



PLANNING COMMISSION REPORT
A BETTER COMMUNITY, BUILT ONE GENERATION AT A TIME

Six Months Ending June 30, 2009

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Presented to the Bedford
County Board of Supervisors
August 24, 2009



View or Download
Comprehensive Plan

[http://www.co.bedford.va.us/
Res/Planning](http://www.co.bedford.va.us/Res/Planning)

ORDINANCE UPDATE

The Planning Commission continues to finalize draft text of the Zoning and Sub-division Ordinances for the Board of Supervisors and public review. Our consultant with Anderson and Associates, Holly Larson Lesko, completed her initial portion of the work and has been assisting Planning staff as needed.

The Commission continues to focus its efforts on producing a Zoning Ordinance that truly reflects the themes of the 2007 Comprehensive Plan. The key themes are:

1. Protection and enhancement of the natural and cultural assets of the County
2. Smart and planned development in areas of the County best suited and supported by appropriate infrastructure to sustain targeted growth and uses
3. Protection and support for the agricultural resources and vistas in the County
4. Support for adequate and appropriate community services and amenities available to all citizens in an equitable and accessible way

Planning staff as primary contact with the public is taking an active role in drafting the revised text. The goal of staff is to simplify the zoning regulations. As they work with the ordinance on a daily basis, it is clear what is confusing to citizens. The current language is cumbersome in places and contradictory in others. In order to reduce redundant references, staff proposes to consolidate some sections where citizens must flip back and forth in the ordinance for the regulations.

The County Engineer is also working to incorporate the State-mandated language for dam safety (see article page 2). For more information contact Mary Zirkle, Chief of Planning at 540-586-7616 or email m.zirkle@co.bedford.va.us.

Vision Statement: "A better community, built one generation at a time"

The purpose of the vision from the Comprehensive Plan is to provide guidance for decisions that affect the County. Vision voiced by citizens include protecting the inherited natural, rural environment for the benefit and enjoyment of present and future generations of residents, consistent with providing appropriate housing, employment, shopping, recreation, and public services for residents. This intent will be realized through the active coordination of our People, our Planning, our Purchases, our Programs, our Policies, and our Practices in implementing the Goals and Objectives of the Comprehensive Plan.

PLANNING UPDATE

Mid-Year Report through June 30, 2009

FEMA Flood Mapping Update

Bedford County received the revised Flood Insurance Rate Maps (FIRM) from FEMA on March 11, 2009. These maps are used to identify flood risks and they are used to determine flood insurance requirements. Bedford County appealed the original draft maps, resulting in revisions by FEMA's consultant. Due to the number of revisions, the County will be required to go through another 90-day public review period like the one done last year.

The point-of-contact for FEMA Region III has informed the County that the Federal Register is "backed up" and is delaying all of their projects. Bedford is tentatively scheduled to have public notice given through two newspaper advertisements in August. The second newspaper notice initiates the 90-day review period that is legally mandated. The County will be contacted as the newspaper publication dates are finalized by FEMA, which is responsible for posting these ads for the public.

During the 90-day appeal process, the County is going to hold several public meetings for the citizens to attend and review the revised FIRM panels. The meetings are proposed to be held in the area of Smith Mountain Lake and the lake-based subdivisions of Forest, including Ivy Lake. These meetings will be hosted by the Department of Community Development, led by the County Engineer who will be assisted by Planning staff. Planning Commission and Board members are encouraged to attend for their district.

Availability of the revised maps will be advertised locally and on the County Web Page. Additional information may be obtained by contacting Kevin Leamy, County Engineer at 540-586-7616 or email k.leafy@co.bedford.va.us. Updated information will be forthcoming.

New Dam Safety Regulations – Inundation Zone Mapping

The Virginia Department of Conservation and Recreation (DCR) adopted new dam safety regulations in March 2008. The new safety regulations require owners of certain dams to prepare emergency plans identifying flood inundation zones. The flood inundation zones will aid early warning and evacuation should a breach occur. The Code of Virginia has been updated to revise the regulations related to dam break inundation zones. These regulations became effective July 1, 2009 as required by State law. Currently, Campbell is the only surrounding county that has updated their ordinances.

The County's Zoning and Subdivision ordinances will be updated to require mapped dam break inundation zones on subdivision plans and site plans for conformance with the State Code. New subdivisions will be reviewed for proximity to the known inundation zones. If a new subdivision is proposed within an inundation zone, the developer must take this into account in their development and modify their plan or help improve the dam to protect potential new residents that could be affected.

The Department of Conservation and Recreation (DCR) has received only one dam break inundation zone map for the County which is for Beaverdam Creek Dam near Vinton. All reviews and determinations for these maps will be executed by DCR. Tom Roberts, DCR's Regional Dam Engineer, has recently determined that the map was not to an approval standard and needed to be revised.

