

Summary of Planning Commission Work Sessions: February 13 and February 27, 2024

At their February 13 work session, the Planning Commission provided feedback on draft Goals and Objectives for the following Comprehensive Plan chapters: Development Areas Land Use and Transportation and Community Facilities. At their February 27 work session, the Commission provided feedback on draft Goals and Objectives for the Rural Area Land Use and Transportation chapter. A summary of Commission input from both work sessions is provided below, organized by chapter. Any additional feedback from the Planning Commission will be shared during the Board's presentation.

It should be noted that this feedback and direction from the Board of Supervisors could be incorporated into either Goals, Objectives, and/or Action Steps for these chapters. While only draft Goals and Objectives have been shared to date, some of these recommendations may fall more within the definition of Action Steps.

Community Facilities

Coordinate the Comprehensive Plan with the Capital Improvement Program:

- Reference comments from the Development Areas discussion.

Support for draft Objective 1.4 to coordinate with ACSA and RWSA to provide public water and sewer to legacy zoning areas in the Rural Area that are near or adjacent to the Development Areas where public health and safety needs generated by the existing uses and potential by-right development permitted by the existing zoning may be addressed.

- Should be focused on areas where development has already happened, not on locations with non-RA zoning with no existing uses/development.
- There are also locations in the Development Areas not on public water and sewer that need to be addressed.
- Need to also address housing affordability and ability for people to remain in their homes (whether owners or renters).

Support for draft Objective 2.3 to develop a location policy for utility-scale solar in the Rural Area.

- Language on 'previously timbered' may be too restrictive, since such a significant amount of the land area in the County has been timbered at some point in time.
- Need more clarity on historic and scenic resources.
- Consider using County-owned land for utility scale solar facilities.

Services, programs, or infrastructure needed (could be public, private, or jointly provided):

- There is a lack of community centers in the Development Areas. There is overall a need for social and 'third places' for people to gather.
- More childcare and after school care options are needed.
- Consider having an Objective for nature as infrastructure, such as trees to help absorb water and mitigate runoff.
- Make sure County is proactively responding to changing and emerging technologies (e.g. wireless facilities).
- Affordable food programs need to be sustainable over time.

Community resilience and hazard mitigation:

- Consider how to mitigate risks from wildfires and educate community members on which areas are at most risk (e.g. near Shenandoah National Park). There may be some areas that are less safe to build in or where different standards should be used.
- Add recommendations related to storm debris clearing and management.