

NEWSBRIEF

A Publication of the Virginia Chapter of the American Planning Association

Spring 2019
Vol. 17 Issue 1



American Planning Association
Virginia Chapter

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NEWSBRIEF

A Publication of the Virginia Chapter of the American Planning Association

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American Planning Association
Virginia Chapter

Making Great Communities Happen

Front cover: In Bristol, a large crowd gathers at the State Street Stage during the annual Rhythm and Roots Reunion Festival to hear music by the Spirit Family Reunion group. More on page 24. *Photo by The Birthplace of Country Music Inc.*

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Newly elected APA Virginia Chapter President Earl W. Anderson, AICP, addresses last year's annual conference at Wintergreen Resort. You can read his President's Letter in this issue on pages 8-11.

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The Chapter kicked off National Community Planning Month in October by naming Ghent in Norfolk and State Street in Bristol as Great Places in America. Chapter President Earl Anderson, AICP, (center right) and Past President George Homewood, FAICP CFM, (far right) unveil a marker to recognize this. Others are Norfolk Mayor Kenny Alexander (center left), Third District Congressman Bobby Scott (far left) and Norfolk City Council members.

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During last year's annual conference at Wintergreen, Donald A. Whipple, AICP, Vice President of Chapter Affairs, speaks before members. This year's conference is scheduled for July 21-24 in Hampton.

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The Roam Smart Bike was on display during last year's annual conference at Wintergreen Resort.

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PRESIDENT'S LETTER

By Earl Anderson, AICP

Hello Virginia Planners. Welcome to a revamped and reinvigorated **NEWSBRIEF**. After a short hiatus, we are back with a new editor and team with some very creative ideas to communicate to you about planning here in the Commonwealth. Thank you for your patience and understanding. I think you will agree that this issue is pretty amazing! I want to give special thanks to Nick Rogers who hit the ground running as your vice president for external affairs and pulled together a wonderful team, with the most important person being Krissy Walentisch, who stepped up as our new editor -- so a big thank you to her.

I'm looking forward to seeing the direction in which she takes this wonderful publication. I would also like to thank the administrative staff for their hard work putting the issue into its final format. It looks great!

HIGHLIGHTS OF THE PAST YEAR

Over the summer, the Chapter held its conference at Wintergreen Resort for the last time. It was bittersweet as the weather did not cooperate with us, raining on us for most of the time. However, the rain did not dampen our spirits. There were many terrific speakers and sessions on the "Mountains of

Influence" we planners have. The time away from the office allowed us to celebrate with our new FAICPs Robert Duffy and James Gahres, while Diane Zahm and Evelyn Slone were not able to be present with us. We also viewed the documentary *Tidewater* and participated in a Q&A with Admiral Ann C. Phillips, who in September became the Special Assistant to the Governor of Virginia for Coastal Adaptation and Protection. Additionally, the annual Awards Program recognized outstanding planning from Fairfax County, the City of Bristol, Prince William County, the City of Alexandria, Frederick County, Albemarle County and the City of Norfolk. If you want further information please visit [our website](#) to dig deeper into the program.

In early fall, the membership elected a new slate of Board members. I was lucky enough to be re-elected for a second term and I'm looking forward to serving you. As Abbey Ness said on Twitter, "People, I just checked out the ballot for @APA_Virginia elected officers and I have never been more excited to vote for any @APA_Planning officers in my life. Such a talented, motivated group to choose from! @earl_anderson you're going to have so much fun!" I could not agree more. We have some talented folks who have already met and set the work program for the next two years and are working hard to provide you with some amazing services. Keep on the lookout for



From left, Chapter President Earl Anderson, AICP; Gov. Northam; Nick Rogers, AICP, CZA, Chapter Vice President of External Affairs; and Eldon James met in September. The Chapter presented Gov. Northam with the 2018 Virginia Legislator of the Year award for his work supporting local land use authority. He presented a plaque signifying a proclamation making October National Community Planning Month in Virginia.

some very exciting events and things to come.

