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VIRGINIA: AT THE CONTINUATION MEETING OF THE DINWIDDIE COUNTY BOARD OF SUPERVISORS HELD IN THE BOARD MEETING ROOM OF THE PAMPLIN ADMINISTRATION BUILDING IN DINWIDDIE COUNTY, VIRGINIA, ON THE 1ST DAY OF AUGUST, 2002, AT 7:00 P.M.

PRESENT: EDWARD A. BRACEY, JR., CHAIRMAN ELECTION DISTRICT #4  
ROBERT L. BOWMAN, IV, VICE-CHAIR ELECTION DISTRICT #3  
HARRISON A. MOODY ELECTION DISTRICT #1  
DONALD L. HARAWAY ELECTION DISTRICT #2  
AUBREY S. CLAY, ELECTION DISTRICT #5

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**IN RE: CALL TO ORDER**

Mr. Edward A. Bracey, Jr., called the meeting to order at 7:07 P.M.

**IN RE: COMPREHENSIVE LAND USE PLAN PUBLIC INFORMATION SESSION**

Mrs. Wendy Ralph, County Administrator, stated we would like to welcome everyone here tonight for this informational session on the proposed changes to the Comprehensive Land Use Plan. This meeting is a collective session for all the districts and no other meetings have been scheduled at this time. Since this is an information session, there is no expectation that the Board would take any action tonight. At the June meeting you tabled a decision for 4 months, which would be October 2<sup>nd</sup>. If the Board wanted to take action tonight, you would need to remove the item from the table before doing so. If the Board is ready, you could discuss when you would like to place it back on the agenda at the end of the meeting and I would be glad to make a recommendation as well.

Now we would like to set some ground rules for how we will conduct the meeting.

We ask that everyone who has a question or wishes to speak to please sign up on the roster in the back of the room. The Clerk will call the names on that list first and we will try to answer questions you may have. If we do not have an answer for you tonight, (if it requires more research) please write down the questions with your name and address, turn them into the Clerk, Ms. Russell, and we will respond back to you in a timely manner. At the conclusion of the list of names, if there are other questions, we will ask that you raise your hand and be recognized and then come to the podium to ask your question. We will not entertain questions or comments from the floor.

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We will not impose a time limit because we want to give everyone an opportunity to speak; however, please try to be reasonable in your time at the podium, keep to the subject matter and respect another person's right to speak.

At this time, I will turn it over to Mr. Guy Scheid who will recognize the members of the Planning Commission and the Advisory Committee who are here tonight. Then, Mr. Bill Turner with Landmark Design will give a brief overview of the plan before we open up the public question and answer period.

Mr. William C. Scheid, Director of Planning, came forward and stated he would like to introduce the Advisory Committee that was formed over 1 year ago.

Two - Board Members:

Mr. Robert Bowman and Mr. Harrison Moody

Two - Planning Commission Members:

Mr. Dean McCray and Mr. Gilbert Wood

Five - Members from the Election Districts;

Mr. Samuel Hayes – district #1; Mr. Brian Cobb – district #2;

Mr. George Whitman – district #3; Mrs. Thelma Blackwell – district #4;

Mr. Robert Spiers - district #5;

Mr. Scheid then introduced Mr. Bill Turner with Landmark Design Group.

Mr. Turner thanked the Board for the opportunity to assist the County with the Comprehensive Plan update. "I want to start by again thanking the County for allowing LandMark Design Group to assist with the update of the County's Comprehensive Plan. I would also like to again recognize the Citizens Advisory Committee, which acted as a sounding board during part of the process. I would like to thank the Planning Commission which, certified the draft document being considered tonight by the Board after holding a public hearing.

The Citizens Advisory Committee met throughout 2001 to review data, discuss the County's current Comprehensive Plan, and to discuss general trends and general issues. The Committee did not keep detailed minutes, nor was it required to. At several meetings, consuming many hours of volunteer time, the Committee reviewed information and made suggestions which are reflected in the draft under consideration. The process was open to those choosing to attend. In many cases, persons not appointed to the Committee attended meetings.

