

PLANNING COMMISSION
County of New Kent

MINUTES

THE REGULAR MEETING OF THE NEW KENT COUNTY PLANNING COMMISSION WAS HELD ON THE 15th DAY OF AUGUST IN THE YEAR TWO THOUSAND FIVE OF OUR LORD IN THE BOARDROOM OF THE COUNTY ADMINISTRATION BUILDING 6:30 P.M.

IN RE: CALL TO ORDER

Chairman Jay Hubbard called the meeting to order at 6:34 p.m.

IN RE: INVOCATION AND PLEDGE OF ALLEGIANCE

Mr. Pollard led the invocation and Pledge of Allegiance.

IN RE: ROLL CALL

Attendance:

Jack Chalmers	Present
Thomas Evelyn	Present
Howard Gammon	Present
Sylvia Godsey	Present
Mark Hill	Present
Jay Hubbard	Present
Charna Moss	Present
Edward Pollard	Present
Sam Snyder	Present
Tommy Tiller	Present
Patricia Townsend	Present

Also attending:

Rodney Hathaway, Planning Manager
George Homewood, AICP, Director of Community Development
Phyllis Katz, County Attorney
Pam Crosby, Recording Secretary
John Budesky, County Administrator
Amanda Crocker, Planning Staff
Chris Landgraf, Environmental Planning Manager

Chairman Hubbard established that there was a quorum.

IN RE: APPROVAL OF MINUTES

A motion was made by Ms. Snyder and second by Ms. Townsend, to approve the

minutes of the 18 July 2005 – Regular Meeting as presented.

The members were polled:

Jack Chalmers	Aye
Thomas Evelyn	Aye
Howard Gammon	Aye
Sylvia Godsey	Aye
Mark Hill	Aye
Jay Hubbard	Aye
Charna Moss	Aye
Edward Pollard	Aye
Sam Snyder	Aye
Tommy Tiller	Aye
Patricia Townsend	Aye

The motion carried, 11:0:0

IN RE: CITIZEN COMMENT PERIOD

Chairman Hubbard reminded the citizens that at this time the citizen comments would be heard and are limited to those on planning related issues that are not scheduled for a public hearing later on the agenda. Those wishing to speak should sign up on the sheet at the back of the room prior to the meeting is required. No citizens had signed up and none asked to address the Commission.

IN RE: UNFINISHED BUSINESS

None.

IN RE: PUBLIC HEARINGS

None.

IN RE: NEW BUSINESS

2007 – 2011 Capital Improvement Plan (CIP): John A Budesky, County Administrator will present the draft County Capital Improvement Plan (CIP) to the Planning Commission for review and recommendation.

Mr. Budesky gave a presentation on the Capital Improvement Plan. Stating that this Capital Improvement Plan (CIP) contains request for the future of the County. County staff has looked at the needs of the County and has taken into consideration what those needs are and some of these projects are ambitious. Mr. Budesky reminded the Commission that the CIP is an extremely important document for the County and the its future and asks that the Commission take a look at the requests being made and make a recommendation on the importance and needs of those requests. This document should be considered a fluid document, it is not set in stone, this is a living document and crucial for long term planning for the county and we welcome any input

that you may have. Please consider that these projects are not wishes as you may have heard in the past. They should be considered as a needed service in the community.

The Commission asked questions.

Ms. Townsend asked how will the County pay for the amount that comes up each year. Mr. Budesky responded that these are true needs of the County and are considered to be capital expenses, these expenses are above and beyond the operational expenditures and budget. Capital expenses are more of a one time larger purchases with a long term shelf life value to the County.

Ms. Townsend asked are we going to borrow this amount in dollars on a yearly basis in addition to what we have tax payers paying taxes for. Mr. Budesky responded not necessarily, what you are looking at is a bottom line figure, which includes grants and proffers that may not ultimately get into the yearly amount.

Ms. Townsend stated that she is concerned and would hate for the County to spend more money than the County has and asks how we would know if this is funded through a grant. Mr. Budesky responded that it is noted on the request form in item 14: Revenue Sources; and asks that while everyone has concerns about the cost that might be passed onto residents that projects aren't cut just because the funding is not there, the project can be bumped into future years, or we can identify alternate revenue sources maybe a grant, etc.

Ms. Townsend stated so each year the Board of Supervisors will review it and they will consider at that time if we can afford that particular project or not. Mr. Budesky responded yes and this will ultimately become part of the budgetary process.

Ms. Snyder asked if we currently have a bond rating. Mr. Budesky responded that we are not rated and do not have a set bond rating. However, based on past history and the ability to pay cash balances we are a sound financial government. Ms. Snyder stated so we don't get different types of rates. Mr. Budesky responded that we are getting good rates because of our ability to pay.

Mr. Hubbard asked how the public can get a copy of this document so that we can get input. Mr. Budesky stated that this will be on the web site.

Mr. Budesky also stated that people need to keep an open mind that these are projects that we think are valuable and necessary to the County in our operations, they are not something that we are committing to funding on the taxpayers bank all at once. These are long term projects that may or may not happen in the next five plus years. It is a true planning document.