September was a busy month. Nick Rogers, Eldon James and myself got some face-to-face time with Gov. Northam, when we presented him with the 2018 Virginia Legislator of the Year award for his work supporting local land use authority. While we were there he presented to us the Virginia proclamation that made October National Community Planning Month here in Virginia. The governor was very cordial and spent time with us talking about planning issues in Virginia, especially around Richmond and asking good questions about a variety of items. It was a great meeting.

Additionally in September, we had the largest contingent ever attend the Planner’s Day on the Hill in Washington, D.C., which was part of the annual Policy and Advocacy Conference. These folks met with

the offices of Sens. Kaine and Warner, then broke up to meet with their House of Representative members. If you have not attended a Planner’s Day on the Hill, I would highly encourage you to become a part of this annual event. Let’s break the record this fall.

Also, during this time, I was able to participate in the APA leadership meetings and learn about the updated national “living and breathing” strategic plan, the new learning management system, and we learned that Jim Drinan would be stepping down as the CEO. Though the news about Jim was sad, the initiatives undertaken under his leadership will continue to change the organization long after he has left. APA recently announced the hiring of Joel Albizo as the new CEO. He will begin April 8.

Lastly, but certainly not the least, September ended with the announcement that two locations in Vir-

"We just need you to volunteer to do one thing--in an area of interest to you. I especially ask that you help, so we can continue to make a real difference in Virginia and be a leader nationally. We can only do this by you personally stepping up to provide the kind of support needed to make that difference."

"WE HAVE SOME TALENTED FOLKS WHO HAVE ALREADY MET AND SET THE WORK PROGRAM FOR THE NEXT TWO YEARS AND ARE WORKING HARD TO PROVIDE YOU WITH SOME AMAZING SERVICES. KEEP ON THE LOOKOUT FOR SOME VERY EXCITING EVENTS AND THINGS TO COME."

ginia would be added to the other 13 Great Places in America. Norfolk was recognized for the Ghent neighborhood and how it has adapted to social and environmental changes, from housing shortages to the reality of living at sea level. The neighborhood is a diverse community facing the challenges of sea level rise while striving toward social and environmental resilience. I was able to present the award on behalf of APA in a ceremony in October with Past President George Homewood, Mayor Kenny Alexander and Third District Congressman Bobby Scott. Bristol (in Virginia and Tennessee), was recognized for State Street, a five-block downtown commercial historic district and the main street shared by two rural cities in two different states. State Street revitalization was initially inspired by a citizen-led, two-year, Virginia-Tennessee collaborative planning process in the late 1990s, resulting in the plan *Ignite: Create Bristol's Future* and the rebirth of this historic state-line street. Though I was not able to attend the celebration, the past president of the Tennessee Chapter presented the award and was able to participate in the line dance on the state line.

THE CURRENT YEAR

Jumping to what is happening now, the board is hard at work to provide you a wonderful conference in Hampton, Va., on July 21-24. The theme is Resilience and will cover many topics on how best to deal with not only natural hazards, but also economic and other disaster related events. The first few committee meetings have been exciting and there are some fun



A group of APA Virginia Chapter members participating in last year's one-day symposium in Lynchburg tour the revitalization efforts in the downtown area.

and serious portions of the conference I think you will love.

The board is also working on the next Symposium. Those of you who were able to attend the 2018 Lynchburg Symposium got to see up close how development and reinvestments helped breathe new life into the downtown of Lynchburg. This year we will get a chance to see how things are developing in Alexandria, so be on the lookout for more information soon.

A final thought before I sign off about how much we need YOU! Page 2 of this issue lists several committees and positions where we need YOUR help. Please take a look. I promise that we will not ask you

to volunteer to do anything overwhelming; we just need you to volunteer to do one thing--in an area of interest to you. I especially ask that you help, so we can continue to make a real difference in Virginia and be a leader nationally. We can only do this by you personally stepping up to provide the kind of support needed to make that difference. I encourage each of you to get involved.

