

LANCASTER COUNTY PLANNING COMMISSION

Minutes

May 17, 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 Robert Smart-Vice-Chairman, Tara Booth, Ty Brent, Glenn Pinn and David Chupp. David Jones and Steve Sorensen were absent.

Also present were Butch Jenkins, Board of Supervisors Representative, Don Gill, Planning/Land Use Director, Charlie Costello, Nick Ferriter, Reverend Gayl Fowler and others.

Mr. Smart asked if there were any corrections or additions to the minutes of the April 19, 2012 regular meeting.

Mr. Smart moved to approve the April 19, 2012 minutes as submitted. **VOTE: 5-0.**

DISCUSSION ITEM #1

UPDATE TO THE COMPREHENSIVE PLAN – CHAPTER THREE

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

Mr. Gill stated that the issue was to update Chapter Three of the Comprehensive Plan. He stated that the changes requested at last month's meeting had been made and were highlighted on the drafts that all Commission members received in their packets. He stated that Reverend Gayl Fowler had been contacted and had agreed to review Chapter Three. He stated that she was here tonight to make a presentation.

Mr. Smart stated that Reverend Fowler's efforts over the years to ensure that residents of the Northern Neck have access to safe water are exceptional and he thanked her. He further thanked her for taking the time to review Chapter Three of the Comprehensive Plan.

Mr. Chupp stated that his understanding was that Reverend Fowler had not updated the Chapter Three material yet, but was willing to review and update the material.

Reverend Fowler stated that she wanted to give some background on all of the changes that had been made so that the Commission could decide what they wanted to include in Chapter Three.

Mr. Smart stated that he thought that re-writing and updating portions of Chapter Three would be desirable since a lot has changed. He asked Reverend Fowler if she was willing to undertake reviewing Chapter Three.

Reverend Fowler replied yes, but that she would like some help with her efforts.

Reverend Fowler made her presentation. She began with speaking about the two types of wells, which are shallow/water table and artesian. She further stated that the hydrogeologic framework needs to be updated and the names of the aquifers in the current Comprehensive Plan have changed since the last update.

Reverend Fowler presented a chart with the new aquifer names, which are Water table surficial, Yorktown-Eastover, Piney Point, Aquia and Potomac. She presented water samples from the aquifers.

Mr. Chupp asked why the Yorktown-Eastover sample was a brown color.

Reverend Fowler replied that it was because of the iron content.

Mr. Smart asked which aquifer the deep wells in Lancaster County relied on.

Reverend Fowler replied that the majority rely on the Potomac aquifer.

Mr. Smart asked if the Potomac aquifer was the deepest.

Reverend Fowler replied yes.

Reverend Fowler stated that Virginia has two groundwater management areas and showed the map depicting the areas. She stated that in our local area, neither the county nor the state have any right to prevent any large users of water, such as a new company coming in to the area, from using millions of gallons of water per day.

Mr. Smart asked if there was a groundwater management area in Maryland.

Reverend Fowler replied that she was not sure.

Reverend Fowler mentioned that there have been several bills over the years that would extend the groundwater management area to the Bay, but that they had never been signed into law.

Mr. Smart asked Reverend Fowler if the water level in the Potomac aquifer was falling.

Reverend Fowler replied yes.

Mr. Smart asked if the salt level was going up.

Reverend Fowler replied yes, but she did not have as much information on that as others would have.

Reverend Fowler stated that the water level in the Potomac aquifer goes down about a foot and a half each year, but around areas of excessive pumping, it is more than that.

Mr. Smart stated that he observed that there was no observation well on the Northern Neck.

Reverend Fowler stated that there is one at Surprise Hill in Northumberland County.

Mr. Jenkins asked if some of the wells tapped into underground springs.

Reverend Fowler replied that it depended on what was considered a spring. She stated that every well accesses some source of water. She stated that what is usually considered a spring is water that comes out of the ground on its own.

Mr. Smart thanked her for the presentation. He stated that from the standpoint of the Comprehensive Plan, he said that what they were most interested in was the sustainability of adequate, potable water and the County's future need and if any problems were anticipated.

Mr. Brent stated that it was a well-done presentation and very interesting.

Mr. Chupp stated that he thought they were very lucky to have experts in the area.

Reverend Fowler stated that she would begin doing some drafting and wanted to know what the schedule would be for revising Chapter Three.

Mr. Jenkins stated that he would suggest that Reverend Fowler work with Mr. Gill on Chapter Three and the Commission move on to the next chapter of the Comprehensive Plan.

Mr. Smart agreed.

Mr. Gill stated that he would work with Reverend Fowler on revising Chapter Three and bring it back as a discussion item at a later date and that the Planning Commission would begin revising Chapter Four at the next meeting.

OTHER BUSINESS

ELECTIONS:

Mr. Brent nominated Mr. Jones for Chairman. **VOTE: 5-0.**

Mrs. Booth nominated Mr. Smart for Vice-Chairman. **VOTE: 5-0.**

Mr. Smart nominated Ms. Whay for Secretary. **VOTE: 5-0.**

ADJOURNMENT

The May 17, 2012 regular meeting of the Lancaster County Planning Commission was adjourned at 8:00 p.m.