In the future, dam owners will be renewing their permits with DCR and in turn providing Bedford County with the maps of the inundation zones for their dams. Bedford County will then be required to add this information as a layer in GIS for future reference. Additional information may be obtained from Kevin Leamy, County Engineer at 540-586-7616 or email k.leafy@co.bedford.va.us.



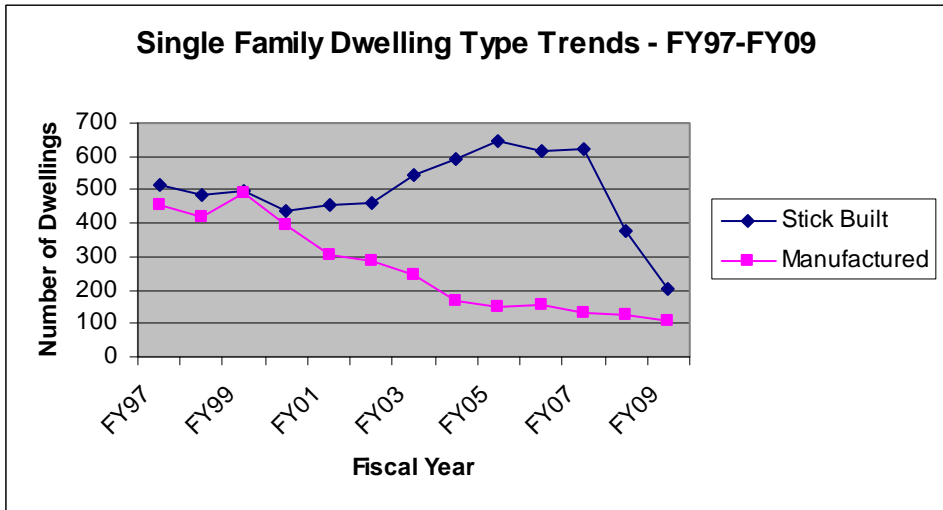
2009 Year-to-Date Decisions Before the Planning Commission (PC) and Board of Supervisors (BOS)

		PC DATE	PC ACTION	VOTE	BOS DATE	BOS ACTION	VOTE	COMMENTS
REZONING REQUESTS								
None								
SPECIAL USE PERMIT REQUESTS								
SU090008 - Charles Spangler	Construction yard in an AV with Corridor Overlay zoning district	3/16/09	Denied	6-0		N/A		Application withdrawn
SU090010 - Diego & Tina Marie Frausto	Agricultural subdivision in an R-1 zoning district	5/18/09	Approved	5-0				Pending
SPECIAL REVIEW PROJECTS								
None								
MAP CHANGES								
None								
TEXT AMENDMENTS								
None								
REVISIONS TO MASTER PLAN								
None								
WAIVERS TO SUBDIVISION ORD								
None								
WORK SESSIONS								
01/05/09 - Holly Lesko	Zoning/Subdivision Ordinance revisions		Pending					
01/20/09	Zoning/Subdivision Ordinance revisions		Pending					
02/02/09	Zoning/Subdivision Ordinance revisions		Pending					
02/17/09	Zoning/Subdivision Ordinance revisions		Pending					
03/09/09 - Holly Lesko	Zoning/Subdivision Ordinance revisions		Pending					
03/16/09 - Holly Lesko via phone	Zoning/Subdivision Ordinance revisions		Pending					
04/06/09	Zoning/Subdivision Ordinance revisions		Pending					
04/20/09 - Holly Lesko	Zoning/Subdivision Ordinance revisions		Pending					
05/04/09	Zoning/Subdivision Ordinance revisions		Pending					
05/18/09	Zoning/Subdivision Ordinance revisions		Pending					
06/01/09	Zoning/Subdivision Ordinance revisions		Pending					
06/15/09	Zoning/Subdivision Ordinance revisions		Pending					
JOINT MEETINGS W/BOS								
None								
GUEST SPEAKERS								
04/20/09 - Dan Layman, Bedford County Agricultural Economic Development Advisory Board	Preservation of large tracts of agricultural land							
PC/STAFF WORKSHOP								
None								
SPECIAL MEETINGS								
3/23/2009 (added to discuss Ord.)	Zoning/Subdivision Ordinance revisions		Pending					
ORDINANCE RECOMMENDATIONS								
Underway								
BYLAWS REVISED								
No change								

