

# LANCASTER COUNTY PLANNING COMMISSION

## Minutes

July 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, Vice Chairman, Tara Booth, Steve Sorensen, Ty Brent and David Chupp. Glenn Pinn was absent.

Also present were Butch Jenkins, Board of Supervisors Representative, Don Gill, Planning/Land Use Director, Charlie Costello, Audrey Thomasson and others.

Mr. Jones asked if there were any corrections or additions to the minutes of the May 16, 2013 regular meeting.

Mr. Jones moved to approve the May 16, 2013 minutes as submitted. **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 Chapter Seven had been reviewed at the Commission's May meeting and all changes that had been suggested had been made. He stated that after the Commission has completed its review, Chapter Seven would need to be docketed for public hearing.

Mr. Jones referred to page 7-15, where it stated that some industrial activities were not appropriate for Lancaster County, and stated that he thought that was an odd thing to say. He stated that he knew the County did not want a paper mill or a recycling plant, but there are some areas in the County, that if an industrial business were put there, it would not be a bad thing, especially because of the jobs it could bring to the area.

Mr. Smart stated that he agreed because the lack of jobs in the area is always an issue.

Mr. Chupp suggested that the Commission take out the part that refers to the impact on county roads.

Mr. Jones stated that the Board of Supervisors might want to look at it. He stated that jobs would need to be weighed against potential traffic and other impacts, pertaining to industrial activities.

Mr. Gill stated that the County has a M-1 District for industrial activities and suggested that they take the box that Mr. Jones referred to out of the document.

Mr. Jenkins stated that he did not see how keeping industrial activities out of the County would be enforceable in an industrial district.

Mr. Chupp suggested taking out the words “visual impact” and “significant impact on county roads”. He asked if the County really would want “heavy industrial and manufacturing activities, with a significant noise, air quality or water quality impact”.

Mr. Jones stated that it did not have to be decided on now, but that the Board of Supervisors may want to weigh in on the issue.

Mr. Jones referred to page 7-19 where it has Randall Arendt’s comments and asked if he was still the expert on conservation design for subdivisions.

Mr. Costello stated that he did not know.

Mr. Gill stated that Mr. Arendt was a promoter of conservation subdivision.

Mr. Jones stated that he remembered him, but was not sure he should be in the current version of the Comprehensive Plan.

Mr. Smart referred to page 7-18, where it refers to the planned growth area and asked about the word “draft”.

Mr. Gill stated that the word “draft” would come out and the maps will have page numbers in the final version.

Mr. Smart referred to page 7-20 and stated that, at the last meeting, the Commission had discussed how future water needs of the County might be met by desalinization. He stated that might be cause for less of an emphasis on the need to protect reservoirs. He stated that there are several places in the Comprehensive Plan that discuss the need for identification of reservoir sites and that may need to be reworded.

Mr. Jenkins stated that the County does not have a reservoir big enough to meet its potential needs.

Mr. Chupp stated that he thought reservoirs should be kept in the plan as a possibility because it would be years before anyone knows what route might need to be taken with the water supply.

Mr. Jones referred to page 7-21, under strategies in objective 2A, and stated that he would like to see the word “encourage” instead of “make”.

Mr. Jones referred to page 7-25, where it talked about the Highway Corridor Overlay District, and asked if the County uses that in their zoning decisions.

Mr. Gill replied yes.

Mr. Chupp referred to the numbers at the top of page 7-25 that spoke about farming, fishing and forestry, and asked about their accuracy.

Mr. Gill replied that those were accurate census numbers. He stated that the numbers of farmers and fishermen have dropped dramatically and in fact, to his knowledge, there are less than ten full-time farmers at this time.

Mr. Jenkins stated that he did not believe any local company was active in logging anymore either.

Mr. Gill agreed.

Mr. Jones stated that local logging is done by out of town companies now.

Mr. Gill stated that the seafood industry employs many seasonal workers and workers who are not county residents, so the fishing and seafood industry numbers may be skewed.

Mr. Jones suggested that there should be a sentence that speaks to the seasonal nature of the seafood industry.

Mr. Jenkins suggested language that included “seasonal laborers” or “seasonal workers.”

Mr. Jones referred to page 7-28 and asked if it is already required to have all new development buffered from the roadway to minimize the visual impact, as suggested on that page.

Mr. Gill replied that it is required in the Highway Corridor Overlay District.

