

# LANCASTER COUNTY PLANNING COMMISSION

## Minutes

**April 21, 2016**

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 Ty Brent, Tara Booth, Bob Smart, Steve Sorensen, Glenn Pinn and David Chupp.

Also present were William R. Lee, Board of Supervisors' Representative, Don Gill, Planning/Land Use Director, John Mann, Director of Operations and Transportation for Lancaster Public Schools, Terry McGregor, Chief of Emergency Services and others.

Mr. Brent asked if there were any corrections or additions to the minutes of the March 17, 2016 meeting.

Mr. Brent moved to approve the March 17, 2016 minutes as submitted. **VOTE: 6-0.**

### **PUBLIC HEARING #1**

#### **CAPITAL IMPROVEMENT BUDGET – FY 2017-2021**

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

Mr. Gill stated that this was the public hearing for the Capital Improvement Budget for FY 2017-2021. He stated that the budget has been reviewed by the Planning Commission since February, when the departments that were making requests made their presentations. He stated that at last month's meeting, the list of projects was prioritized for FY 2017. He referred to the interior renovations for the Old Jail and Clerk's Office and stated that the Planning Commission removed the proposed stairway from that project and placed that item in FY 2018, but left the remaining renovations in FY 2017.

Mr. Gill stated that there was also some discussion about the proposed Emergency Services/Emergency Operations Center and it was decided that it should be left in FY 2017, but at a low priority, since the Emergency Services Department could be asked to leave the former maternity center at any time if that building were sold.

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

Mr. Brent opened the public hearing.

Charles Costello, a District 2 citizen, stated that he agreed with the Planning Commission's prioritization and moving the proposed Emergency Services Building to the bottom of the list, in particular, because there are many questions that need to be answered concerning that item.

Mr. Chupp stated that he had recommended that the County explore the possibility with our Congressman and Senators that the Department of Agriculture donate the maternity center to the County.

Mr. Costello stated that he could start a petition.

Mr. Chupp asked Mr. Lee if the issue had been brought up at a Board of Supervisors' meeting.

Mr. Lee replied that it had been discussed, but there is a group that is interested in purchasing the maternity center building, so it is probably off the table.

Mr. Gill stated that if there is a potential sale for the property, it probably would not be donated.

Mr. Lee agreed.

Mr. Chupp stated that he was not sure about that. He stated that it might cost the Department of Agriculture more to sell the building than to donate it to the county for a good cause. He stated that he still thought the County should explore the possibility.

Mr. Smart asked Mr. Gill the zoning classification on the maternity center.

Mr. Gill replied that it was zoned A-2, Agricultural General, and the maternity center was allowed to be built there because it fit the definition of "community service building," which is a "by-right" permitted use in the A-2 district.

Mr. Gill stated that a request for bids for architectural services has been advertised with the bid opening on April 26<sup>th</sup>. He stated that once an architectural firm is chosen, one of their responsibilities will be to do a feasibility study concerning the Pinckardsville Road property purchased by the County last year and the possibility of locating the Emergency Services/Emergency Operations Center there.

Mr. Brent closed the public hearing.

Mr. Smart made a motion to forward the following prioritization of the Capital Improvement Budget FY 2017-2021 to the Board of Supervisors recommending approval. **VOTE: 6-0.**

<b>Capital Project</b>	<b>FY 2017</b>
County Administration Window Replacements	\$17,000
School Security Grant Matching Funds	\$25,000
School Bus Replacements	\$178,000
School Improvement and Construction Study	\$37,900
Public Access Sites	\$500,000
Sheriff's Office Computer Network Upgrade	\$26,846
Replace Air Handler 7 at LHS	\$28,000
County Admin/Health Dept Entry Doors Replacement	\$12,000
Replace Health Department / Social Services Roof	\$36,450
Old Jail and Clerks Office Interior Renovations	\$72,697
County Admin/Health Dept Parking Lot Sealing/stripping	\$27,000
Emergency Services Headquarters/Emergency Operations Center	\$2,050,000
<b>Category Totals</b>	<b>\$3,010,893</b>

**OTHER BUSINESS**

Mr. Gill stated that he wanted the Planning Commission to know that the Windmill Point Boat Ramp and Beach Cove Villas access road relocation construction projects have been advertised and the bids will be opened April 22nd at 2 p.m.

Mr. Gill stated that the seventh member of the Planning Commission should be at the May meeting, assuming the appointment is made at the Board of Supervisors' April meeting.

Mr. Gill stated that he would probably bring the Residential Zoning Districts, Articles 5, 6A and 7 of the Zoning Ordinance for the Planning Commission to begin that review next month. He stated that May is also when annual elections are held.

Mr. Gill stated that unless an application is made that requires Planning Commission action, there will be no June meeting, as in prior years, because of the busy budget season for the Board of Supervisors and the many meetings they must hold during the month of June.

**ADJOURNMENT**

The April 21, 2016 regular meeting of the Lancaster County Planning Commission was adjourned at 7:15 p.m.