

# LANCASTER COUNTY PLANNING COMMISSION

## Minutes

**April 18, 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, Tara Booth, David Chupp, Steve Sorensen, and Glenn Pinn. Mr. Brent was absent.

Also present were Butch Jenkins, Board of Supervisors Representative, Don Gill, Planning/Land Use Director, John Mann, Nick Ferriter, Audrey Thomasson and others.

Mr. Jones asked if there were any corrections or additions to the minutes of the March 21, 2013 regular meeting.

Mr. Jenkins stated that he had a correction on page ten and stated that it should read Historic Resources Commission, not Historic Resources Foundation.

Mr. Jones moved to approve the March 21, 2013 minutes as corrected. **VOTE: 6-0.**

### **PUBLIC HEARING #1**

#### **UPDATE TO THE CAPITAL IMPROVEMENT BUDGET FY 2014-2018**

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

Mr. Gill stated that the issue was the public hearing of the Update to the Capital Improvement Budget for FY 2014-2018. He stated that the items had been listed as prioritized by the Planning Commission at its March 21, 2013 meeting. He stated that he had adjusted the dollar figures on the gym floor replacement and the advanced life support vehicle. He stated that advertising had been conducted as required by law and other than the discussion at the previous two Planning Commission meetings, there had been no input from the public.

Mr. Smart asked Mr. Mann about the idea of feathering the gym floor that was mentioned at the previous meeting.

Mr. Mann replied that he had met with the insurance company over the school's spring break and an adjustor came back and stated that they can put the floor back in its current condition by feathering it in with the older part. He further stated that if they ran into any other unknown damages during the work, then the adjustor would come back.

Mr. Smart asked if the county's share of the floor would remain at the figure of \$72,365.

Mr. Mann replied yes.

Mr. Jones opened the floor for public comment.

There was no public comment.

Mr. Jones closed the floor for public comment.

Mr. Smart made a motion to forward the Update to the Capital Improvement Budget for Fiscal Year 2014-2018 to the Board of Supervisors recommending approval.  
**VOTE: 6-0.**

## **PUBLIC HEARING #2**

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

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

Mr. Gill stated that Chapter Six of the Comprehensive Plan had been reviewed and updated as required by the Code of Virginia and that all changes had been made as requested by the Planning Commission at previous meetings. He stated that advertising had been conducted as required by law and that to date, other than the discussion at prior Planning Commission meetings, there had been one response from the public. He stated that Mr. Costello had some items that he wanted to see in Chapter Six. He stated that on page 6-10, in the third paragraph, he thought that Chesapeake Academy and the Northern Neck Montessori School should be mentioned.

The Commission agreed with the addition of the schools.

Mr. Gill stated that Mr. Costello also wanted to include the food bank and the Visions group somewhere in the chapter. Mr. Gill stated that he was not sure where it would be appropriate to include those items.

Mr. Jones stated that there are several food banks in the area.

Mr. Jenkins stated that the Visions group is a fairly new group that does great things.

Mr. Jones agreed and stated that there are several others doing similar things.

The Commission agreed to leave those items out of Chapter Six since they were just two of many and it would be impossible to list them all.

Mr. Jones opened the floor for public comment.

There was no public comment.

Mr. Jones closed the floor for public comment.

Mr. Smart stated that he thought the Commission had done its due diligence on Chapter Six and that it was a good rewrite of the Chapter.

Mr. Smart made a motion to forward the revised Chapter Six of the Comprehensive Plan to the Board of Supervisors recommending approval. **VOTE: 6-0.**

### **DISCUSSION ITEM #1**

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

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

Mr. Gill stated that the Planning Commission's ongoing review of the Comprehensive Plan shifts to Chapter Seven – Land Use and the Economy. He stated that Chapter Seven received the most attention during the last update to the Comprehensive Plan in 2006-2007 and was the main deliverable from the consulting firm hired during that last update. He stated that Chapter Seven is quite lengthy and would most likely require a few months to review. He suggested that the Commission may wish to review it in phases. He stated that he would update all of the figures and statistical information for next month's meeting.

Mr. Smart stated that he had noticed that the Chapter contains a compilation of different techniques that other localities have used, which is good information, but he questioned why some of it is in our Comprehensive Plan. He further stated that it would be a good resource for a planning and land use officer, but he suggested that the Commission consider trimming down some of the Chapter.

Mr. Chupp stated that the Chapter talks a lot about farming and he would also like to see the County help with maintaining the watermen and the waterfront enterprises. He

stated that it is not mentioned a lot in this Chapter. He stated that he would like to see more ideas of what the County can do to keep the waterfront industries viable.

Mr. Gill stated that during the last review of the Comprehensive Plan, one of the main themes that came from the meetings was the importance of preserving the County's rural character and that would definitely include the watermen.

Mr. Jones stated that the Board has always encouraged the watermen.

Mr. Jenkins stated that oyster farming and aquaculture should be mentioned as well.

Mr. Gill agreed and stated that there had been three aquaculture business applications in residential districts recently and another one coming up soon.

Mr. Jenkins stated that the Board has been supportive of citizens who want to work on the water at their residences and stated that it is a vital part of the community.

Mr. Jones agreed.

Mr. Chupp stated that if the County gets a public fishing pier, it may want to consider sponsoring watermen bringing in their catch for sale, similar to a farmer's market.

Mr. Jenkins stated that a lot of the watermen have had to rely on out of town contracts to survive, so that is where a lot of their catch goes.

Mr. Jones stated that Chapter Seven was developed at the time when people were worried about over-development. He stated that there should be some stronger language concerning the water dependent activities.

Mr. Chupp stated that the Chapter mentions reservoirs but he thought, based on some of the conversations he had heard, they were not a priority anymore.

Mr. Jones stated that they wanted to leave reservoirs in there because one day the County may want to explore the issue.

Mr. Jones asked Mr. Gill if the Board of Supervisors was up to date on everything the Commission had sent them so far pertaining to the Comprehensive Plan.

Mr. Gill replied that the Board had approved Chapters 1 through 5.

Mr. Jones asked if there was a rush to get Chapter 7 through.

Mr. Gill stated that there was no rush, because they have met the requirement to review and update the Comprehensive Plan within a five-year period.

Mr. Jones stated that the Commission would review Chapter 7 again at next month's meeting.

Mr. Gill stated that he thought that Chapter 7 could be trimmed down because there are some items in the chapter that are already mentioned in other chapters, such as conservation easements. He stated that he would suggest some changes and bring it back to the Commission again next month as a discussion item.

### **OTHER BUSINESS**

Mr. Gill stated that the Planning Commission elections would need to be held at the May meeting. He stated that he also wanted to mention that Mr. Jones and Mrs. Booth were reappointed for additional four-year terms to the Commission at the last Board of Supervisors' meeting.

### **ADJOURNMENT**

The April 18, 2013 regular meeting of the Lancaster County Planning Commission was adjourned at 7:30 p.m.