



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

Subject: RA Subcommittee Meeting and Agenda

Date: December 1, 2008

The Board of Supervisors Rural Areas Subcommittee (RA Subcommittee) will be meeting on **Thursday, December 4, 2008 at 7:00 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 Preliminary Thoughts** (page 2)
 - a. The Subcommittee will continue discussions on their preliminary thoughts for a recommendation
2. **Draft Subcommittee Position Paper** (attachment)
 - a. Staff has compiled the Subcommittee's research and discussions into a summarizing position paper. The Subcommittee will review and offer comment on this draft document.
3. **Next Meeting Topic, Date, and Time**
 - a. First and Third Thursday of the month @ 7:00 P.M.
 - b. Next meeting: tentatively December 18, 2008
4. **Adjourn by 9 P.M.**

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

Attachment

Agenda Item #1: Preliminary Thoughts / Recommendations

Based on the Subcommittee's discussions on November 20, 2008, the following table was compiled to reflect the preliminary thoughts of the group. Please review and be prepared to further discuss.

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Once the Subcommittee is comfortable with their preliminary thoughts, staff will schedule a public meeting so that the finding may be presented to the public prior to forwarding a formal recommendation to the Board of Supervisors.

Density	Maintain 1 unit per 5 acres
Rezoning	No
Private Health Systems	
Drainfield Reserve Area	Increase from 50% to 100%
Well Separation Distance	Require more details prior to recommendation
Acceptable Health System approvals	Continue to allow General Approval systems; no longer allow Provisional nor Experimental system approvals
Discharge Health Systems	Do not allow. Is an aerobic system that discharges effluent into dry or intermittent flow creek beds and drainage swales.
Pump-and-Haul	Allow with Board of Supervisors approval
Off-site Drainfield Easements	Continue to Allow
Operation and Maintenance Requirements	Supported Concept. Requires more Study. If state does not implement a maintenance program by the state code identified July 2009 deadline, the county should.
Community Health Systems	Supported concept for the Rural Community Centers. Requires more Study.
Rural Preservation Subdivision – Preservation Tract size	
Minimum lot size	Maintain 2 acres
Preservation Tract Size	Increase from 40% to 60%
Transfer of Development Rights (TDRs)	Implement a TDR program. Support for increasing transfer development densities in effort to encourage use of TDR program. TDR banking is presently not permitted, but has been included in the current General Assembly discussions.
Sliding Scale Land Use Assessment	Do not implement; no identified significant advantage