



COMMUNITY DEVELOPMENT COMMITTEE

(Town Council Sub-committee)

Members

Claudia King, Chair
Russell Anderson
David Goldberg

Staff

Nathan Poore
Theo Holtwijk
Amanda Stearns

Others Present: Sandra Lipsey, Caleb Hemphill

Meeting Minutes - May 27, 2015

C. King opened the meeting at 8:30. She offered Town Manager N. Poore the opportunity to talk generally about scheduling work in the coming year. Poore stated that committee meetings consume a lot of staff time with preparation, logistics, and follow up. Meetings are important for developing policy but once projects reach the implementation phase it would be more efficient to allow staff to work outside of meetings and check in with the committees at appropriate times. He mentioned the Economic Development Plan and Route 100 Plan as examples of policy plans that committees generate. Once they are adopted by the Council and ready for implementation staff can bear the most of the work.

C. King asked specifically about LPAC and the request for the committee to continue working. They would like a head nod from the Council so they can continue work in June and July. Perhaps this can be announced during committee reports and see if the Council has any objections. N. Poore agreed that that would be the best way to announce their intentions to the Council tonight. There was some discussion about the Comp Plan implementation schedule and whether the Town benefits from moving so quickly and whether it was realistic for staff. Consensus was that it is important to be continuity between tasks and use the momentum created from the Year 1 work. R. Anderson expressed his interest in making sure that the implementation of Year 1 amendments does not take a back seat to Year 2 work or other unplanned work. He also stated that the Town should not be so consumed by planned work that there is no time to address issues that arise.

N. Poore relayed to the committee that he has received a request from David Jones, local real estate broker, regarding concerns of our current restrictions on temporary real estate signs. Currently off-premise signs are not permitted and Code Enforcement regularly has them removed. Poore suggested that the committee meet with Mr. Jones and hear his concerns and make a recommendation to the Council. Other options were discussed but the committee agreed that they will notify Mr. Jones when the first meeting is scheduled in the new Council year.

1. LPAC Year 2 Recommendations

C. King asked S. Lipsey or T. Holtwijk to review the proposal. S. Lipsey stated that the request was clear regarding the nature of the work that LPAC would like to begin immediately. She emphasized that LPAC was very motivated and committed to continuing their work on the

implementation of the Comp Plan. The areas targeted are road standards, review of resource conservation standards, sewer extension policy, education and tracking of Year 1 amendments once they are in place and Route 1 North. These would be addressed for both rural and growth areas. R. Anderson asked how the committee arrived at the list. S. Lipsey responded that they reviewed the entire list in the Comp Plan as well reviewed follow up from Year 1. T. Holtwijk added that they used the current Council Work Plan as a basis for developing the list as well. C. King felt it was reasonable for LPAC to continue the work. She also would like to leave the possibility open that some of the work might be influenced by the eventual outcome of the Year 1 amendments. Sandra and Theo were asked to elaborate on the road standards issue. T. Holtwijk explained that standards include things such as width, length and design. Road design should support the goals of the rural and growth areas rather than detract from them. He sees them falling under the two tasks that address walkable neighborhoods and preservation of rural character.

D. Goldberg excused himself at 9:20.

The resource conservation work is listed specifically in the Comp Plan strategy list. The sewer plan is also listed and currently the technical aspects are being prepared by a consultant. It will be important to follow up with policy recommendations.

A. Stearns suggested that the work includes data gathering and would not necessarily be in conflict with work of the Council during this interim time.

The consensus of the committee was that the follow up from Year 1, and the work on the sewer extension plan would be supported at this time. This will be conveyed to the full Council at the meeting tonight.

2. **Approve Minutes** –April 13, 2015 [postponed]

3. **Year 1 Zoning Amendments**

It was the consensus of the committee that staff would work on amendments and bring any issues to the committee as they arise. A. Stearns reviewed the projected schedule with staff work in June and July and the full amendment package to the CDC in August. It is an ambitious schedule with the Admin ReOrg, Tidewater Extension and other projects in the works but doable. It is recognized that other projects may arise and be given priority.

C. King brought up the zoning for Area 9 and after some discussion it was decided to leave it in FF and in the growth, recognizing that it is an anomaly.

4. **Year 2 Goals and Projects** – This will be discussed at the next meeting.

5. **Other Business** - none

6. **Adjournment** – 10:15 a.m.