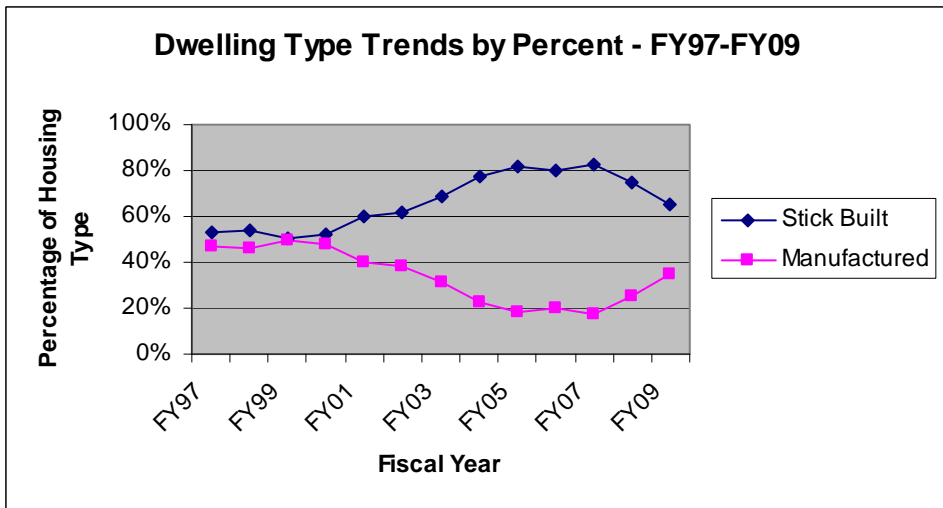
Housing Trend Analysis

Has the economy had an effect on the type of new housing in Bedford County? Whether it is the economy or another outside factor, there has been an interesting trend in the types of single-family dwellings receiving building permits in the county.

Since 2007, the number of stick-built homes being constructed has sharply declined (Bedford County Division of Building Inspections fiscal year data, 2003-2009). During the same time, the number of manufactured homes has also decreased but to a lesser extent. (Modular houses are included in the stick built counts.)



Based on the trend chart at the right, it would appear that the two housing types are inversely related. In a slowed economy, we could expect manufactured housing to increase as an affordable housing segment option when stick-built homes decrease.



Manufactured housing must be allowed in all zoning districts that are zoned for agriculture or a majority of the uses are agricultural or forestal in nature (Code of Virginia Section 15.2-2290).

Laws Affecting Planning

Several laws were modified in the 2009 General Assembly session related to planning. The summary below is compiled from the Virginia Chapter of the American Planning Association.

§15.2-2209.1 Extension of Approvals to Address Housing Crisis was amended to “extend the period of validity for [approved] preliminary and recorded plats and final site plans, as well as certain other land use approvals [involving financial conditions or proffers], to July 1, 2014.”

§ 15.2-2223.1 Urban Development Areas (adopted 2007) was amended to “require urban development areas to provide for a mix of residential housing types, including affordable housing, to meet projected family income distributions of future residential growth.” Bedford County must have one or more UDAs in place by July 1, 2012 because of our population size and growth rate (original legislation required them by 2011).

1. UDAs must be “designed and developed” in comp plan – this requires a significant update to the comp plan
2. Changes to legislation relate directly to VDOT’s Secondary Street Acceptance Requirements in effect
3. UDAs must have water and sewer (public or community) available
4. UDA text as drafted doubles our single-family density currently in R-1 (from 4 per acre to 8 per acre)
5. UDA revisions must occur every 5 yrs with comp plan update

Partially from <http://apavirginia.org/documents/legislation/APA%20VA%20Final%20Legislative%20Report%202009.pdf/view>

Impact fee legislation is also under review since it has not been passed. The current draft text expands references of “public facilities”, which would refer to public safety facility, school, and roads. The text also applies to by-right development filed after February 1, 2010. If this bill is enacted, the County could discuss this over cash proffers, if adopted.

VDOT regulations went into effect for Secondary Street Acceptance Requirements for interconnectivity, pedestrian facilities and stormwater management. Training is available for anyone interested. Also, more streets are being brought under the Access Management Regulations that became effective July 1, 2008. Previously, only Route 460 was included; as of October 1, all other roads in the County will be included to have limited entrances to property along the roads.

Community Development Statistics

The Division of Planning reviews many zoning permit applications involving everything from pools to houses to signs. From January 1 until June 30, 2009, 448 zoning permit applications were reviewed by planning staff, or issued out-right at the front counter as a result of a plot plan or site plan approval.

In addition, the Department manages the Short-Term Rental program of the County. For the Short-Term Rentals, 76 permits were issued. This involves scheduling an inspection of each property in the program as part of permit issuance.

The Department also handles complaints involving zoning and building issues. 80 complaints were received, mostly for zoning issues. The Code Enforcement officer also investigates solid waste violations, which are not included in these figures.

Major Projects Underway

A number of site plans, major subdivision plats or road projects are under review or have been approved in the County.

- Autumn Run—77-lot subdivision off of Cottontown Road
- Lochwood Estates—31-lot subdivision off of Route 221 at Goode Station Road.
- Kroger—Route 221 at Forest Square Shopping Center
- Taco Bell—Route 221 at Forest Square Shopping Center
- Sheetz at Route 221 and Ashwood Park Road
- Central Virginia Credit Union at Route 221 and Perrowville Road
- Longview at The Pointe (formerly Building 4 of Mariner’s Landing)
- Route 655 realignment at Route 122