I welcome your ideas and your feedback, so please feel free to contact me at president@apavirginia.com or give me a call at (757) 890-3497 at any time. Best regards, and I look forward to serving you. ◆

2019 General Assembly Outcomes

By Tara D. Reel

The Virginia General Assembly wrapped up its 2019 Session in February. The 47-day legislative gathering was a short session this year, with a one-day extension to complete the bi-annual state budget. Legislators reached a budget agreement on Feb. 23. The Governor's action deadline for legislation is March 26.

Our 2019 legislative agenda focused on planning and zoning, infrastructure and community development, local planning authority, local comprehensive plan requirements and budget reductions affecting planning. Our legislative team monitored and took positions to support, amend or oppose bills to improve legislation impacting planning in Virginia.

Here are highlights from the 2019 Session:

COMPROMISES

Much of our lobbying effort this year addressed the 2016 proffer legislation that altered off-site and cash proffers. Several bills were patroned as part of this effort, with only [SB 1373 \(Favola\)](#)/[HB 2342 \(Thomas\)](#) surviving the session. The companion bills were supported by the Home Builders Association of Virginia (HBAV) and passed with substitutes. While

As I close my first session, I want to express my sincere appreciation to our Legislative Committee members, and Eldon James & Associates, for their continued lobbying efforts on behalf of our organization.

the ultimate changes to what passed in 2016 were modest, the bills were considered a compromise and our team worked with partners VACo and VML to mitigate what could have been a more cumbersome policy.

VICTORIES

Victories of the session included the defeat of [HB 2364 \(Knight\)](#). This bill aimed to amend the definition of "agritourism activity." Had the bill been successful, wedding events would be added to the definition and thereby be exempt from local regulation. The bill began its legislative journey exempting from local regulation a wedding venue having not more than 12 events per year and not more than 250 guests per event, by defining it as agritourism. Before moving from committee to the House floor, the bill was amended to remove the 12 event and 250 guest limits. With much local outreach to members of the House, the bill was defeated on the House floor. It called for a statutory limit on the imposition of restrictions by local governments to include service as a wedding venue for no more than 12 weddings per calendar year.

[HB 2621/SB 1091](#) initially limited local authority over decommissioning of solar farms at the end of their useful life. The Chapter supported VACo's efforts to successfully amend the bill. The bill as passed calls for localities to require a written agreement of decommissioning, including financial assurance. A modest cost savings victory to localities was [HB 1698 \(Fariss\)](#), authorizing a locality to send a zoning administrator's appeal order using certified mail. Current law allows such an order to be sent only by registered mail.



George M. Homewood, FAICP, CFM, Past President, socializes during last year's annual conference.

Still to Come ...

We expect a few issues that were not successful this year to possibly return during the 2020 Session.

One bill to revisit next year will likely be [HB 2310 \(Hayes\)](#) that addressed floodplain regulation. The bill would authorize any locality to regulate the activity on, or use or development of, a floodplain in a manner consistent with any state and federal flood plain management programs and requirements.

A great deal of discussion involved transportation funding, specifically creating a funding mechanism for I-81. [HB 2718 \(Landes\)](#) and [SB 1716 \(Obenshain\)](#)

as sent to the Governor will create an Interstate 81 Corridor Improvement Fund Interstate 81 Committee but without identifying funding to support improvement plans. The Governor offered amendments to increase truck registration fees, diesel and road taxes and a regional motor fuel tax along the corridor.

