

## **Meeting Minutes**

### **Land Use & Environment Committee Rappahannock-Rapidan Regional Commission 07/29/08**

#### **Attendees:**

Laura Loveday, Culpeper County  
Fritz Alderman, Town of Culpeper  
Denise Harris, Fauquier County  
Mary Sherrill, Fauquier County  
David Grover, Orange County  
Mike Collins, Town of Orange  
Greg Wichelns, Culpeper SWCD  
Melissa Allen, John Marshall SWCD  
Kerry Wharton, John Marshall SWCD  
Deirdre Clark, Rappahannock-Rapidan Regional Commission  
Matthew Criblez, Rappahannock-Rapidan Regional Commission  
Gretchen Gorecki, Rappahannock-Rapidan Regional Commission  
CJ Mitchem, Stearns & Wheeler

#### **Development of a Regional LID Manual & Case Study, CJ Mitchem of Stearns & Wheeler**

CJ Mitchem completed a Regional LID Manual for the Northern Shenandoah Valley Regional Commission and its localities in 2005. He presented the information and how it could be adapted to the Rappahannock Rapidan region. The purpose of the presentation was to suggest an approach to clarify the various stormwater and LID ordinances throughout the region and to develop an LID suitability analysis for the region based on soils, slopes, and other geologic and geographic features. The case study manual included maps of soils, slopes, and karst, and based on these data, identified where LID would be most effective.

CJ outlined the major points of the manual, including a review of local subdivision ordinances. This led to a discussion among the committee members about other zoning ordinances and methods, such as form-based zoning, overlay districts, and various water protection ordinances. In addition, the committee discussed current and proposed zoning and success of zoning in predominantly rural areas. There seemed to be relative consensus that a hybrid of form-based and Euclidean zoning is most relevant in predominantly rural counties.

While the idea of an LID manual was generally supported by the committee, a number of items will need to be addressed prior to and throughout the development process.

1. Ordinance review
2. Consideration of other resource protection ordinances, overlays, wellhead protection, etc...
3. VDOT must be included into the process

4. Localities should be vested partners and willing and able to adopt/implement the manual upon completion.
5. Maintenance agreements should be addressed such that localities have an ability to ensure that all post-construction BMPs are properly maintained.
6. Both water quality and water quantity must be addressed.
7. Hydrologic-based LID is more appropriate than a Map-based LID approach.
8. Identify the intended audience (developers, local government board members, citizens, etc...) before developing the Manual.

It was agreed that we would move forward with the idea. It was recommended that electronic copies of the Northern Shenandoah Valley Regional Commission LID Manual be made available to all committee members for a more detailed review by local government staff. The project idea will be raised at the next Regional Commission meeting to assess interest by local government elected officials.

### **Green Infrastructure Update**

The committee discussed the Madison County and Thomas Jefferson PDC (TJPDC) green infrastructure projects. DOF personnel have shown interest in developing a regional green infrastructure project with RRRC as a complement to their work in the TJPDC region. The committee also discussed other programs in the state, including the success of the Hampton Roads PDC. This is particularly relevant as the green infrastructure program is used to direct the local PDR programs. As 2 counties in the RRRC region now have PDR programs, it appears that a green infrastructure program could also be used as a baseline for this type of regional approach. It was recommended that RRRC staff identify and begin gathering relevant existing data and databases to develop a green infrastructure program. RRRC shall survey local and state agencies to develop a regional resource inventory and begin developing a grant to develop a regional green infrastructure project. This item will be offered at the next Regional Commission meeting to assess interest by local elected officials.

### **Climate Change Data**

In response to the VACO "Cool Counties Initiative," the RRRC is attempting to determine the existing and proposed local government programs that incorporate these concepts. Most members of the committee were unaware of county or town efforts to adopt climate change initiatives (e.g. energy conservation, water conservation, LEED buildings, etc...) and were not able to comment on the interest level of boards or county/town administrators. There was a discussion about some of the existing efforts including the Mt Pony Library of Congress LEED certified building and the Allied Concrete facility in Culpeper County. This item will be brought up at the next Regional Commission meeting to assess interest by administrators and/or elected officials and to determine if it is possible for RRRC staff to complete local surveys.

### **Virginia Stormwater Regulations Update**

RRRC shared information regarding the most recent version of the stormwater regulations and the revised timeframes for adoption of the regulations by the Virginia Soil & Water Board. Because of under representation of this region on all stormwater

Technical Advisory Committees, it was recommended that RRRC find out if a PD9 slot can be obtained for the Water Quantity Technical Advisory Committee. If successful, one member of the RRRC Land Use & Environmental Committee will be selected to attend and to represent the region.

### **News Items**

There are 3 topics that may be of interest to the committee in the latest Virginia Planning Association newsletter. <http://www.vaplanning.org/pubs/newsbrief/index.cfm>

1. VAPA Call for Papers – 2009 Annual Conference: *Next year, VAPA tackles the subject of green communities and climate change with the 2009 Annual Planning Conference*
2. *DEFINING A TOWN-COUNTY SYMBIOSIS* by our own Mike Collins, AICP CZA, Town of Orange, VA
3. *Eric Walberg, Principal Planner with the Hampton Roads Planning District Commission (HRPDC) spoke on June 17th at a meeting of the Governor's Commission on Climate Change on the connection between climate change and development patterns.*

From VACO:

*VACO has launched a forum that encourages a free-flowing exchange of information about the most effective and efficient approaches that local government professionals may want to contemplate as they manage their local stormwater programs. Please consider this Forum as a venue through which you can raise questions with, and have your questions answered by, your peers across Virginia.*

<http://www.vastormwater.hqforums.net/>

### **Next Land Use & Environment Committee Meeting**

October 28, 2008

For future topics, please contact Matt Criblez at the Regional Commission