

LANCASTER COUNTY PLANNING COMMISSION

Minutes

November 13, 2014

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, Chair, Tara Booth, Vice-Chair, Robert Smart, David Chupp, Glenn Pinn and Steve Sorensen. Ty Brent was absent.

Also present were Don Gill, Planning/Land Use Director, Audrey Thomasson, Rappahannock Record and Charlie Costello. Board of Supervisors' Representative William Lee was absent.

Mr. Jones asked if there were any corrections or additions to the minutes of the September 18, 2014 meeting.

Mr. Jones moved to approve the September 18, 2014 minutes as submitted.

VOTE: 6-0.

DISCUSSION ITEM #1

OVERVIEW OF 2014 PLANNING COMMISSION ACTIVITIES

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

Mr. Gill stated that there were eight meetings conducted by the Planning Commission in 2014. He stated that there was no meeting in January. He stated that in February, the Commission considered a commercial rezoning request for a garden shop in White Stone and the Commission's recommendation was for denial, which was also the determination of the Board of Supervisors. He stated that in the months of February, March and April, the Commission reviewed and prioritized the Capital Improvement Budget for fiscal years 2015 through 2019. He stated that elections were held in May and David Jones was elected Chairman, Tara Booth was elected Vice-Chair and Crystal Whay was elected Secretary. He stated that at the May and July meetings, there was consideration of revisions to the Historic Resources Overlay District, but the conclusion was that the Historic Resources Commission should revise that document since that Commission is charged with the administration of the Historic Resources Overlay

District ordinance. He stated that there was no June meeting due to annual budget hearings by the Board of Supervisors.

Mr. Gill stated that a commercial rezoning request was considered in July for the authorized, non-conforming site of the former One Whay Sanitation business for a marine accessory fabrication shop. He stated that request was approved by both the Planning Commission and the Board of Supervisors. He stated that at the August and September meetings, the Commission considered and revised the Flood Plain Overlay District Ordinance to be in compliance with the new flood insurance rate maps. He stated that the Planning Commission recommended that the freeboard point of measurement be changed from the top of the first finished floor to the bottom of the lowest structural horizontal member and that there be no additional height requirement in the AE zone or the new Coastal A zone, but that the one and a half feet of additional height requirement remain in the VE zone. He stated that the Board of Supervisors basically agreed with that determination, except they voted to have the same height requirement in the Coastal A zone as in the VE zone. He stated that there was no October meeting.

DISCUSSION ITEM #2

REVISED CAPITAL IMPROVEMENT BUDGET

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

Mr. Gill provided the original and revised copies of the Capital Improvement Budget summary sheet to the Commission. He stated that, historically, a five-year plan for capital improvements has been used and the Code of Virginia states that no more than five years can be used. He stated that the revised copy shows a three-year plan, which was the recommendation of the County's bond counsel.

Mr. Gill stated that in the past, the Planning Commission has reviewed and prioritized the Capital Improvement Budget and then sent it to the Board of Supervisors in April. He stated that the Board then considered the recommendations and approved it with the General Operating Budget in June. He stated that this year, the Board of Supervisors pulled the Capital Improvement Budget out of the General Operating Budget and did not approve it in June because they wanted to fund additional items and instead of using the County's reserve fund money, they wanted to find alternate financing.

Mr. Gill stated that the Board of Supervisors enlisted the help of the County's bond counsel of Sands Anderson PC and Davenport and Company, who created a request for proposals, which culminated in a joint offer from the Bank of Lancaster and Chesapeake Bank for a loan of \$8.2 million dollars. He stated that one million of that money was to refinance old debt and 7.2 million is earmarked for new capital improvement projects.

Mr. Gill stated that a new school superintendent, Steve Parker, was hired in June and he and the school board reprioritized the schools' capital improvement items. He stated that among the changes was the possible purchase of the old library building beside the middle school instead of a pre-school/alternative school facility. He stated that another change was a larger high school athletic building instead of an advance PE/weight room. He stated that the school board also removed the replacement of the track and gym floor at the high school as well as the site selection/land purchase study.

Mr. Gill stated that in addition to the school items, the Board of Supervisors has set aside money for public access sites and they have already purchased thirty acres of property across from the VDOT area headquarters to be used as a possible site for a new EMS building. He stated that the Board has also set aside \$400,000 for the Greentown/Gaskins sewer system project.

Mr. Smart asked if the Greentown/Gaskins sewer project tied in to the Kilmarnock sewer system.

Mr. Gill stated that it did not and that the Greentown/Gaskins sewer system is a separate, land-based system.

Mr. Jones asked about the old jail/clerk's office repair.

Mr. Gill stated that a new estimate had been prepared on the repair of the old jail/clerk's office and the museum has found a contractor to do the work and he is confident that the restoration work will finally be done.

Mr. Gill stated that the Board of Supervisors would be voting on the new Capital Improvement Budget at their next meeting. He stated that the Capital Improvement Budget process would be the same next year, as in past years, but that 2014 had a different schedule due to the new financing.

OTHER BUSINESS

Mr. Gill stated that the General Assembly had made some changes to the disclosure forms that members of boards are required to complete and those forms were included in the Commission members' packages.

Mr. Jones stated that there would be no December Planning Commission meeting and wished everyone a happy holiday season.

ADJOURNMENT

The November 13, 2014 regular meeting of the Lancaster County Planning Commission was adjourned at 7:30 p.m.