These revenue sources are estimated to generate over \$150 million annually for I-81. The funding package would also provide funding for other interstates including I-95 (\$40 million), I-64 (\$28 million), \$43 million for other interstates (prioritized by the CTB) and \$20 million for NVTA. After some floor debate during the Veto session the amendments were affirmed by both the House and the Senate. ♦

"A GREAT DEAL OF DISCUSSION INVOLVED TRANSPORTATION FUNDING, SPECIFICALLY CREATING A FUNDING MECHANISM FOR I-81."

THESE BILLS PASSED BOTH HOUSES

Below are brief descriptions of a few key bills that will take effect July 1, 2019. These passed both houses and were frequently the topics of discussion during the weekly legislative committee calls. Please note that as of the writing of this article, some bills were still under consideration of the Governor. There is still time for the Governor to sign the bills as presented, exercise veto power, or suggest amendments. Please check the [Chapter's legislative website](#) for more detail on these and other bills. Please also visit our [Chapter Policy and Advocacy website](#).

Top Bills of the 2019 Legislative Session

[SB 1373 \(Favola\)/HB 2342 \(Thomas\)](#) Conditional rezoning proffers. Makes changes to conditional zoning provisions first enacted in 2016. The changes mostly address the ability of local staff and developers to meet and discuss project details.

[HB 1698 \(Fariss\)](#) Authorizes a locality to send a zoning administrator's appeal order using certified mail. Current law allows such an order to be sent only by registered mail.

[HB 2621 \(Ingram\)/SB 1091\(Reeves\)](#) Requires a locality, as part of the local legislative approval process or as a condition of approval of a site plan, to require an owner, lessee, or developer of real property to enter into a written agreement to decommission solar energy equipment, facilities, or devices upon certain terms and conditions, including right of entry by the locality and financial assurance.

[HB 2141 \(Thomas\)](#) Authorizes a local governing body, with respect to a service district, to contract with a broadband service provider who will construct, maintain, and own communications facilities and equipment required to facilitate delivery of last-mile broadband services to unserved areas of the service district.

[HB 2139 \(Thomas\)](#) Authorizes a locality to designate receiving areas or receiving properties that shall receive development rights only from certain sending areas or sending properties specified by the locality. The bill also authorizes a locality to provide for areas

***“... HB 2364 (KNIGHT)
... THIS BILL AIMED TO
AMEND THE DEFINITION OF
‘AGRITOURISM ACTIVITY’.
HAD THE BILL BEEN
SUCCESSFUL, WEDDING
EVENTS WOULD BE ADDED
TO THE DEFINITION ...”***

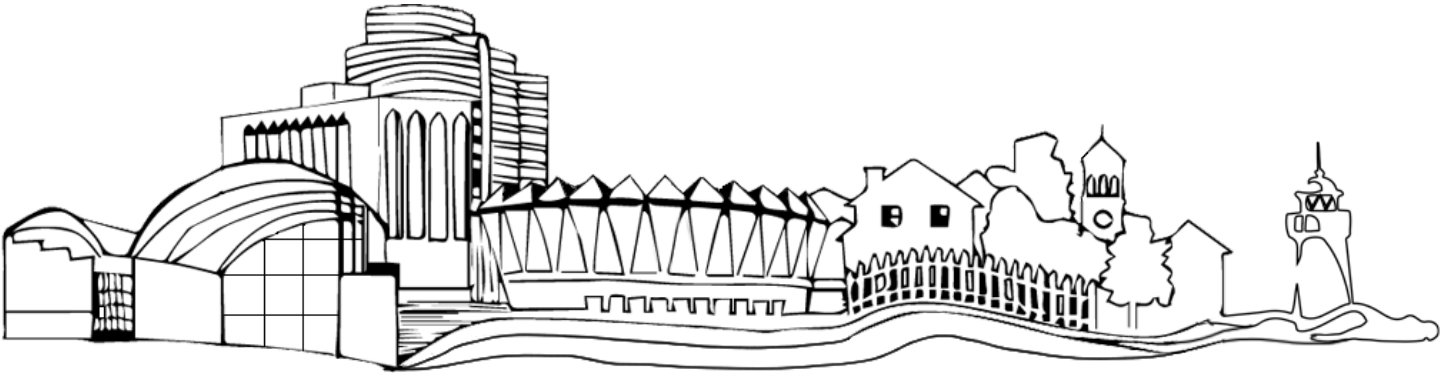
defined similarly to urban development areas in the ordinance relating to the transfer of development rights. Current law only authorizes inclusion of urban development areas.