Mr. Smart stated that he thought Mr. Chupp had done a good job on section three.

Mr. Chupp referred to page 7-35 and suggested that the words “but not explosive” be deleted when speaking of the County’s population.

Mrs. Booth referred to page 7-36, in the last paragraph, and stated that there needs to be a period and two sentences made where it speaks of the average weekly wage.

Mrs. Booth referred to the third bullet point on page 7-31 and asked who provides the grants that it speaks of for big projects, such as bridge widening.

Mr. Gill replied that grants are provided by both state and federal governments. He stated that grant funding is way down and they are always looking for grants, but there are a lot of conditions and limited availability.

Mr. Smart stated that he has noticed many out of state license plates in the area at the height of the summer season. He stated that many people come here as tourists and improvement of biking trails and kayak facilities would help to encourage that.

Mr. Jones stated that sailing is a big draw to the community as well.

Mr. Chupp referred to page 7-40 and the second bullet point and stated that he thought they should add the words “aqua tourism”.

Mr. Smart asked if there were any charter boat fishermen that operated in Lancaster County.

Mr. Brent replied that there was one in the Windmill Point area.

Mr. Chupp referred to page 7-32 and stated that he thought the County should consider developing a Parks and Recreation Department. He stated that it could initially just be one person. He stated that the tourism industry is the foundation of the economy and if the tourists have a good experience here, they may want to relocate to the area. He stated that, in his opinion, anything that could be done to develop the Parks and Recreation Department would be beneficial in the long run. He stated that someone like Lewie Lawrence, Executive Director of the Middle Peninsula Planning District, would be a good fit for such an endeavor.

Mr. Gill stated that a Parks and Recreation program is mentioned at the top of the page under overall objectives.

Mr. Chupp stated that it does not include anything about an employee on the County level that would administer the program.

Mr. Jones suggested language that would include the words “encourage the County to hire a Parks and Recreation Director”. He stated that the County had a Parks and Recreation Director at one time in the past.

Mr. Gill stated that it was before the YMCA came into the area.

Mr. Jones stated that there are already good programs through the YMCA and the Boys and Girls Club, but that is mostly for the area children.

Mr. Jones asked where the Board of Supervisors was in reviewing the Comprehensive Plan chapters.

Mr. Gill replied that the Board is up to date and they have already approved Chapter Six.

Mr. Chupp stated that because the Comprehensive Plan is a long-range plan, he thought that something should be said about climate change. He stated that the County has three hundred, thirty miles of tidal shoreline and would be impacted by climate change. He stated that he had looked at other counties and they address the issue. He stated that Mathews County has a whole section on the issue of planning for climate change.

Mr. Jones stated that what Mathews County has said in their Comprehensive Plan is non-controversial and read it for the other Commission members- “Sea level rise, shoreline erosion and coastal subsidence over the next several decades are projected to have effects on coastal areas and natural communities. To adequately prepare for possible changes in rising sea levels and weather patterns, development should be carefully reviewed and managed to take into account the potential impacts. Where possible, conservation measures should be employed to protect natural communities and prevent investment losses in the future.”

Mr. Jenkins stated that the problem is that the science has not been proven.

Mr. Smart stated that if they decided to go that route, they could probably get assistance from NOAA’s Coastal Zone Resource Management.

Mr. Gill stated that new FEMA maps are coming out next year and they show some parcels that are currently in flood zones, will no longer be, which is contrary to the climate change theories.

Mr. Smart stated that if these things occur, it would happen very slowly.

Mr. Smart referred to the statement that read, “Aquaculture, an industry ideally suited for this area, should be encouraged as well” and suggested that the Commission have a guest speaker from VIMS, who could talk to them about what would be suitable for the area.

Mr. Jones stated that the Commission would continue its review of Chapter Seven at the August meeting with the hope of sending it to public hearing in September.

### **OTHER BUSINESS**

Mr. Gill stated that there might be a rezoning application for next month's meeting.

Mr. Gill stated that the November meeting of the Planning Commission would need to be moved because the Board of Supervisor's had scheduled its meeting for the third Thursday in November. He suggested moving the meeting up one week to November 14<sup>th</sup>. Everyone agreed by consensus.

### **ADJOURNMENT**

The July 18, 2013 regular meeting of the Lancaster County Planning Commission was adjourned at 7:45 p.m.