

VIRGINIA: MINUTES OF THE JOINT WORKSHOP OF THE PLANNING COMMISSION AND BOARD OF SUPERVISORS HELD IN THE BOARD MEETING ROOM OF THE PAMPLIN ADMINISTRATION BUILDING ON THE 10th DAY OF SEPTEMBER 2003 AT 5:00 P.M.

PRESENT: ROBERT L. BOWMAN IV. - CHAIR ELECTION DISTRICT #3
DONALD L. HARAWAY - VICE CHAIR ELECTION DISTRICT #2
HARRISON A. MOODY (arrived 5:30 p.m.) ELECTION DISTRICT #1
EDWARD A. BRACEY, JR., ELECTION DISTRICT #4
AUBREY S. CLAY ELECTION DISTRICT #5

Mr. Robert Bowman, IV, Chairman, called the continuation meeting to order at 5:13 P.M.

IN RE: JOINT WORKSHOP TO DISCUSS VOLUNTARY CASH PROFFERS

The following items were discussed:

Mrs. Wendy Ralph, County Administrator, made brief comments thanking everyone for the many acts of kindness extended to her during her recent illness. She then introduced Ms. Amy Crowder and Mr. Brett Harmon as applicants for the Senior Planner/Zoning Administrator position. She stated that they had been through one set of interviews and this was an opportunity to meet the Board and Commission members.

Mrs. Ralph stated that the reason for the workshop was to begin discussion between the Board of Supervisors and the Planning Commission on goals and objectives that they would like implemented from the Comprehensive Plan recommendations. One of the things the county has become eligible for with the last census is voluntary cash proffers. She added that one of the requirements is the establishment of the baseline for that proffer system. In order to do that the County contracted with Robinson, Farmer, Cox Associates and they were in attendance to give a presentation and go over the projected cost per residential housing unit.

Mr. Steve Jacobs of the accounting firm of Robinson, Farmer, Cox Associates came forward and made his presentation discussing cash proffers as they relate to rezoning requests.

COUNTY OF DINWIDDIE

2003 PROFFER GUIDELINES

Presentation to the County Board of Supervisors
September 10, 2003

ROBINSON FARMER COX ASSOCIATES



County of Dinwiddie - 2003 Proffer Guidelines

BACKGROUND

- ▶ RFC ENGAGED TO
 - Develop a County proffer guideline system

- ▶ STUDY APPROACH
 - Based financial data on the 2002 Audit and 2003 CIP

 - Included “credits” from revenue sources that contribute to the funding of capital expenditure and debt service, but were not recognized by the earlier study

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DEMOGRAPHICS

2000 DATA

County Population	23,535
Households	9,107
Persons per Household	2.58
Average Taxable Value New Housing Unit	\$101,800
Average Taxable Value Motor Vehicle	\$4,000
Vehicles per Household	2.0

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METHODOLOGY

- ▶ Based on current CIP, compute capital improvement costs per household for each function
- ▶ Calculate total credit per function
- ▶ Cost - Credit = Total Capital Impact

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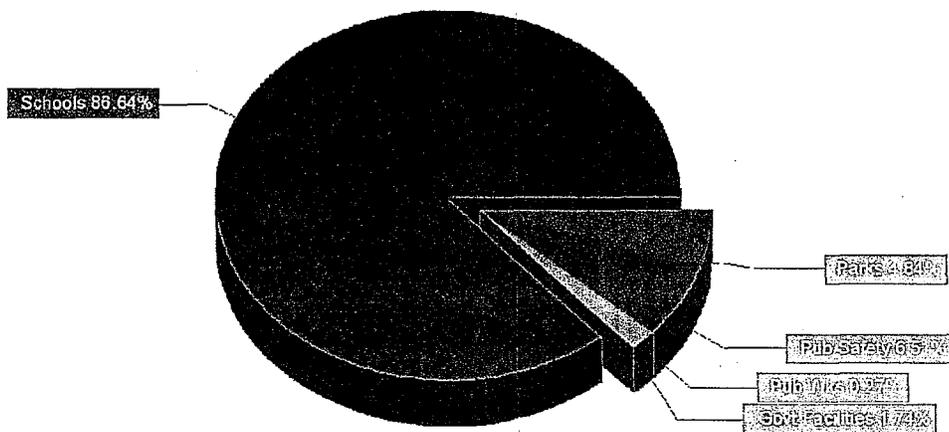
CAPITAL IMPROVEMENT PROGRAM