HB 2375 (Roem) Provides that if a local governing body reduces the time period by which a planning commission shall review a proposed zoning ordinance amendment to less than 100 days.

HB 2686 (Knight) Changes the vote requirement for certain board of zoning appeals decisions from a majority of the membership to a majority of the membership present and voting.

HB 2569 (LaRock)/SB 1094 (Favola) Provides that if a zoning administrator in a locality that has, by ordinance, allowed a zoning administrator to use an administrative process to issue zoning permits for family day homes receives a written objection to an application for a permit to operate a family day home within 30 days of notification of such application, the zoning administrator shall issue the permit if the family day home meets all the other criteria for issuance of the permit or may deny the permit, or, if required to do so by local ordinance, refer the permit to the local governing body for consideration.

HB 2718 (Landes)/SB 1716 (Obenshain) Creates the Interstate 81 Corridor Improvement Fund and funding sources. The bill also directs the Commonwealth Transportation Board (Board) to develop and update, in consultation with an Interstate 81 Committee (Committee) established by the bill, an Interstate 81 Corridor Improvement Program.



RESILIENCE

2019 APA Virginia Chapter Annual Conference

July 21-24 | Hampton

By Donald Whipple, AICP

Following another adventurous and successful trip to Wintergreen Resort, the site of last year's APA Virginia Chapter Conference, the Conference Planning Committee has already been hard at work to develop an amazing conference for 2019.

This summer's annual conference will take place at the Hampton Roads Convention Center in Hampton, Va. The 2019 conference theme is Resilience: Values, Places, Holistic. Resilience is not simply the tool by which we stop the forces impacting our communities, be it sea level rise, drought, or poverty. It is also how we shape our communities to fit our vision.

To accomplish this, our plans for resilient communities must be based in the values of that community. They must also take into the account the individual places and the physical characteristics and culture that vary neighborhood by neighborhood. When done correctly, resilience will be a holistic approach to community development, building strong economies, social connections and natural systems.

This year's committee is dedicated to bringing top speakers, sessions and mobile tours that explore all aspects of resiliency in regards to the environ-



Conference planners tour the Hampton Roads Convention Center.

ment, housing, economy, diversity, zoning and place making. In addition to the educational components of the conference, we plan to provide opportunities for you to explore Hampton's history, diversity and coastal living, as well as showcasing many fine craft breweries, distilleries and cideries.

Registration for the annual conference opened April 1. Visit www.apavirginia.com to register and find out details on speakers, mobile tours and opportunities to experience the water. ♦

REGISTRATION NOW OPEN FOR APAVA19

KEYNOTE SPEAKERS



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President, APA



ELIZABETH ANDREWS
Virginia Coastal Policy Ctr



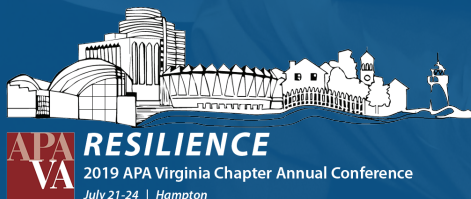
BOB O'NEILL
Davenport & Company



Visit our conference website for details on mobile tours, receptions, accommodations and view the preliminary conference schedule. Early bird registration rates are available thru June 30.

REGISTER NOW

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VIRGINIA CHAPTER
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2018
Annual Report



Get the [full report here](#). Discover the scope of accomplishments and activities of your chapter last year and how it can all affect you and your work.

