

LANCASTER COUNTY PLANNING COMMISSION

Minutes

August 20, 2015

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

Also present were William R. Lee, Board of Supervisors Representative, Don Gill, Planning/Land Use Director, and others.

By consensus of the Commission, and as the most recent past Chairman or Vice-chairmen, Mrs. Booth was chosen chairwoman for this meeting in Mr. Jones' and Mr. Brent's absence.

Mrs. Booth asked if there were any corrections or additions to the minutes of the July 16, 2015 meeting.

Mrs. Booth moved to approve the July 16, 2015 minutes as submitted. **VOTE: 4-0.**

PUBLIC HEARING #1

UPDATE TO THE FUTURE LAND USE MAP IN CHAPTER SEVEN OF THE COMPREHENSIVE PLAN

Mrs. Booth asked Mr. Gill to present the issue.

Mr. Gill stated that a public hearing is required to update the future land use map located in chapter seven of the Comprehensive Plan. He stated that the update was requested by the County Attorney to include public use areas on the future land use map. He stated that all of the changes that the Planning Commission had requested at prior meetings had been made. He stated that advertising had been conducted as required by law, and that to date, other than the discussion at prior Planning Commission meetings, there had been no response from the public.

Mr. Chupp stated that it was a nice job.

Mr. Smart stated that the map contained a lot of information, but was not confusing and should satisfy the County Attorney's request.

Mr. Gill added that the County attorney had reviewed and approved the updated future land use map.

Mrs. Booth opened the public hearing.

There was no public input.

Mrs. Booth closed the public hearing.

Mr. Smart made a motion to forward the updated future land use map located in chapter seven of the Comprehensive Plan to the Board of Supervisors recommending approval. **VOTE: 4-0.**

OTHER BUSINESS

Mr. Gill stated that based on the discussion at last month's meeting about the road endings analysis done by the Northern Neck Planning District Commission, that issue will continue to be studied and addressed at future meetings.

Mr. Chupp stated that he had done some research and had spoken with Lewie Lawrence, Executive Director of the Middle Peninsula Planning District Commission. He stated that whether or not VDOT has discontinued maintenance of a road ending has no bearing on whether or not the public has access to it. He stated that only the Board of Supervisors can take a formal action to abandon a road ending. He stated that the public does have a prescriptive easement to any road ending that has been maintained by VDOT for public use for twenty years or more. He stated that he thought the report done by the Northern Neck Planning District Commission was incomplete in each case and the issue requires more work. He stated that he thought there were some good possibilities in the County.

Mr. Smart stated that after looking at the end of River Road, he thought there might be a possibility for public access in Bertrand.

Mr. Chupp stated that the prescriptive easement still exists even if the road ending has a private owner.

Mr. Smart suggested an attorney research it further.

Mr. Gill stated that the Middle Peninsula Chesapeake Bay Public Access Authority's report on road endings was prepared by a law firm and the Lancaster County report was prepared by a Northern Neck Planning District Commission staff member, so there is a difference. He stated that the Board of Supervisors could authorize the County

Attorney or procure another law firm to research the road endings or the Northern Neck Chesapeake Bay Public Access Authority, through grants, may choose to fund research on the road endings.

Mr. Chupp stated that the law firm that did the Middle Peninsula's work did a very detailed study and he stated that he understood the work was done at a reasonable cost.

ADJOURNMENT

The August 20, 2015 regular meeting of the Lancaster County Planning Commission was adjourned at 7:30 p.m.