Project	Cost - \$
Schools	
<i>Elementary School Projects</i>	931,875
<i>Middle School Projects</i>	1,695,000
<i>High School Projects</i>	10,500,000
<i>System Wide Projects</i>	33,500,000
Total Schools	89,498,000
General Government Facilities	1,798,549
Public Works Projects	281,820
Public Safety Projects/	6,725,428
Parks & Recreation Projects	5,000,167
TOTAL CAPITAL PROJECTS	103,303,964

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CAPITAL IMPROVEMENT COSTS



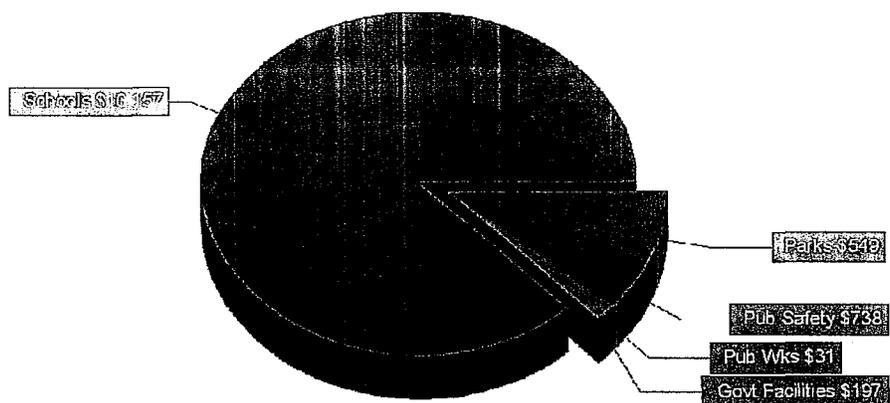
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CAPITAL IMPROVEMENT COSTS

(CONTINUED)

\$ Per Household



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CAPITAL COST COMPUTATION

EXAMPLE: SCHOOLS

Project	Cost	Cost/Pupil	Pupil/HH	Cost/HH
Elementary School Projects	\$27,456,000	\$13,387	0.23	\$3,079
Middle School Projects	\$19,280,000	\$18,344	0.12	\$2,201
High School Projects	\$38,690,000	\$33,968	0.13	\$4,416
System Wide Projects	\$4,072,000	\$960	0.48	\$461
TOTAL COST				\$10,157

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CAPITAL COST COMPUTATION

EXAMPLE: SCHOOLS CONTINUED

Per Unit Credit Computation

	Real Estate	Personal Property	Other Revenue
Taxable Value - Unit	101,800	8,000	0
Tax Rate per \$100	\$0.77	\$4.90	\$0.00
Est. Annual Revenue	784	392	335
% Supporting Debt Svc	25.63%	25.63%	25.63%
\$ for Debt Credit	201	100	86
Function's % of Debt	86.64%	86.64%	86.64%
Rate of Annual Growth	2.00%	2.00%	2.00%
Discount Rate	6.00%	6.00%	6.00%
Present Value	2,341	1,172	1,035
Forecasted Revenue			
Year 1	174	87	75
Year 2	177	89	77
Year 3	181	91	79
Year 4	185	93	81
Year 18	245	121	109
Year 19	250	123	111
Year 20	255	125	113

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CAPITAL COST COMPUTATION

EXAMPLE: SCHOOLS CONTINUED

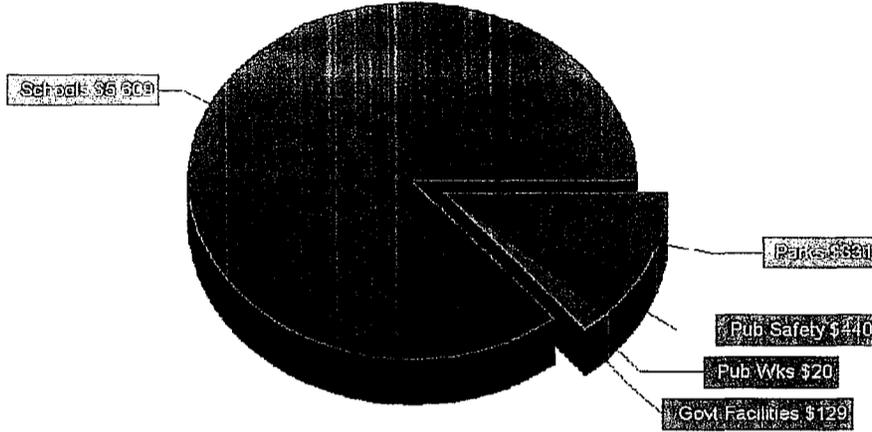
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TOTAL COST				\$10,157
CREDIT				\$4,548
NET CAPITAL IMPACT	89,498,000			\$5,609

