi-modal.

Hickman: Multi-modal is...

Bickford: Bicycle.

Hickman: Yeah bicycle, walking, pedestrian. Its various forms of transportation.

Staton: Even skate boards, scooters.

Hickman: Various forms.

Talbert: Four wheelers, rickshaws.

Bowe: You ought to move right to the top of the list.

Talbert: Bass boat.

Staton: I've got a question on Strategy 5 zone sites appropriate for the development of commercial/industrial businesses. Suppose a landowner showed up at a Planning Commission meeting where this zoning was taking place and said it's my land. I don't want it rezoned. What are you going to do?

Smith: Well we've got that case. They came in and we already told them that as long as it doesn't go into industrial use you're still Ag-1 because he was complaining about the circle that was drawn half way to his farm. And he said O.K. and turned around and walked out.

Gormus: I remember that.

Hickman: O.K. there's discussion on Strategy 5. Desires to change it? Desires to remove it?

Bickford: How about insert the word consider? Consider zoning sites.

Hickman: O.K. Options.

Bickford: Makes it vague.

Hickman: Alright we've got for consideration to add the word consider zoning sites appropriate for the development. Desire?

Staton: I don't buy it. Its saying you have a right to opt out.

Maxey: If you consider it I mean you don't have to...

Staton: If you consider it...well lets....

Mr. Talbert excused himself.

Bickford: Any other suggestions for that one there you might want to consider?

Staton: I'm just not comfortable with telling other people what they can do with their property. Sit in their chair. I don't like limiting your Board, our Board or people themselves to options.

Hickman: Suggestions? Instead of zoning just say identify sites appropriate for the development. Because remember this is a vision. Your tools are the zoning and subdivision ordinance.

Maxey: Got a good option Mr. Station?

Staton: Works for me.

Bickford: O.K. There you go. You've got a good compromise.

Bowe: So what's it say now? Consider what?

Hickman: Strategy 5 now states identify sites appropriate for the development of commercial/industrial businesses. And then the way you make that come to life is through your zoning and subdivision. Yup. Others?

Mr. Snoddy excused himself.

Bickford: Appreciate your participation.

Cobb: Due to the late hour I was wondering if we would like to consider continuing this next month at our next work session. I don't know what else we have.

Hickman: The biggest thing next month, you've addressed the map, you've gotten into the Goals, Objectives and Strategies. I've gotten a little bit of comment and guidance as it relates to the Implementation Plan. Really in order to move fully into the Implementation Plan I can present you something as it relates to what your Goals, Objectives and Strategies have. We

could continue but it would limit what I've got, what I could provide to you relating to what you provide me on the implementation side.

Bickford: Well as far as...

Hickman: Whatever you desire.

Cobb: A question for you Mary. How long would you need? So if we... Typically we have two meetings a month. We have a work session and then a regular meeting.

Carter: And the Board could come back instead of hurrying.

Cobb: Could you at the next work session finish this and then the following week we could come back and talk about the Implementation?

Hickman: I don't know if I can get something together in time to look at. Now not unless... An option could be we could continue this on the next one and then I'll send to you what your Implementation Plan is now and go through the same process. You provide me input in relation to what you've done here. We can go from that way instead of me giving you something. So what I'm going to do is respond to what you have updated here. That's all I'm going to do.

Smith: The first 203 pages.

Hickman: Exactly.

Bickford: So if I understand you right you want to finish next work session... You'd like to finish this as well as the implementation.

Hickman: So we'll really have to get down to some meat and potatoes on the implementation.

Bickford: O.K.

Carter: Is that to meet the schedule you have?

Hickman: Yeah.

Carter: It can be pushed back some?

Hickman: It could but...

Carter: In order to take a little more time with it.

Hickman: Yeah. If you are not looking at July, you want to move it to August we can move the implementation to the next one. I'm just trying to stay on schedule as the Planning Commission

has desired. So we can move the adoption up for another month. And we'd be willing to work with you on that.

Bickford: I can only speak for myself but I have no problem with that.

Bowe: I have no problem with that.

Bickford: I'd rather take a little time and make sure we get it right. If that requires another month so be it.

Hickman: Well what I will do then for your next meeting I'll send you another revised one of this with the changes that you have provided tonight and we'll consider this the stopping point and there won't be any changes and we'll continue the discussion from there. And then in March, yeah, in March we'll do that. Then April it'll be the implementation schedule so forth and so on and we'll just move it along.

Bickford: O.K.

Hickman: If that's O.K. with the Planning Commission.

Bickford: That is... Is that alright with everybody? Anybody have a problem with that. Looks like it's pretty unanimous on that.

Hickman: What I will note is that we stopped on page 202 and we will take up on 203.

Bickford: Thank you Ms. Hickman.

Hickman: Thank you.

Bickford: Right. O.K. Alright any Board matters?

Allen: Everybody good? No we're good.

Bickford: O.K. Danny you're up then adjournment. Ms. Carter do you have anything?

Carter: Yes I have a few things. I've provided you Board members with the final audit report we received. We're going to address that in more detail at the March meeting but I want you to have some time to look at it. Also Mr. Huff and his team will be here on March 9th in the afternoon to do the 2 x 2. So Karl will be getting in touch with you try to schedule that and he will also if you desire make a public presentation that night at the March 9th meeting. And the other deal is you all had agreed to meet with Mr. Hickman regarding proposal he has made regarding the Gold Hill School. If you all can agree to meet with him on March 9th at 6:00 we will need to recess this meeting to reconvene at 6:00 on March 9th. Yes if you all can agree to do that.

Allen: I've got no problem with it.

Chambers: 6:00 on March 9th?

Allen: Reconvene on March the 9th at 6:00. Alright. We adjourn.

Re: Adjournment

Chairman Allen declared the meeting adjourned.

Bickford: Oh, the Board of Supervisors adjourned?

Allen: To 6:00 March 9th.

Bickford: O.K. that brings us to adjournment of the Planning Commission.

Bickford: Commissioners do I have a motion to adjourn?

Commissioner Smith moved, Commissioner Charlton seconded and was unanimously carried by the Commission to adjourn the meeting.

There being no further business, Chairman Bickford declared the meeting adjourned.

ATTEST:

Rebecca S. Carter
County Administrator

Danny R. Allen
Chairman