

**New Kent County  
Planning Commission  
Minutes**  
Monday, April 15, 2002

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Chairman Mark Daniel called the meeting to order.  
Members Present:

Louis Abrams	Present
David Frank	Present
Reverend Hathaway	Arrived Late
Julian Lipscomb	Arrived Late
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

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IN RE:                   ROLL CALL AND ESTABLISHMENT OF A QUORUM

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

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IN RE:                   MINUTES

Mr. Frank moved that the minutes of the March 18, 2002 meeting be approved as submitted. Dr. Stroube seconded the motion. Motion adopted unanimously by voice vote.

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IN RE: COMMITTEE APPOINTMENTS

Chairman Daniel appointed two committees. He reserved the right to sit on both committees.

Committee A: Isabel White  
Milton Hathaway  
Marty Sparks  
Julian Lipscomb  
Jay Hubbard

Committee B: Louis Abrams  
Edward Pollard  
Robert Stroube  
James Wallace  
David Frank

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IN RE: CITIZEN COMMENT PERIOD

None.

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IN RE: UNFINISHED BUSINESS

None.

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IN RE: PUBLIC HEARING

None.

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IN RE: NEW BUSINESS

S-1-02: Deerlake Subdivision, Section B

*G & G Limited has submitted an application for subdivision plan approval for a 36.122-acre portion of a 137.5-acre parcel to be developed as 44 residential lots under the terms of the R-1 zoning district. The subject property is located on the*

*east side of SR 612 (Tunstall Road) immediately north of Section A of Deerlake and further identified as a portion of tax map parcel 10-51.*

The Planning Department was awaiting comments from the Health Department and could not move forward until those comments had been received.

No action by the Planning Commission was required.

#### SPONSOR AND SCHEDULE FOR PUBLIC HEARING

*Consideration of amendments to the Subdivision and Zoning ordinances to establish Open Space (Cluster) Subdivisions and to eliminate the exemption from the subdivision process and procedures for 15- and 25- acre lots.*

Mr. Homewood gave the staff report and stated that the staff recommends approval.

Several hypothetical situations concerning how the Open Space Subdivision would work were discussed. Mr. Homewood stated that the proposal as presented was as restrictive as possible for advertising purposes and could be modified.

Mr. Frank made a motion to sponsor and set the public hearing. Seconded by Mr. Wallace. The roll call vote was 6-1-1, with Chairman Daniel abstaining. Mr. Hathaway and Mr. Lipscomb were not present.

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IN RE:                   PRESENTATIONS

#### WASTEWATER TREATMENT OPTIONS

Anne Durica, Environmental Health Technical Consultant for the Hanover Health District, gave the presentation that explained the different types of wastewater treatments and the pros and cons associated with each treatment. She provided a handout of the presentation as well as some of the literature available at the local Health Department. Also present to answer questions were Steve Fuhrman, Hanover Health District Operations Manager, Gale Bazzichi, Public Health Supervisor and Cornell “Trapper” Davis, a local soil consultant.

## *ACCESS MANAGEMENT*

Dan Rudge of the Richmond Regional Planning District Commission gave the presentation about the opportunities for developing an access management ordinance and policy for New Kent County.

In response to questions from several Commission members, Mr. Homewood stated that access management would apply mainly to arterials, not collector or major secondary roads.

Reverend Hathaway made a motion to appoint a seven-member committee to develop a draft access management ordinance. The committee would consist of three Planning Commission Members, two development community representatives, one Planning Department staff, and 1 Chamber of Commerce member. Mr. Frank seconded the motion. The roll call vote was 7-3-0. Mr. Frank, Mr. Hubbard, and Ms. White voted no.

Chairman Daniel appointed the three Planning Commissions members to the committee, Milton Hathaway, David Franks, and Marty Sparks. The committee will report to the Planning Commission as a whole.

