

LANCASTER COUNTY PLANNING COMMISSION

Minutes

May 17, 2007

The regularly scheduled meeting of the Lancaster County Planning Commission was called to order at 7:00 p.m. in the District Courtroom of the Lancaster County Courthouse, Lancaster, Virginia.

Present were Don McCann, Steve Sorenson, Robert Smart, Tara Booth, and Don Gill.

Also present were Jack Larson, Lancaster County Planning Director, and Joan McBride, Rappahannock Record.

Mr. McCann asked if there were any corrections or additions to the minutes of the April 19, 2007 regular meeting.

Ms. Booth moved to approve the April 19, 2007 minutes as submitted. Seconded by Mr. Sorenson. VOTE: 5-0.

**PUBLIC HEARINGS**

**COMPREHENSIVE PLAN CHAPTER 7 (DRAFT)**

Mr. McCann asked Mr. Larson to present the issue.

Mr. Larson stated that the issue is to update the Lancaster County Comprehensive Plan, Chapter 7. Mr. Larson recommended that this draft with modifications as determined be forwarded to the Board of Supervisors for approval. As reflected in the draft minutes for the April 19, 2007 meeting, the Planning Commission conducted a page-by-page review of a 4-12-2007 draft of Chapter 7. Recommendations for modification by both Planning Commission members and interested members of the public in attendance were documented. Approved modifications were forwarded to Land Design with the intent that they be incorporated into this draft.

This issue has been advertised as required by law. To date this office has received one comment from an interested member of the public indicating that specific language delineating the extent to which municipal water and wastewater treatment lines can be extended into the County is missing. Also, an email was received at 4:30 this date, copies of which have been given to each member.

Mr. McCann opened the floor to public comment.

The following changes were suggested:

Page 2: Eliminate the first bullet. Delete “and” after “document” and add “and the Subdivision Ordinance” after “Zoning Ordinance”.

Page 3: At the bottom the page, delete the phrase, “One graphic shows a ‘conventional’ approach to site design, and”.

Page 5: Delete the word, “Obviously”, in the third paragraph, last sentence.

Page 7: First sentence, change the word “times” to “parcels”.

Page 14: Last paragraph, change “for implementing” to “to achieving”.

Page 15: Second paragraph, last sentence, change “expand their boundaries” to “propose contiguous expansion”. Add a third bullet that reads, “Municipal water and wastewater treatment lines may be extended to all areas of the defined Planned Growth Area.”

Page 21: Second paragraph, change “wishes to” to “will”.

Page 23: Eliminate the first bullet (addressed previously in Chapter 3).

Page 25: Second paragraph, add, “Uses and density in the A-1 and A-2 Zoning districts will be reviewed for consistency with intent of this plan,” at the end of the paragraph.

Page 28: Third bullet, change “Consider revisions” to “Revise”. Under this bullet, as first sub-bullet add “Require sliding scale density.” Third sub-bullet, remove the phrase, “mandate that no more than 5000 sq ft can be developed per parcel”. Fifth sub-bullet, change to read, “Limit buildable area of the total project”. Sixth sub-bullet, delete, “of 33% (1 unit per acre)”. Fourth bullet, change “ should also” to “must”.

Page 30: Fourth bullet, delete “through inappropriate rezonings.”

Page 35: Sixth bullet, delete “ Revise and” and change “the” to “an”.

Page 44: Under Policy VI-G, change “will” to “should”.

Page 45: Under Planning Process add “continually” after “itself”.

Ms. Booth made a motion to forward Chapter 7 as modified to the Board of Supervisors recommending approval. Seconded by Mr. Smart. VOTE: 5-0.

## **CONSIDERATION ITEMS**

There were no consideration items.

## **DISCUSSION ITEMS**

### **NEW ORDINANCES AND MODIFICATIONS TO EXISTING ORDINANCES IN SUPPORT OF THE COMPREHENSIVE PLAN**

Mr. Larson stated that he gave each member suggested steps in revising Zoning and Subdivisions Ordinances. Mr. Larson proposed that work begin on modifications to permitted uses in the A-1 and A-2 zoning districts at the next meeting, July 19, 2007. By consensus, Planning Commission members agreed with this proposal.

## **ADJOURNMENT**

The May 17, 2007 regular meeting of the Lancaster County Planning Commission was adjourned at 8:15 p.m.

**Approved 7/19/2007**