“The 2018 Chapter election cycle was the first complete election cycle after completing the transition begun in 2013 to a President-Elect model of governance.”

“In accordance with the Chapter By-laws, the Immediate Past Chapter President serves as the Chair of the Nominating Committee and the Committee is comprised primarily of past Chapter presidents. The goal of the Nominating Committee is to provide choices for the membership for all positions as being necessary for the democratic process.”

“For our 2018 Conference we turned our focus inward to the important roles planners play in their communities as advocates, designers, engineers, code enforcers, and preservationists. Our Keynote Speaker, Kathleen “Kathy” Galvin, AIA, architect, and a Councilwoman for the City of Charlottesville, spoke to the role of citizen planners and working diligently to right poor planning choices of the past for the benefit of future communities.”



The Chapter Professional Development Officer Andrew Hopewell makes a presentation to Virginia Commonwealth University students about the AICP pilot program for developing candidates. More students than ever before participated in last year's annual conference.

AICP Exam Testing Window Approaches

By Andrew Hopewell, AICP

The May 2019 AICP Exam testing window is going to be upon us before we know it, and the chapter would like to wish the best of luck to the 26 members who are preparing to take the exam at that time.

APA National is working to update their [AICP Exam Prep Web page](#) to include free chapter resources that can be accessed by all members. Of further benefit to our members, we have gone back and certified 17 of our recorded webinars that are available on the chapter's [YouTube page](#) for CM credits for viewing at their convenience.

Just check the comments section for a post containing the event number as well as the duration of the certification – all are valid through the end of 2019, at least. As always, we are looking to expand our opportunities for members to earn CM credits and are in discussions with VAZO to increase the availability of CM credits offered through their trainings and conferences.

If you have any ideas or events that you would like to discuss for certification, please don't hesitate to reach out to me, Andrew Hopewell, through my email pdo@apavirginia.com. ♦

CM

CM OPPORTUNITIES

(Click on session titles for more information)

[Regulating Historic Signs](#)

April 5

APA's County Planning Division

CM 1.5 credits

The authors and photographers of San Francisco Neon: Survivors and Lost Icons will take a look at 2 iconic signs in the Bay Area and the struggle to preserve and restore them. This session will also investigate regulatory and policy approaches in San Francisco and southern California jurisdictions.

[From Mobile to Noble: The Future of Manufactured Home Communities in Virginia](#)

April 22

APA Virginia Chapter

CM 1 credit

Historically, many localities have tried to rid themselves of mobile home parks. While manufactured homes are the largest source of unsubsidized affordable housing in the country, the downsides have been overwhelming. But fortunately, the tide is turning. New models are catching the attention of planners. What might this mean for Virginia?

[New Federal Rules for Cell Towers Inside and Outside Rights of Way](#)

April 29

APA Northern New England Chapter

CM 1.5 credits

Session will review the current state of the law governing the placement of wireless facilities, with particular emphasis on recent federal actions on small cells within the rights-of-way.



Chapter members meet in Richmond for the quarterly Board meeting in December last year.

Native American Tribes, Law, and Planning

On demand through Dec. 31

APA New Mexico Chapter

Distance Education AICP CM 1.5 credits (Law)

Session will express the importance of understanding and working with tribal governments in non-Native planning processes. It will describe the legal basis of tribal sovereignty; the federal trust responsibility; self-determination; tribal land jurisdiction; and tribal demographics. It will then apply these legal foundations to multiple planning topics, including zoning, housing and development, environmental protection, historic preservation, and economic development.

Let's Talk About Privilege

On demand through Dec. 31

LGBTQ and Planning Division

Distance Education AICP CM 1.5 credits (Ethics)

How do we as planners help our communities become more equitable and just? It might be easy to say "don't discriminate," but how do we truly confront discrimination if we do not talk about its flipside, "privilege"?