## *COMPREHENSIVE PLAN*

Matt Bolster of K. W. Poore and Associates gave the presentation, which consisted mainly of a recital of their key areas of analysis of the existing conditions in New Kent County. No handouts of the information were provided. Some of the topics covered were demographic trends, rankings, and the identification of issues and opportunities. Mr. Bolster remarked that Access Management would be one of the main recommendations.

In response to a question from Mr. Hathaway concerning what stage the development of the Comprehensive Plan is in, Mr. Bolster replied that the first draft report on existing conditions would be available for the May Planning Commission meeting. The report would then be reviewed stage-by-stage, then go on to goals and objectives.

During the discussion that followed the presentation, Mr. Bolster acknowledged that his firm was "...very off our original schedule in getting this to you", that the Plan "pretty much should have been done by this point", and that he understood that the Commission was anxious in getting this project completed. Mr. Bolster further stated that the firm experienced a crunch in winter and early spring with a lot of grant-related work that taken them off of the job for a while.

*ENVIRONMENTAL CODE AMENDMENTS*

Courtney Jones gave the presentation on the modifications made by the State to amend the Chesapeake Bay Regulations. The County must amend its regulations to conform with those made by the State. She provided two handouts, An Ordinance to Repeal Chapter 94 of the Code of New Kent County and Reenact Provisions for Waterways, and a copy of the Chesapeake Bay Local Assistance Department's Program Description for Locality Compliance with Revised Regulations.

Ms. Jones stated that in December 2001, the state adopted amendments to the Chesapeake Bay Act. She outlined the most important changes. Ms. Jones stated that no action by the Board was necessary until CBLAD approves of the changes.

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IN RE:                      CHAIRMAN'S REPORT

Chairman Daniel spoke of his recent first visit to Colonial Downs, the occasion being the Strawberry Hill Races. He remarked that even with the large turnout, no one got out of hand, traffic was not bad, and that there were plenty of police patrolling the area.

Chairman Daniel spoke about the Chamber of Commerce plans to go forward with a program titled Buying New Kent. The program would allow 1% of every 4½% collected to go back to the locality for schools, parks, fire and rescue, and administration.

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IN RE:                      RRPDC REPORT

Chairman Daniel attended the April meeting. He spoke of the budget for the Regional Competitiveness Act. He remarked that participation had been severely cut and the future curtailed.

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IN RE:                      COMMISSIONERS REPORT

None Given.

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IN RE:                   STAFF REPORT

George Homewood spoke of meeting with Pete Johns and several of his investors concerning the farms of New Kent Project. Also present at the meeting was Kenny Vaughan. Mr. Homewood stated that this huge project was almost ready for review. Mr. Johns introduced himself to the Planning Commission. He also introduced other people involved with the project; Doug Anderson, Vice President of Bodie Noell Corporation, Rocky Mount, N. C.; Pace Fonville of Bauer Nelms and Fonville, a Richmond development firm; Nicky Hayes, President of Kitty Hawk Land Development, a subsidiary of Bodie Noell; and Robert Houser, President of Kitty Hawk Land Development. Mr. Hayes is also the president of the Currituck Club, Corolla, N. C.

Mr. Homewood spoke of a regional bicycle and pedestrian access plan being developed for the entire Richmond region by the Richmond Regional Planning District Commission and the Virginia Department of Transportation. He urged the Commission members to attend the May 8 symposium. Registration information was included in the April packet. Mr. Homewood also stated the Planning Department was working on identifying appropriate corridors in the county for pedestrian or bicycle access improvements, and areas/facilities already accessible.

The 2000 Census booklet was also included in the packet. Mr. Homewood stated that two, possibly three packages of data would be forthcoming. The information will be given to the members as it becomes available.

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IN RE:                   MEETING SCHEDULE

Mr. Homewood announced the next regular meeting is scheduled at 7:00 p.m. on Monday, May 20, 2002, in the Board Room of the County Administration Building.

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ADJOURNMENT