

Chapter 8, Comprehensive Plan – Recommended Alternatives to Preserve the Farmland, Rural Character, and Small Town Atmosphere of the County

I. Planned Growth Area (PGA) and Secondary Growth Areas (SGAs)

- **Maintain full integrity of existing Waterfront Overlay District**
- **Maintain existing maximum allowed densities in all zoning areas (except A-1 and A-2, per below)**
- **Decrease maximum allowed density for A-1 and A-2 parcels to one unit per 10 to 20 acres (or Mr. Gill’s proposed “sliding” density scale) for conventional lot designs, and require rezoning from A-1/A-2 to R-1 prior to development**
- **Permit Conservation Design of Residential Subdivisions at existing maximum allowed density levels for A-1 and A-2 zoned parcels, and for other parcels of 40+ acres (per LandDesign)**
 - i. Require rezoning to R-1 prior to development**
 - ii. Require approval/public hearing, vice “by-right”**
 - iii. Require neutral density and 80% minimum open space**
 - iv. Require permanent open space via conservation easement (like Mr. Sowder did at Chases’ Farm)**
 - v. Require some affordable housing based on overall number of units**

vi. No “density bonuses” permitted that would reduce open space to less than 80%

- **Extend S/W only for use by not-for-profit RW-C**
- **Extend S/W within remainder of PGA only when County can assure hook-ups to individual citizens who desire it**

II. Remaining Areas of County (outside PGA and SGAs)

- **Same as above except for S/W which is not recommended for extension outside the PGA**

Joe Urban

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Sent: Wednesday, March 14, 2007 3:17 PM
Subject: Re: Comprehensive Plan -- Chapter 8 and LD Issue Papers

Bill,

I can offer a couple of answers. First, if you just look at the zoning map you will see Chase Farm (Sowder property) as A-2. It is still A-2 and will remain so even after the subdivision is complete, but is "off the table" so to speak in terms of the arguments and analysis you and I are doing. That is a 247 acre chunk. Also, you need to take out the portion of the A-2 parcel that will shortly become a part of Kilmarnock. Finally, we are looking more closely at the parcels that are part of Hills Quarter but do not show on the zoning map as R2. I have Pete Ransone analyzing that to be sure, but it appears that it may be mistakenly shown as A2. That is also several hundred acres.

Bottom line, the actual percentage may be somewhere between 18% and 40% (I believe it will be much closer to 18% if not 18% when we get things sorted out), but given where we are in our arguments, does it even matter? We both agree we should require rezoning to residential if the intent is to convert property to residential use and that they should be conservation developments. The only difference is that you want to see them have septic systems, and I want to see them have sewage treatment if at all possible. By the way, I also agree with public hearing for a conservation development, but why not require the plan as part of the rezoning public hearing and have one set of hearings instead of two.

Regarding your other email of today, I commend you for taking the lead and laying specific measures on the table. I may not agree with all of them, but that also is beside the point. There is an alternative to each one, and they are something the Planning Commission can decide upon one way or the other.

Jack

----- Original Message -----

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Sent: Wednesday, March 14, 2007 12:47 PM
Subject: Re: Comprehensive Plan -- Chapter 8 and LD Issue Papers

Jack,

I am still perplexed about the %tage of A-2 farmland within the PGA. The large NNPDC map of March 2006 that you gave me shows over 40% of County land within PGA is zoned A-2 --

this %tage is calculated based on the total County-only land in PGA, and does not include any land within the 3 Towns.

If your 18% is now the actual figure, then could it be true that in only one year, we have lost over 50% of A-2 farmland within the PGA ??

That is a truly scary thought, if true ?

Or, was the NNPDC Map of March 2006 just wrong re its zoning markings/colors ??

Thanks,

Bill