

PLANNING COMMISSION
County of New Kent

MINUTES

THE REGULAR MEETING OF THE NEW KENT COUNTY PLANNING COMMISSION WAS HELD ON THE 17th DAY OF OCTOBER 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 6:33 pm.

IN RE: INVOCATION AND PLEDGE OF ALLEGIANCE

Chairman Jay Hubbard led the invocation and Pledge of Allegiance.

IN RE: ROLL CALL

Attendance:

Jack Chalmers	Present
Thomas Evelyn	Absent - arrived at 6:35 pm
Howard Gammon	Present
Sylvia Godsey	Present
Mark Hill	Present
Jay Hubbard	Present
Charna Moss	Present
Edward Pollard	Absent - arrived at 6:43 pm
Sam Snyder	Present
Tommy Tiller	Present
Patricia Townsend	Present

Also attending:

Rodney Hathaway, Planning Manager
Pam Crosby, Recording Secretary
John Budesky, County Administrator

Chairman Hubbard established that there was a quorum.

IN RE: APPROVAL OF MINUTES

A motion was made by Mr. Gammon and second by Mr. Chalmers, to approve the minutes of the 17 October 2005 – Regular Meeting as presented.

The members were polled:

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

The motion carried, 9:0:0.

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.

IN RE: UNFINISHED BUSINESS

None.

IN RE: PUBLIC HEARINGS

None.

IN RE: NEW BUSINESS

S-34-04, The Oaks Subdivision: The Oaks Development L.L.C. has applied for preliminary subdivision approval for phase one of The Oaks subdivision. The applicant proposes to create 140 lots that range from approximately 20,800 square feet to 103,071 square feet. Detached single-family dwellings will be constructed on each lot.

Staff reported that the applicant has requested a deferral for application S-34-04, The Oaks Subdivision to the November meeting of the Planning Commission, stating that there are a few utility issues that need to be addressed.

IN RE: CHAIRMAN'S REPORT

Mr. Hubbard stated that a lot of citizens are asking questions about the Capital Improvement Plan (CIP).

Mr. Hill asked if the CIP is on the Board of Supervisors agenda for 01 November 2005. Mr. Budesky responded that the CIP will be addressed in late November.

Mr. Budesky stated that the Commission asked a lot of pertinent questions and some of the figures will be lower in cost and will be reduced drastically.

Mr. Hill requested that the County Administrator prepare those documents prior to the 21 November 2005 meeting.

Ms. Townsend asked Mr. Budesky if there have been any concerns from the department heads on how the Commission prioritized the CIP. Mr. Budesky responded that prioritization has never come up as an issue.

IN RE: RRPDC REPORT

Mr. Evelyn stated that he attended the meeting held on 13 October 2005 for the Richmond Regional Planning District Commission. Mr. Evelyn reported that The Honorable Walter A. Stosch, Member Virginia Senate gave a legislative update on the budget and the state government. Mr. Evelyn stated that the RRPDC has requested that the County Administrators and County Planners attend the next scheduled meeting on Thursday, 10 November 2005.

IN RE: COMMISSIONER'S REPORT

Ms. Snyder stated that she would like to suggest that the Planning Commission and the Board of Supervisors set up a joint meeting in reference to conservation matters including speakers so that we may address those issues.

Mr. Hubbard asked staff how the Commission could request a joint meeting with the Board of Supervisors. Staff responded that the Commission can prepare a resolution for the Board of Supervisors to make that recommendation.

Mr. Hathaway commented on the PowerPoint presentation that was distributed in reference to The Local Governments Role in Open Space Preservation Initiatives, by Phyllis C. Katz and James E. Cornwell, Sands Anderson Marks and Miller. Ms. Katz will be presenting this presentation at a forum on Green Infrastructure Planning to be held at the Rappahannock Community College on Wednesday, 19 October 2005.

Mr. Budesky stated that we can address the Board of Supervisors administratively to

request a joint meeting; requesting that the Commission be clear on the recommendation as to the intent of this joint meeting.

Ms. Snyder asked if it would be productive if we had some speakers and general discussion on Conservation and Smart Growth.

Mr. Hubbard asked the Zoning Ordinance Committee if they had addressed conservation and open space. Ms. Snyder responded that we have, however not specifically. Mr. Hubbard stated that maybe we should get that information from staff by the November meeting and then we will make a recommendation to the Board of Supervisors. Ms. Snyder commented that she thinks that it would be a good idea that before we approve the Zoning Ordinance we have a joint meeting.

Staff stated that we are planning on conducting a public hearing in November for the Zoning Ordinance; it would be up to the Commission as to whether they want to take action that night.

Mr. Gammon asked if the Commission would receive the new Zoning Ordinance prior to the November meeting. Staff responded, yes.

Mr. Hill stated we can have a public hearing in November; however I don't want to be rushed into a vote that night.

Mr. Hill then stated that the Board of Supervisors only meets one time in December, which might be a good time to have a joint meeting.

IN RE: STAFF REPORT

PROJECT UPDATES:

Mr. Hathaway reported that for the November meeting the Commission will be receiving a Conditional Use Permit Application for Revere Gas, staff is also planning on presenting a Draft of the Re-write of the Zoning Ordinance, and The Oaks subdivision.

Mr. Hathaway stated that the Development Review Committee met on 13 October 2005 to discuss the Schiminoe Meadows Waste Management Facility application and address staff comments. The applicant is making progress in addressing those comments and is possibly 4 to 6 weeks out in submitting a complete application.

Mr. Hubbard asked for an update on the Dragonsridge Motorsports Park. Staff responded that we have received an update on the Dragonsridge Motorsports Park and we are expecting to receive preliminary plans within the month.

Mr. Hill asked if Schiminoe Meadows has responded to all of the questions that staff has made. Staff responded that the applicant has not responded to all of those questions,

however they did give us an update at the Development Review Committee meeting as to where they are in addressing those questions.

Mr. Hill asked if staff will present this to the Planning Commission without a response to all of those questions. Staff responded no the application is not complete until they have addressed all of our questions and concerns.

IN RE: NEXT MEETING

The regular meeting of the Planning Commission will be on Monday, 21 November 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