



MEMORANDUM

To: Board of Supervisors' Rural Areas Subcommittee

CC: Board of Supervisors and Planning Commissioners
John R. Riley, Jr. County Administrator

From: Eric R. Lawrence, AICP, Planning Director *ERL*

Subject: August 21, 2008 Meeting and Agenda

The Board of Supervisors Rural Areas Subcommittee (RA Subcommittee) will be meeting on **Thursday, August 21, 2008 at 7:30 p.m.** in the first floor conference room (purple room) of the County Administration Building, 107 North Kent Street, Winchester, Virginia. The RA Subcommittee will discuss the following agenda items:

AGENDA

1. **Review of Revised PowerPoint Presentation "Review of Frederick County's Rural Areas"**
2. **Review of State-Enabled Tools for Managing Growth**
3. **Review of "Ideas" Submitted To date**
 - a. Comments submitted to staff between August 7 and August 18, 2008
 - b. Total compilation of comments to date
4. **Next Meeting Date and Time**
 - a. First and Third Thursday of the month @ 7:30 P.M.
 - b. Next meeting: September 4, 2008
5. **Adjourn by 9 P.M.**

Please contact this office if you will not be able to attend the meeting. Thank you.

Access to this building is limited during the evening hours. Therefore, it will be necessary to enter the building through the rear door of the four-story wing. I would encourage committee members and interested citizens to park in the County parking lot located behind the new addition or in the joint Judicial Center parking lot and follow the sidewalk to the back door of the four-story wing. The door will be locked, but staff will be on station to provide access to the building.

Rural Area Subcommittee

State-Enabled Tools for Managing Growth in the Rural Areas

List of known tools

- Urban Growth Boundaries
- Chapter 2232 Review. Development consistency with the Comprehensive Policy Plan
- Special Exception Permitting (a.k.a. Conditional Use Permits)
- Cluster Development Zoning
- Large Lot Zoning
- Conservation Easements
- Historic Districts
- Density Incentives
- Establishment of an Agricultural and Forestal Districts
- Purchase of Development Rights
- Transfer of Development Rights
- Virginia Department of Health (VDH) health system regulations.
- Implementation of a Use Value Assessment and Taxation (“Land Use”)
- Implementation of a Sliding Scale Property Tax Rate. The locality may reduce one’s real property taxes based on the number of years which the landowner agrees not to develop the property, for up to 20 years. Rollback taxes equal the deferred tax plus interest from the effective date of the agreement. Enabled in 1999 (Ch. 1026, Acts of the Assembly), not used to date.
- Farmland Protection Lease Agreements. Effort whereby a property owner defers development of property for periods greater than 5 years, in exchange for payment/tax benefit.

Rural Area Subcommittee

PUBLIC COMMENTS

Received between August 7 and August 18, 2008

General comments

- Create an incentive to discourage mass platting of lots. Possibly utilize a bonus lot incentive. If a property creates less than 5 lots per year, after 5 years they could receive a bonus lot.
- Establish guidelines to discourage large scale projects and mass production of new homes on a particular development/farm land.
- Create bonus incentives for subdivision layouts that place all residential lots at least 500 feet from an existing road – assist in reducing visual impacts that homes create on the landscape
- Implement a TDR program
- Create a density bonus for farms that utilize TDRs as opposed to lot platting of the farm
- Avoid incentives that merely delay lot creation.
- Recognize the traffic impacts on existing roadways....example provided: if the land feeding into Apple Pie Ridge Road is fully developed, vehicle trips per day (VTD) would be greater than the traffic currently utilizing Rt 11 today.
- County should be looking/planning for the future. Plan now for 20, 30, 50 years from now. How do we preserve future rural character, whether it's the agricultural industry or simply view shed.
- Need to make sure the preservation parcel (40 or 60 percent set-aside parcel) has a dwelling right
- Maintain family lot option. Consider increasing the 'holding period' from 5 to 10 years.
- Promote family farms. Create policy to encourage farming of the preservation lots. Possibly enable family lots on the preservation parcel that must be held for at least 10 years. This would enable families to farm the preservation parcel, and construct homes for their children, so long as the lots remain in the family.
- In planning for future, should recognize that family based farming opportunities are the future farms of the County.
- Recognize that the use of the preservation parcel as a promotion of FC future's - family farming and horse operations