The Advisory Committee passed the draft to the Planning Commission last year. By law, the Planning Commission is the body charged with recommending

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and certifying the draft of the Comprehensive Plan to the Board. A vote by the Advisory Committee was not required but I feel most, if not all members were pleased with the effort. I've worked in the planning field for over 20 years and compliment Dinwiddie County on the process it followed and the openness of the process.

During the process, the County held public forums. Advisory Committee meetings were well attended. The Comprehensive Plan process was discussed at a Farm Bureau meeting and at an annual countywide Ruritan meeting. The youth of the County even weighed in with letters to the editor. The Board decided to hold this session tonight to explain the process and the product. Let me recap the process and the product. Then, Guy Scheid and I will try to answer questions. We welcome members of the Advisory Committee and Planning Commission who may want to add their thoughts.

Mr. Turner then referred to what a Comprehensive Plan is; why and how it is updated; how the county approached it; what the document is; the highlights; and what's next.

After adoption of the plan update comes its implementation. The primary methods of implementing this plan include zoning, subdivision regulations, and the Capital Improvements Plan. The county may also develop such tools as an official map, mineral districts maps, and/or agricultural and forestall district maps.

During this process, several elements presented themselves as warranting more in-depth consideration. These include: 1) Development of Corridor Management Plans for U.S. Route 1 and Route 460; 2) Study of drainage related issues and the development of a county-wide Storm water Management Plan (and perhaps an ordinance) or perhaps specific area plans; 3) Development of Subdivision Ordinance revisions; and 4) Zoning Ordinance revisions including the study of the practicality of cash proffers.

A Comprehensive Plan is supposed to be general in nature. It is implemented by ordinances and actions taken by the County. Persons with specific issues may feel the Comprehensive Plan does not go far enough. It is not supposed to. Their remedies are in other places such as the zoning process and reviews by regulatory agencies.

The 2001 Update builds upon the 1996 Comprehensive Plan. The 2001 Update has a different format, more and better graphics, and is user friendly. It will be professionally proofread for spelling and punctuation. It will have an Executive Summary and an Index. It will be finalized once the Board of Supervisors is satisfied with its content.

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The 2001 Update reiterates the goals and objectives found in the 1996 Plan but do include some additions the Planning Commission feels are worthy of consideration. These are found in Chapter XI. The 2001 Update includes a slightly expanded planning area in northeast Dinwiddie County. The Planning Commission feels this best projects the development that is likely to occur in the area in the next several years.

In the 1996 (current) Comprehensive Plan and in the 2001 (draft) Update Comprehensive Plan, the County is divided into three types of planning areas for planning purposes. The planning area types are: urban, community, and rural conservation. Urban-type planning areas are shown in northeast Dinwiddie County. Community-type planning areas are found in northeast Dinwiddie County, and in and around Dinwiddie Courthouse, and in and around the Town of McKenney. Both the 1996 Plan and the 2001 Update outline planning strategies for each of the three planning area types.

Based on available, existing infrastructure, platted lots, and development that has or is occurring since the 1996 Plan, slight increases in the estimated amount of projected urban and community type development in northeast Dinwiddie county are expected in the next several years. Thus estimates of the projected size of these areas were increased in the 2001 Update. The extent of the planning area in and around Dinwiddie Courthouse and the Town of McKenney were not changed in the 2001 Update. The table, which follows, compares the 1996 Plan and the 2001 Update by estimated land area projected for each planning area type.