Mr. Hubbard stated that you are charging us to review this and report back to the Board. Mr. Budesky stated that I will be a part of this process as will George Homewood and his department, and we will meet again at the work session to review this document and get feedback and if you feel that we have put projects in here that

you question, I will be there to answer those questions.

Ms. Snyder asked if there will be a public hearing. Mr. Budesky responded that there will be one at the September 19th meeting.

S-24-05, Paddock at Brickshire: Brickshire Land Investor Partners, LLC has applied for preliminary subdivision approval for the paddock at Brickshire. The applicant proposes to create 70 lots that range from approximately 0.45 acres to 1.36 acres. Detached single-family dwellings are proposed for each new subdivided lot.

Staff gave a presentation on the proposed subdivision.

The Commission asked questions.

Ms. Townsend asked if the riding trail will be public or private. Staff responded that it will be deeded to the property owners association so it will be considered private. Ric Rowland responded that the intent would be that it would be public riding trails maintained by the Brickshire POA.

Mr. Chalmers asked what if someone wants to board a horse. Mr. Rowland responded that you wouldn't board at the Paddock; the paddock is a staging area. The stables are located on Mr. Jack King's property.

Ms. Townsend asked if we would clarify that this could possibly be for public use. Staff responded during the preliminary subdivision approval process we cannot enforce that condition, the condition would have to have been proffered by the developer.

Ms. Katz stated that there is a state code where a property owners association cannot pay to maintain a public facility.

Ms. Snyder asked if Mr. King has riding trails for the public to ride on. Mr. Rowland responded that he does not.

Ms. Townsend commented that she knows that there are several riding clubs in New Kent County and Charles City County and there is limited availability of good riding trails.

Ms. Townsend asked if all of the horses belong to Mr. King. Mr. Rowland responded that not necessarily, Mr. King currently boards horses. Ms. Townsend asked if he is encouraging the residents to board a horse at his stable. Mr. Rowland responded that he is not encouraging that, however if there is room and you would like to board a horse there then you certainly could.

Mr. Hill asked why does the RRPDC approve names of roads. Staff responded that the RRPDC has a clearinghouse list of all of the roads located within a county and they keep track of all of the names so that we can avoid duplication of street names.

Ms. Townsend stated that we had a problem with street names being too common in

Brickshire and the emergency vehicles were getting confused.

Mr. Hubbard asked staff if the Planning Commission recommended to the Board of Supervisors to remove the King property from the Agricultural and Forestal District or did we deny the request. Staff responded that request was approved.

Mr. Hubbard stated that he was not clear as to whether or not I can bring my horse over and ride. Staff responded that at this point it is not clear, the property will be maintained by the property owners association and it will be their decision.

Mr. Evelyn asked how many horses can Mr. King Board; staff responded that I am not familiar with the stables and how large it is. Mr. Rowland stated that I am not exactly sure.

Mr. Pollard asked about open space and who it is deeded to. Staff responded that someone has to own the open space and it is usually a Homeowners Association.

Ms. Katz suggested that maybe staff could do a presentation on the alternatives of open space. Somebody has to own that land and there are only three different ways to accomplish that; individual, collaborative, or government.

Mr. Roland stated that this facility would be developed by Bluegreen Corporation.

Staff stated that in the past there have been dispute among property owners and what they can and cannot do. That is why we are requesting to review all property owner documents.

Ms. Townsend asked are these proffers are per dwelling and are they going to have a cost of living increase. Staff responded yes that is included in the approved proffers.

A motion was made by Mr. Chalmers and seconded by Ms. Snyder to approve application S-24-05 Paddock at Brickshire Resolution PC-24-05.

The members were polled:

Jack Chalmers	Aye
Thomas Evelyn	Aye
Howard Gammon	Aye
Sylvia Godsey	Aye
Mark Hill	Abstain
Jay Hubbard	Aye
Charna Moss	Aye
Edward Pollard	Aye
Sam Snyder	Aye
Tommy Tiller	Aye
Patricia Townsend	Aye

The motion carried, 10:0:1

IN RE: CHAIRMAN'S REPORT

Mr. Hubbard asked if there was an update on the request for getting microphones for the tables. Staff responded that we are working on it.

IN RE: RRPDC REPORT

Mr. Evelyn the August meeting was canceled.

IN RE: COMMISSIONER'S REPORT

None.

IN RE: STAFF REPORT

Mr. Hathaway introduced Mr. Chris Landgraf, Environmental Planning Manager

PROJECT UPDATES:

Mr. Hathaway stated that at our previous meeting we had tentatively scheduled a work session for August 29th at 6:30 in the Old Courthouse for the CIP. If this date and time works for everyone we will proceed. Mr. Hill asked if we could meet in the Boardroom.

Mr. Hathaway stated that in your packet you should have a copy of the review letter that was sent to the applicant for Schimineo Meadows.

Mr. Hill asked if you have any idea of a response. Staff responded yes we have spoken with the consultant and they are working on the issues at hand and are hoping to meet with the Development Review Committee in September.

IN RE: NEXT MEETING

The regular meeting of the Planning Commission will be on Monday, 19 September 2005 in the Boardroom of the County Administration Building at 6:30.

IN RE: ADJOURNMENT

A motion to adjourn was made and seconded by all.

Respectfully submitted:

Pam Crosby
Recording Secretary