

LANCASTER COUNTY PLANNING COMMISSION

Minutes

April 19, 2012

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, Tara Booth, Robert Smart, Steve Sorensen, Ty Brent and David Chupp.

Also present were Butch Jenkins, Board of Supervisors Representative, Don Gill, Planning/Land Use Director, Audrey Thomasson, Rappahannock Record, Charles Costello, Nick Ferriter, Catherine Bennett and others.

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

Mr. Chupp asked that a correction be made on page 11 to the second sentence of the seventh paragraph by inserting the words "and his neighbors" after the second "he" in that sentence.

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

PUBLIC HEARING #1

UPDATE TO THE COMPREHENSIVE PLAN – CHAPTER TWO

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

Mr. Gill stated that the issue was to update Chapter Two of the Comprehensive Plan. He stated that all of the changes that the Planning Commission had recommended at the previous three meetings had been made and were highlighted on the members' drafts.

Mr. Gill stated that advertising had been conducted as required by law and there had been no response from the public, other than the discussion at the prior Planning Commission meetings.

Mr. Gill stated that in response to a prior question from Mr. Jones, Sonny Thomas, Lancaster County Commissioner of Revenue, had advised that forty-one percent of the total woodland in the county is owned by county residents.

Mr. Jones asked about the percentage of woodland owned by large corporations.

Mr. Gill stated that he would find out that information.

Mr. Chupp stated that, in his opinion, before land use taxation is considered for woodland, the County would need to find out how much of a tax break would be going to big timber companies.

Mr. Chupp stated that he was opposed to the objective that would make land use taxation available to forestland.

Mr. Jones opened the floor to public comment.

Charles Costello, a District 2 citizen, stated that he thought that posting the revised drafts to the Comprehensive Plan on the website is a big help and it is easy to read.

There was no other public comment and Mr. Jones closed the public hearing.

Mr. Smart made a motion to forward the revised Chapter Two of the Comprehensive Plan to the Board of Supervisors with a recommendation for approval.

VOTE: 5-1.

DISCUSSION ITEM #1

UPDATE TO THE COMPREHENSIVE PLAN - CHAPTER THREE

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

Mr. Gill stated that Chapter Three was the next chapter to be reviewed and revised during the 2012 update. He stated that during the last update to the Comprehensive Plan, Chapter Three received an extensive review by SAIF Water Wells, Inc. Mr. Gill further stated that one obvious change since that review is that Lancaster County has adopted a Northern Neck Regional Water Supply Plan, which also includes a drought management ordinance. He stated that the most logical place for that information to be inserted would be page 23 under item 6. He further stated that the third objective on page 26 supporting the preparation of a regional water system plan should be removed.

Mr. Smart stated that he did not see any mention of the new septic cleaning laws and he thought that it should be included.

Mr. Brent asked if he was talking about the five-year requirement.

Mr. Smart replied yes.

Mr. Gill stated that it is listed elsewhere in the Plan, but could be included in Chapter Three as well.

Mr. Smart referred to page 3-10 and asked if when the document referred to acres, if it really meant acre-feet.

Mr. Smart referred to page 3-13 and stated that it mentioned a shallow well chart that he could not find.

Mr. Smart referred to page 3-14 and stated that it mentioned an individual drilled well chart on page 3-18, but there was no chart on page 3-18.

Mr. Smart referred to page 3-16 and stated that he thought that that information should be updated since it refers to the years 1988 and 1990.

Mr. Smart referred to page 3-17 and the paragraph that discusses the long-term effectiveness of engineered wastewater treatment systems. He stated that something should be written to update this issue.

Mr. Gill stated that the Virginia Department of Health is establishing and maintaining a database for engineered systems.

Mr. Smart referred to page 3-19 and stated that there is a need for improvement with household hazardous waste disposal. He suggested advertising the days of collection in a better way and having the waste disposal days four times a year instead of two.

Mr. Chupp agreed with adding more dates for household hazardous waste disposal.

Mr. Smart referred to page 3-22 and the paragraph that discusses the County taking an inventory of all abandoned wells.

Mr. Gill stated that the Health Department has the best record of abandoned wells.

Mr. Smart stated that the chapter contained a lot of good information and he provided Mr. Gill with some additional comments in writing.

Mr. Chupp stated that it was a great chapter and asked if SAIF Water Wells, Inc could do another review.

Mr. Gill replied that SAIF Water Wells, Inc. was no longer in existence, but he could contact its President, Reverend Gayl Fowler, for her input if the Commission desired.

The Commission agreed by consensus.

Mr. Jones asked Mr. Gill if the last sentence of the first paragraph on page 3-2 was still true. He stated that the sentence discusses the current standard of allowing two to five times the amount of phosphorous necessary in biosolid applications.

Mr. Gill replied that biosolid applications are regulated by the Virginia Department of Environmental Quality and he did not know if that sentence was an accurate statement at this time.

Mr. Jones referred to paragraph three on page 3-2, which discusses depressed crop prices and drought and suggested that that paragraph be reworded to reflect current conditions.

Mr. Jones referred to the last paragraph on page 3-2, which discusses the protection of the Resource Protection Area and how site plans submitted for development must include a reduction in impervious cover. Mr. Jones asked if that included development for water dependent businesses as well as residential.

Mr. Gill replied that water dependent businesses could add impervious cover in certain situations, but all impervious cover within the Resource Protection Area must be mitigated.

Mr. Jones referred to the second paragraph on page 3-3 and asked how many total acres of shellfish grounds there are, given the fact that 1,370 acres are condemned.

Mrs. Booth referred to the first sentence on page 3-9 and asked if the 89 percent figure was still accurate for private residences utilizing septic systems for sewage disposal purposes.

Mrs. Booth asked about the last paragraph on page 3-9, which discusses the Northern Neck Planning District Commission conducting a water and sewage facilities plan, which was still valid in 2006. Mrs. Booth asked if it was still valid today.

Mr. Sorensen stated that he thought all numbers should be updated.

Mr. Jenkins referred to the second paragraph of page 3-1A and suggested that Blakemore millpond be removed due to the recent dam failure. He also referred to page 3-10 and asked which one of the Little Branch reservoir sites Blakemore millpond was included in and suggested that that site may need to be removed as well.

Mr. Gill stated that he would research which reservoir site Blakemore millpond was in and make the appropriate changes.

Mr. Smart stated that he had made the observation that a very high percentage of the homes in Lancaster County rely on individual wells and septic systems. He stated that it is working now, but in the future as the population grows, it may become problematic.

He stated that he did not know what the limits were, but that one day an engineered water system might have to be considered. He stated that it was just something to think about.

Mr. Jones stated that Rappahannock Westminister-Canterbury is in the process of implementing a new engineered septic disposal system in which they will no longer use the contain and spray method, but rather a pre-treatment system with a mass drainfield that will be better for the environment.

Mr. Jenkins stated that treated wastewater systems are desirable, but expensive. He further stated that the Public Service Authority discussions a few years ago generated much public debate.

Mr. Jones asked Mr. Gill to make the suggested corrections to Chapter Three.

Mr. Gill stated that he would make the corrections, get in touch with Reverend Fowler and bring Chapter Three back as a discussion item at next month's meeting.

OTHER BUSINESS

Mr. Gill stated that the annual elections for the Planning Commission would be held at next month's meeting.

Mr. Chupp asked about the Board of Supervisors' meeting minutes on the website. He stated that they had not been updated since last September.

Mr. Gill replied that they are not put on-line until the minutes have been approved, but he would check into it.

ADJOURNMENT

The April 19, 2012 regular meeting of the Lancaster County Planning Commission was adjourned at 7:45 p.m.