

**Meeting Minutes of the PACE Committee of the County of Isle of Wight  
February 22, 2006**

The meeting of the PACE Committee of the County of Isle of Wight was called to order by Dee Dee Darden at 4:35 p.m. on February 22, 2006, at Colonial Farm Credit in Windsor, Virginia.

Members Present: Tom Alphin  
Bryan Babb  
Dee Dee Darden  
Jimmy Oliver

Members Absent: Pete Carr

Ex-officio Members Present: Beverly Walkup, Director of Planning and Zoning  
Rachel Morris, Rural Economic Development  
Manager/PACE Program Administrator  
Tara Outland-Williams, Peanut Soil and Water  
Conservation District

Dee Dee Darden performed the roll call.

Rachel Morris informed the Committee that the December and January meeting minutes were available and that she would entertain a motion to approve them. Bryan Babb motioned that the December 14, 2005, meeting minutes be adopted as presented with Jimmy Oliver seconding the motion. The motion was adopted with members Alphin, Babb, Darden, and Oliver voting in favor, and no members voting against. Mr. Babb motioned that the January 18, 2006, meeting minutes be adopted as presented with Jimmy Oliver seconding the motion. The motion was adopted with members Alphin, Babb, Darden, and Oliver voting in favor, and no members voting against.

Ms. Morris reported that currently there is no news regarding state funding, but it would be a tough year due to the transportation funding issue statewide. Locally, in the Capital Improvements Plan (CIP), the PACE Program was allocated \$500,000 per year for five years. This is in addition to the already designated one (1) cent of the real estate tax or approximately \$250,000 per year. As of July 1, 2006, the PACE Program will have in the PACE Reserve fund \$1,946,000.

Next, Ms. Morris informed the Committee that she would begin looking into the possibility of procuring the services of an appraiser for the 2006/2007 fiscal year. In the meantime, she was exploring the possibility of hiring Mr. Thomas Tye of Thomas Tye and Associates, on a consulting basis to help determine the value of development rights in Isle of Wight.

As the final item in her report, Ms. Morris invited the Committee to attend the Second Annual Farmers' Appreciation Day event, which will be held on Saturday, March 18, 2006, at Corrowaugh Farms, Carrsville.

Beverly Walkup, Director of Planning and Zoning, provided a brief overview of the Zoning Ordinance and the Comprehensive Plan to the Committee. Ms. Walkup provided the Committee with several County land use maps and a "cheat sheet" of zoning classifications and permissible uses as well as requirements for lot size in particular zoning districts/classifications.

Further, Ms. Walkup outlined the fact that in 1991 the County adopted a managed growth concept which called for three Development Service Districts (DSDs) and targeted growth with services provided in those specified areas. Additionally, the concept encouraged maintaining the County's rural character outside the DSDs. The Village Centers (VCs) were created and their boundaries defined at this time. The VCs were the central hubs in each of the "communities" where there were post offices, country stores, etc. which once met the needs of the residents that lived there. There are ten (10) total village centers in Isle of Wight, which are to remain small because their function was specific, to provide needed services to the community.

Ms. Walkup informed the Committee when determining the target areas for preservation; they should consider the fact that the DSDs and VCs cannot grow unless their boundaries are increased. She recommended targeting areas outside the DSDs and VCs because they generally allow higher densities. Additionally, when targeting, Ms. Walkup suggested that in the Rural Agriculture Conservation (RAC) zoning classification, large tracts are encouraged and there is a specific intent to not have competing residential uses. Agricultural and Forestal Districts provide some protection to farmers and landowners. There are three (3) in Isle of Wight. It was suggested that perhaps the Committee should give priority for properties within these Districts. Ms. Walkup also briefly explained sliding scale zoning in the Rural Residential (RR) zoning classification, stating that once property owners chose the cluster or utilized the sliding scale, they must stick to it. In an effort to obtain the rezoning, many that apply are voluntarily restricting the permitted number of family member transfers. There are very few options in the RR District. The community has adapted to this fact and is learning to deal with what is allowable and what is not. Lastly, Ms. Walkup suggested that the Committee spend time focusing on determining the value of property based on the sliding scale method.

Ms. Morris began discussion of the targeted areas for preservation and the potential items to include in the ranking criteria. The Committee felt that the following items were to be considered the most threatened areas of the County: Longview/Northeast Isle of Wight, any land along primary roads, areas south of the Newport DSD, South of Route 10, the Orbit area, land around Isle of Wight Courthouse, the many tree farms, and the Murphy Mill area. The Committee also made a list of the potential targets/items to be included in the ranking criteria. Those include: agricultural and forestal districts, larger tracts of land (size potentially determining eligibility), areas outside of the DSDs and VCs, properties not already rezoned, exclude properties which have been rezoned, examine the possibility

of development risk in northwestern Isle of Wight, and take into consideration the realignment of Route 460 south of Windsor and the potential for a Route 258 bypass. For the next meeting it was requested that Ms. Morris send out a summary sheet with these items so the Committee could consider these items further.

Ms. Morris suggested that at the next meeting of the Committee, Kari Sletten, GIS Technician, Isle of Wight County, be invited to help the Committee further determine where the targeted areas for preservation should be. At that same meeting, Ms. Morris will conduct a brainstorming session for the Committee to begin listing potential ranking criteria.

There being no further business and no closed meeting agenda items, Ms. Darden moved that the meeting be adjourned until the next meeting date of March 15, 2006, and Mr. Babb seconded. The motion was adopted with members Alphin, Babb, Darden, and Oliver voting in favor, and no members voting against.