JOBS

Town Superintendent (Manager)

TOWN OF DAYTON

Dayton, VA

The Town of Dayton is seeking an experienced professional to serve as Town Superintendent (Manager), the chief administrative officer responsible for directing programs and operations of the Town government. Applications reviewed beginning April 8 until position is filled. **Salary: DOQ/DOE**

Compliance Specialist

JAUNT, INC.

Charlottesville, VA

The Compliance Specialist is responsible for the transit service delivery, project management and policy compliance of the organization. The Compliance Specialist is involved in a wide range of Federal Transit Administration (FTA) and Virginia Department of Rail and Public Transportation (DRPT) policy development and program management requirements which include drafting, updating, and implementing programs. **Salary: \$50-70K**

Transit Planning Manager

JAUNT, INC.

Charlottesville, VA

The Transit Planner will provide short and long-range planning support to project managers, conduct research, compile information, and coordinate with other departments and area agencies to implement JAUNT's plans and programs. The Transit Planner will also be responsible for curating data and data pro-

cesses to enable accurate, data-driven decision making. **Salary: \$52.5K**

Planning and Project Associate

TOWN OF MIDDLEBURG

Middleburg, VA

This is a professional position responsible for certain activities in the Planning & Zoning Department, to include other Special Projects as assigned by the Town Administrator or Deputy Town Administrator. Position open until filled, although applicants must apply by 5 p.m. April 16 to be considered in the first review of applications. **Salary: \$50-60K**

Planner, Planning Commission Clerk

CITY OF FALLS CHURCH

Falls Church, VA

The Clerk of the Planning Commission will support day-to-day activities of the planning team. This is an entry-level position, and some level of on-the-job training is expected. Because of the variety of projects and assignments involved, the ideal candidate will be a self-starter and have good time-management skills. Position open until filled. **Salary: \$58-65K**

