

# LANCASTER COUNTY PLANNING COMMISSION

## Minutes

January 17, 2013

The regularly scheduled meeting of the Lancaster County Planning Commission was called to order at 7:00 p.m. in the Board meeting room of the Lancaster County Administration Building, Lancaster, Virginia.

Present were David Jones, Chairman, Robert Smart, David Chupp, Steve Sorensen, Glenn Pinn and Thomas “Ty” Brent. Tara Booth was absent.

Also present were Butch Jenkins, Board of Supervisors Representative, Don Gill, Planning/Land Use Director, and Charlie Costello.

Mr. Jones asked if there were any corrections or additions to the minutes of the November 15, 2012 regular meeting.

Mr. Jenkins stated that on page five, the intent of his statement was that there “were few road endings” and not “ a number of road endings” and suggested that be corrected.

Mr. Smart stated that he thought that Ms. Whay did an excellent job with the minutes.

Mr. Jones moved to approve the November 15, 2012 minutes as corrected.  
**VOTE: 6-0.**

### CONSIDERATION ITEM #1

#### **UPDATE TO THE COMPREHENSIVE PLAN – CHAPTER THREE**

Mr. Jones asked Mr. Gill to present the issue.

Mr. Gill stated that he had attached the revised draft of Chapter Three, which combined the Commission’s prior revision with Reverend Fowler’s revision from October. He stated that Chapter Three would need to be scheduled for public hearing once the Commission deems that all revisions have been completed.

Mr. Smart referred to page 3-8 and stated that he thought instead of “statewide”, it should read “The state monitoring authority”.

Mr. Smart referred to page 3-11, where it mentioned desalinization, and stated that Lancaster County will never run out of water, if higher costs can be tolerated.

Mr. Smart referred to page 3-19, where it mentioned septic tanks being monitored and asked what monitoring is being done at the present time.

Mr. Gill stated that the county is creating a database from the five-year pump out requirement that is mentioned later in the chapter on page 3-29. He further stated that the engineered septic systems are required to be monitored by the installers every year.

Mr. Smart referred to page 3-21 and asked about the collection dates for hazardous waste being advertised.

Mr. Gill stated that those semi-annual dates are advertised.

Mr. Costello referred to page 3-3, where it mentioned “the sanitation practices of boaters” and stated that as a boater, he felt like it was a derogatory comment.

Mr. Jones stated that he had also seen several comments throughout the chapter that seemed derogatory towards boaters in general.

Mr. Gill stated that those comments were from Reverend Fowler’s revision.

Mr. Gill referred to page 3-14 and stated that the statement that is concerned with high nitrate levels is redundant because it is also mentioned on page 3-22.

Mr. Jones asked about the source of the information on page 3-22.

Mr. Gill stated that the information was from the SAIF Water Wells consumer’s report.

Mr. Jenkins suggested that the source of the information that is provided by SAIF Water Wells be cited in the Comprehensive Plan.

Mr. Gill asked if a source could not be cited, should the information be deleted.

Mr. Jones replied yes.

Mr. Gill referred to page 3-23 and stated that he thought the sentences in bold that read, “The Virginia Department of Health has published maps of areas of the county where the fluoride level is elevated in artesian wells. Water table wells do not generally have this problem” would be better suited at the end of the third paragraph, where it actually discusses fluoride.

Mr. Jones agreed.

Mr. Smart referred to page 3-21 and asked what resources the County had to do an updated study of possible reservoir sites.

Mr. Gill stated that he was not aware of any resources at this time. He stated that those reservoir comments were also on page 3-11, so he suggested deleting it on page 3-21.

Mr. Jones made a motion to forward the Chapter Three Update to the Comprehensive Plan, with the corrections, to public hearing at next month's meeting.  
**VOTE: 6-0.**

### **DISCUSSION ITEM #1**

#### **UPDATE TO THE COMPREHENSIVE PLAN – CHAPTER FIVE**

Mr. Jones asked Mr. Gill to present the issue.