**Estimated Amount of Land Area Projected to be in Urban, Community, and Rural Conservation in 1996 (Current Comprehensive Plan and 2001 Update (Draft) Comprehensive Plan**

Planning Area Type	1996 (Current) Comprehensive Plan	2001 Update (Draft) Comprehensive Plan
1. Urban-Type Development acres	Approximately 11,300 acres  (4% of the County total)	Approximately 11,820  (4.6% of the County total)
2. Community-Type Development	Approximately 19,300 acres (6% of the County total)	Approximately 25,540 acres (8% of the County total)
3. Rural Conservation acres	Approximately 290,000 acres  (90% of the County total)	Approximately 280,240  (87.4% of the County total)

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Please remember that the Comprehensive Plan includes objectives that the County will want to follow. In order for the objectives to achieve the County's goals, some must be incorporated into zoning and land use regulations to have the force of law.

A Comprehensive Plan is supposed to be general in nature. Moreover, it is supposed to be referred to and used. It should be changed and updated as necessary. The document before the Board is a sound document. In my opinion, the County should adopt it, use it, and amend it, if and when necessary.”

The following persons came forward to speak in favor of/or voiced their concerns, and asked questions about the Comprehensive Plan Update:

1. Addison Varner, 22838 Dabney Mill Road, Petersburg, VA
2. Stu Hogue, 707 Okuma Drive, Chester, VA 23836
3. Geri Barefoot, 7411 Frontage Road, Petersburg, VA
4. Mrs. Lamb, 7321 Frontage Road, Petersburg, VA
5. Robert Spiers, 21018 Double Branch Road, Stony Creek, VA
6. Michelle Parker, 6812 Duncan Road, Petersburg, VA
7. Lori Stevens, 24620 Smith Grove Road, Petersburg, VA
8. Frank Kirks, 8411 Duncan Road, Petersburg, VA
9. Julia Benner, 20214 Ann Road, Sutherland, VA
10. Shelly Shipp, 7801 Squirrel Level Road, Petersburg, VA
11. Anne Scarborough, Boydton Plank Road, Dinwiddie, VA
12. Robert Bowman, IV, 6219 Boydton Plank Road, Petersburg, VA
13. Diana Parker, 10700 Chalkley Road, Richmond, VA 23237
14. Tyla Matteson, Chesterfield, VA
15. Skip Walker, Petersburg, VA
16. Thelma Blackwell, Dinwiddie, VA
17. Donald Henshaw, Church Road, VA
18. Wileen Johnson, McKenney, VA
19. Brian Cobb, Waterford Drive, Sutherland, VA

Several people requested that the Board hold some more meetings so they could get answers to the rest of the questions they had about the Plan. Mr. Bracey replied it was announced at the beginning of the meeting that this would be the only session the Board would hold. However, all things are possible but he could not speak for the rest of the Board. He stated it would be discussed at the next Board meeting and a decision would be made. He thanked everyone for attending the meeting.

The County Administrator stated, please do not leave here if you have questions that were not answered tonight without putting them in writing and submitting them to us so we can respond; please include your names and

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addresses. If you are interested in receiving those questions and the answers that are provided; please write your names and addresses down so we can mail you the responses.

Mrs. Ralph stated the Board meets for the regular meeting on August 7, 2002 at 7:30 P.M. The Chairman told you this issue would be on the agenda about whether we will hold another meeting or not and it will be. Whether they make a decision or not, as to when, or if they will have another meeting, is of course up to them. If you are interested and can't attend the meeting please call the office on Thursday, August 8<sup>th</sup> and someone will let you know. If a decision to hold another meeting is made, it will be advertised in the newspaper too. If you want information back in a timely manner, we have to get your questions in a timely manner.

**IN RE: ADJOURNMENT**

Upon Motion of Mr. Clay, Seconded by Mr. Moody, Mr. Moody, Mr. Clay, Mr. Bowman, Mr. Bracey voting "Aye", the meeting adjourned at 9:28 P.M. to be continued until August 7, 2002 at 5:30 P.M. for the Debt Capacity Analysis from Davenport & Company.

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Edward A. Bracey, Jr., Chairman

ATTEST: \_\_\_\_\_  
Wendy Weber Ralph  
County Administrator

/abr