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SUMMARY

NET CAPITAL IMPACT



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CONCLUSION

PER HOUSEHOLD DATA	
Impact On Schools	
Gross Costs	\$10,157
Total Credits	\$4,548
Net Capital Impact	\$5,609
Impact On Gen Govt Facilities	
Gross Costs	\$197
Total Credits	\$68
Net Capital Impact	\$129
Impact On Public Works	
Gross Costs	\$31
Total Credits	\$11
Net Capital Impact	\$20
Impact On Public Safety	
Gross Costs	\$738
Total Credits	\$298
Net Capital Impact	\$440
Impact On Parks & Recreation	
Gross Costs	\$549
Total Credits	\$218
Net Capital Impact	\$331
TOTAL CAPITAL IMPACT	\$6,529

TOTAL IMPACT:

\$6,529 per household

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It was pointed out that the proposed cash proffer of \$6,529 was based on the full \$88 million school improvement plan. Any reduction in the plan reduces the cash proffer.

There was general discussion among the Planning Commission, Board of Supervisors and Mr. Jacobs concerning the projected cost per residential housing unit and the feasibility of implementing cash proffers. He commented that if the county wished to pursue cash proffers, the zoning ordinance must be amended. Mr. Jacobs concluded his presentation at 6:37 p.m.

IN RE: RECESS FOR DINNER

The Board recess for dinner at 6:37 P.M. and reconvened at 6:50 P.M.

**IN RE: DISCUSSION OF WORK PROGRAM FOR PLANNING
COMMISSION & STAFF FOR ITEMS IN
COMPREHENSIVE LAND USE PLAN**

After recessing for dinner, Ms. Ralph led the Planning Commission and the Board of Supervisors in discussion of the Annual Work Program for the Planning Commission and staff. Mr. Dean McCray presented the manner in which the annual work matrix was developed. The Planning Commission developed it from items listed in the Comprehensive Plan. Mr. McCray stated they essentially targeted the following for further study: protect agricultural lands from incompatible land use development by controlling residential and commercial development; develop an impact fee for intensive land usage; require recreational areas in new developments; allow greater density within development if offset by buffering; and study transfer of development rights as they may apply to agricultural lands.

Planning Staff raised the following issues that need to be addressed: develop a storm water management district for the northeast portion of the County that can respond to the increasing demands for drainage maintenance and repair; and review the various zoning districts for compatibility with the policies, goals and objectives established by the comprehensive plan.

At this point, Mr. Bracey expressed his concern regarding the need for more buffering around residential subdivisions than is currently required. Additionally, we need more public lands so that we can have a county park(s) and more recreational opportunities.

Mr. Bowman stated that we needed to properly plan for industrial development and it needs to be in the northeastern portion of the County near Petersburg. Also, we need to develop a strategy to separate trucks from passenger vehicles.

Mr. Titmus expressed the desire to reduce the number of uses found in each of our districts. Perhaps the use of overlay districts could assist in use restrictions. Mr. Bowman elaborated upon Mr. Titmus' statement by saying it is bad zoning to allow cabinet shops as a use by right in an agricultural district rather than requiring a conditional use permit.

Mr. Lee stated that more farming uses should be encouraged in the Agricultural zoning districts rather than non-agricultural uses.

Mr. Scheid noted that drainage complaints are constantly referred to his office. Most of the complaints are from residents located in the northeast portion of the County. It has been previously mentioned that a storm water management district should be studied for this area. It is a problem that will continue to grow until a solution is adopted.

IN RE: RC&D BOARD REPORT

Mr. Lee stated the following: the RC & D is considering hiring a land planner to study Transfer of Development Rights for the Tri-Cities area; and they are looking into more agri-business grants.

**IN RE: RECREATIONAL MINING – BARRY RESNICK
PROPERTY**

Mr. Barry Resnick gave a brief presentation on his request to establish recreational mining on his property on Harper's Bridge Road.

IN RE: ADJOURNMENT

Upon Motion of Mr. Clay, Seconded by Mr. Moody Mr. Bracey, Mr. Moody, Mr. Clay, Mr. Haraway, Mr. Bowman, voting "Aye", the meeting adjourned at 7:27 P.M.


Robert Bowman, IV, Chairman


Wendy Weber Ralph
County Administrator

/abr