Planning & Zoning Director

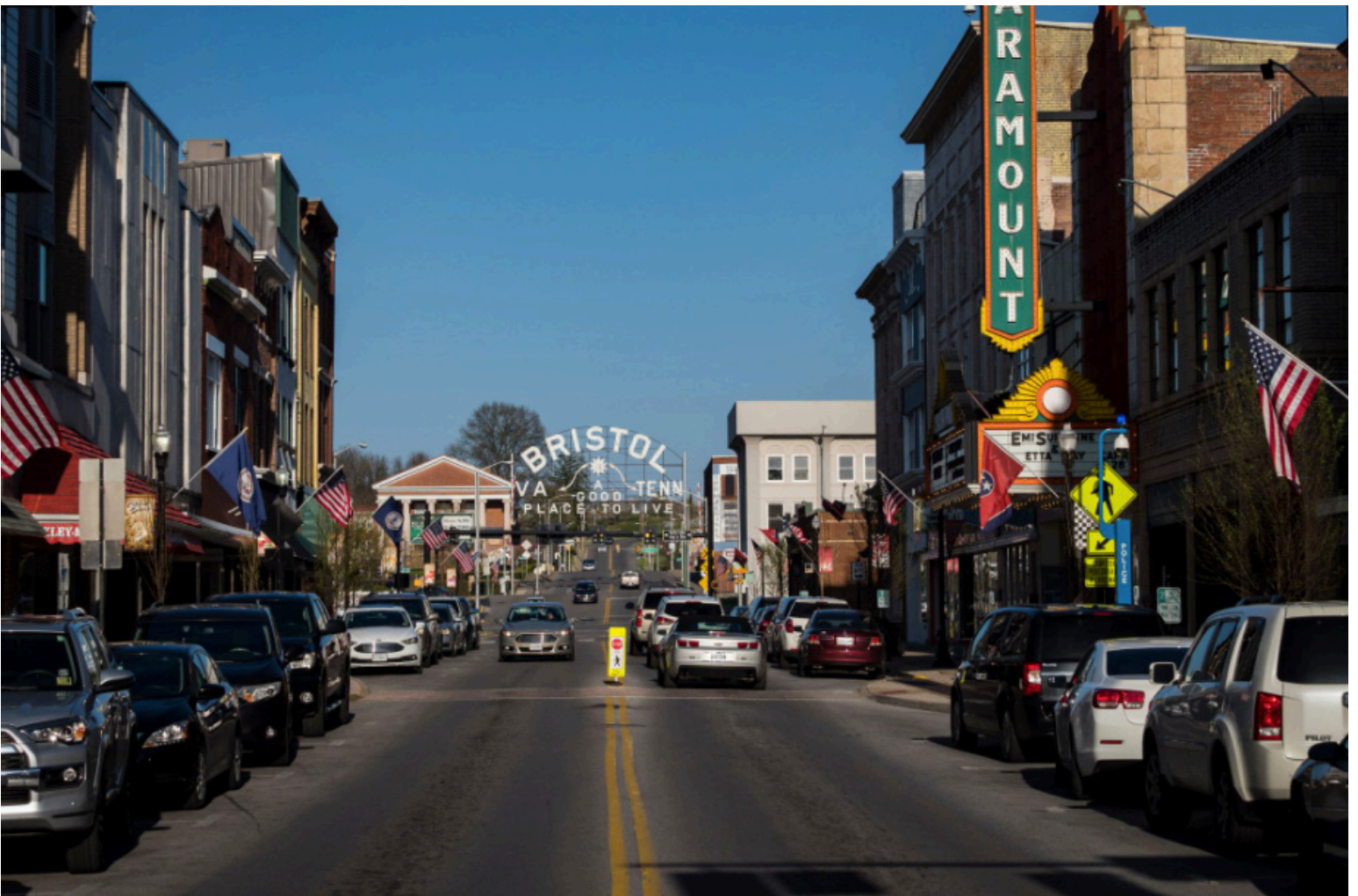
ESSEX COUNTY

Tappahannock, VA

Director will perform land use code administration, including issuance of zoning permits and provide staff support of the Planning Commission and Board of Zoning Appeals. Must have experience and education related to zoning administration, land use planning and coordinating permitting with county building inspections, Planning Commission and Board of Zoning Appeals. Position open until filled. **Salary: 40-60K DOQ/DOE**



Bristol's State Street: A Great Place (to Be) in America





***A Message From Robert Narvaez, AICP
Director of Inclusion***

Hello Fellow Planners, my name is Robert Narvaez, and I am the Inclusion Director (formerly the Ethnic and Cultural Diversity Committee) for APA Virginia. I am reaching out to you to help me grow the Diversity Committee. There is a lot of potential for this committee, but I need your help!

I have two goals for this upcoming year. The first goal is to get more diversity on the APA Virginia Chapter Board. Whether that is in a leadership position or serving on a committee, we need more representation from all backgrounds and orientations. Also, I can't be everywhere all at once, so to have you represent the committee where you live, work and play would be awesome! I definitely need help on my committee, and if you are interested you can email me at inclusion@apavirginia.com.

The other goal is to hear what benefits you would like to see from the Diversity Committee. In the past, we have had breakfasts around the state and one-day symposiums on diversity. I would like to bring those back, but I want to hear your ideas, too! If you have any questions, comments or concerns, please feel free to email me at inclusion@apavirginia.com.



HAVE A **VOICE** PARTICIPATE

JOIN US FOR YOUR QUARTERLY BOARD MEETING

Sunday, July 21

9 a.m. - Noon

Hampton Roads Convention Center

During the 2019 Annual Conference

SOUTHEAST CHAPTERS & UNIVERSITIES RECEPTION

Join us during NPC19
at
Alchemist Bar & Lounge
679 3rd Street

Monday, April 15
6 p.m. - 7:30 p.m.



NATIONAL PLANNING CONFERENCE
APRIL 13-16, 2019
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