Mr. Gill stated that he had attached the current draft revision of Chapter Five. He further stated that language was previously added explaining the Northern Neck Chesapeake Bay Public Access Authority as well as objectives to work with the Authority to improve public access in Lancaster County. He stated that Chapter Five would need to be scheduled for public hearing once all of the revisions have been deemed complete.

Mr. Jones stated that Lewie Lawrence gave a nice presentation at the November meeting concerning public access.

Mr. Chupp stated that his concern was that there would be no future progress concerning public access as there has been no progress in the last ten years.

Mr. Jenkins stated that there are things being discussed at the present time that cannot be divulged yet.

Mr. Gill added that there is a good possibility that we will not be sitting here five years from now having the same discussion of why nothing has changed.

Mr. Chupp stated that he thought the county still needed to make some changes in their process concerning public access. He stated that, in his opinion, the Northern Neck Public Access Authority has accomplished nothing compared to the Middle Peninsula Public Access Authority.

Mr. Smart stated that when listening to Mr. Lawrence at his presentation, he noticed how delicate the negotiations were concerning obtaining public access. He stated

that the Middle Peninsula Public Access Authority went to great extremes to identify potential properties and if they encountered “nimby” resistance, they would back off and wait.

Mr. Chupp stated that they also met with the surrounding landholders and worked with them by asking for their input and if they came to an impasse, then the Authority would back away.

Mr. Jones stated that citizens need to see a success and once they see a public access site that works, then it will be easier for more to come to fruition.

Mr. Jenkins stated that recently a property was offered to the county and the property owner’s price was triple what the land was valued. He stated that the Board was not going to waste the citizens’ tax dollars to pay for overpriced land.

Mr. Chupp stated that, he thought, the key to the Middle Peninsula Public Access Authority’s success was Lewie Lawrence. He stated that he thought someone may need to be hired, who has a passion for obtaining public access for the county.

Mr. Smart stated that he feels Chapter Five conveys the point that public access is a priority for the county. He further stated that from Mr. Lawrence’s presentation, he gathered that it would be favorable to acquire property, if it is feasible, and then work with the neighbors on how to develop it for public access. He stated that cost is a considerable factor in these situations.

Mr. Costello referred to page 5-9 and suggested that the last sentence of the first paragraph be dropped, where it reads, “This helps to minimize the negative impacts on the water from boating.”

Mr. Jones agreed and stated that it sounded like boaters were being bashed.

Mr. Costello referred to page 5-12 and asked whether timber companies still owned large tracts of woodlands.

Mr. Jenkins replied yes.

Mr. Jones referred to page 5-4 in the second paragraph, where it reads, “Therefore, new shoreline commercial uses should not be located in areas with viable shellfish beds and other sensitive resources” and stated that it should be deleted because there is no other place for new shoreline commercial uses except where there are viable shellfish beds.

Mr. Jones referred to page 5-9 in the last full paragraph where it mentions “undeveloped publicly owned sites” and asked where those sites were located.

Mr. Gill replied that the sites that immediately came to mind were Taylors Creek and the Westland Beach area.

Mr. Jenkins stated that the county has four sites that they either own or control.

Mr. Smart referred to page 5-4 and suggested that the county have a sign at Westland Beach that refers to swimming.

Mr. Gill replied that there is already a sign at Westland Beach which specifically mentions swimming and that the county shall be held harmless.

Mr. Jones made a motion to forward the Chapter Five Update of the Comprehensive Plan, with the corrections, to public hearing at next month's meeting.  
**VOTE: 6-0.**

### **OTHER BUSINESS**

Mr. Gill stated that the Commission would get its first look at the Capital Improvement Budget next month. He stated that there is also the possibility of a rezoning, but the application had not been submitted to date.

### **ADJOURNMENT**

The January 17, 2013 regular meeting of the Lancaster County Planning Commission was adjourned at 7:45 p.m.