

**New Kent County  
Planning Commission  
Minutes**

Monday, July 15, 2002

---

Chairman Mark Daniel called the meeting to order.

Members Present:

Louis Abrams	Present
David Frank	Present
Reverend Hathaway	Present
Julian Lipscomb	Present
Edward Pollard	Present
Robert Stroube	Present
Jay Hubbard	Present
James Wallace	Present
Isabell White	Present
Mark Daniel	Present

Marty Sparks	Absent
--------------	--------

Also Present:

George Homewood, Planning Director  
Phyllis Katz, County Attorney  
Theresa Carter, Planning Technician  
Courtney Jones, Environmental Planner  
Kenneth Vaughan, Zoning Administrator  
Lamont Myers, Economic Analyst

---

IN RE:                   ROLL CALL AND ESTABLISHMENT OF A QUORUM

Chairman Daniel asked for roll call and established that there was a quorum.

---

IN RE:                   MINUTES

Dr Stroube moved that the minutes of the June 17, 2002 meeting be approved as submitted. Mr. Pollard seconded the motion. Motion adopted unanimously by roll call vote.

---

IN RE: CITIZEN COMMENT PERIOD

None.

---

IN RE: UNFINISHED BUSINESS

None.

---

IN RE: PUBLIC HEARING

### **Old Dispatch AFD**

*Old Dispatch AFD is set for renewal by the Board of Supervisors no later than December 2002. At this time of review, John and Mary Peace have requested to remove five (5) acres from TM 7-11 for a home site for a child. The remaining acreage for TM 7-11 will be 37.009. The AFD advisory committee met on June 6, 2002 and recommended approval of the request for removal and approval of the District for a 10-year renewal.*

Ms. Jones gave the staff report and stated that staff recommends approval.

Mr. Wallace opened the citizen comment portion of the hearing. There being no comment, the citizen comment portion was closed.

After a short discussion, Mr. Lipscomb moved to forward Application "Old Dispatch AFD" for the removal of one (1) five acre parcel from Tax Map 7-11 to the New Kent Board of Supervisors with a favorable recommendation. Seconded by Mr. Frank. Motion passed with a unanimous roll call vote.

### **Slatersville AFD**

*Slatersville AFD is set for renewal by the Board of Supervisors no later than December 2007. At this time however, Milton S. Clarke would like to add in a 98.58-acre parcel, part of TM 35-6. This parcel is land that was sold from Chesapeake Forest Products. The parcel is contiguous to other parcels owned by Milton S. Clarke in the Slatersville District. The AFD advisory committee met on June 6, 2002 and recommended approval of the request for addition. The extension of Slatersville AFD will be reviewed in 2007 with the rest of Slatersville.*

Ms. Jones gave the staff report and stated that staff recommends approval.

Mr. Wallace opened the citizen comment portion of the hearing. There being no comment, the citizen comment portion was closed.

Mr. Lipscomb moved to forward application "Slatersville AFD" for the addition of 98.58 acres, a portion of Tax Map 35-6, to the New Kent Board of Supervisors with a favorable recommendation. Seconded by Mr. Abrams. Motion passed with a unanimous roll call vote.

#### **SO-4-04: Family Subdivision Procedures**

*Consideration of an amendment to the provisions of Section 90-181 of Chapter 90, Subdivisions, New Kent County Code to further regulate the process of family subdivisions.*

Mr. Homewood gave the staff report and reviewed the 28 June 2002 memorandum. He stated that staff recommends approval.

Prior to opening the Citizen Comment, there was some discussion on when the code pertaining to Family Subdivision was enacted, to which Mr. Homewood replied that there was evidence of the Family Subdivision code in 1963.

Mr. Wallace opened the citizen comment portion of the hearing.

Eugene Williams Lived in District 3. His concern was the lot sizes of newly created lots. He would like to be able to provide his children one-acre lots if all other conditions under family subdivisions are met.

There was a lengthy discussion concerning the five-acre residual provision after which Mr. Frank made a motion to adopt proposed Resolution PC-10-02 (R) to the Board of Supervisors with a favorable recommendation. Seconded by Dr. Stroube. Motion passed by roll call vote of 7-2-1, with Mr. Pollard abstaining. Mr. Abrams and Reverend Hathaway voted against.

---

IN RE: NEW BUSINESS

#### **S-27-02: Village of Brickshire Section 1**

*Bluegreen Properties has applied for preliminary subdivision approval for Brickshire Village Section 1 (the name has been changed to Bel Green at Brickshire). The applicant proposes to create 52 lots with an average lot size of 7,310 square feet (.167 acre). The proposed subdivision is a portion of the property approved for a planned unit development under application PUD-1-95. The use of the property will be single-family detached home sites, however the homes will be zero lot line or some similar form of higher density product.*

---

Mr. Vaughan gave the staff report and reviewed the 3 June 2002 memorandum as well as the 15 July 2002 Request Analysis and Recommendation. He stated that staff recommended approval subject to the following conditions:

1. Provide information on who will maintain open space.
2. Provide landscaping plan.
3. Show all existing, platted, and proposed streets, along with their names, numbers, and widths; existing utilities or other easements, public areas with parking spaces; culverts, drains, and watercourses, their names and other pertinent data.
4. Show any pedestrian and bike trails.
5. Show pump station accessed off of Villa Green Drive, not Virginia Park Drive.

Paul Hinson, a representative for the applicant's agent Koontz-Bryant, clarified that the dwellings would be single family homes with ten feet between each house. He stated the Koontz-Bryant had addressed comments from the New Kent County Public Works department, and that the other listed conditions would be addressed prior to construction plan approval.

Mr. Frank made a motion to grant preliminary subdivision approval for Bel Green at Brickshire upon the conditions that the comments raised by New Kent County Planning and Development Department are addressed prior to construction plan approval. Seconded by Mr. Hubbard. Motion passed by a role call vote of 9-1-0, with Ms. White the lone dissenting vote.

---

IN RE:                      PRESENTATIONS

*Comprehensive Plan*

Lamont Myers gave a PowerPoint presentation along with the printed information distributed in the commission packets titled "New Kent County Comprehensive Plan-Remaining Elements". His presentation reviewed the steps that the Planning staff has to take to complete the Comprehensive Plan. Mr. Myers stated he is developing a timetable for completing the work elements with the assistance of the Richmond Regional Planning Commission District.

During the short discussion following the presentation, Mr. Daniel and Mr. Pollard asked that affordable housing be addressed in the Comprehensive Plan.

*Economic Base Study*

Lamont Myers gave a PowerPoint presentation along with the printed information distributed in the commission packets titled "National and Economic Trends". His presentation reviewed national, regional, and local

trends in areas such as manufacturing and capital investment, economic development efforts, and horseracing.

---

IN RE: CHAIRMAN'S REPORT

None given.

---

IN RE: RRPDC REPORT

None given.

---

IN RE: COMMISSIONERS REPORT

None given.

---

IN RE: STAFF REPORT

Mr. Homewood will take part in the work session with the Board of Supervisors on August 5, 2002.

Mr. Homewood stated that the County had parted ways with K. W. Poore and Associates largely because they were a year behind schedule in regard to the Comprehensive Plan. The work produced by K. W. Poore was valid and will be used as the basis upon which to develop the plan.

---

IN RE: MEETING SCHEDULE

Mr. Homewood announced that there will not be an August meeting as there was not public business to transact. The next regular meeting is scheduled at 7:00 p.m. on Monday, September 16, 2002, in the Board Room of the County Administration Building.

---

ADJOURNMENT