

**New Kent County  
Planning Commission  
Minutes**

Monday, September 16, 2002

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Chairman Mark Daniel called the meeting to order.

Members Present:

Louis Abrams	Present
Marty Sparks	Present
David Frank	Present
Julian Lipscomb	Present
Edward Pollard	Present
Jay Hubbard	Present
Isabell White	Present
Mark Daniel	Present

Reverend Hathaway	Absent
James Wallace	Absent
Robert Stroube	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

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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 July 15, 2002 meeting be approved as submitted. Mr. Pollard seconded the motion. Motion adopted unanimously by roll call vote.

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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

**YORK RIVER AGRICULTURAL AND FORESTAL DISTRICT**

*Two applications were submitted to add two parcels in the York River Agricultural and Forestal District. The first parcel, tax map 28-27A, is 33 acres and owned by Clyde C. and Catherine Davis. The second parcel, tax map 28-27, is 109 acres and owned by Fork Neck, LLC. The York River AFD currently contains 3647.67 acres. Granting these additions would bring the total to 3,789.67.*

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

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

After a short discussion, Mr. Frank moved to forward Resolutions PC-12-02 and PC-13-02 to the New Kent Board of Supervisors with a favorable recommendation. Motion seconded by Ms. White. Motion passed with a unanimous roll call vote.

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IN RE: NEW BUSINESS

**S-37-02: BRICKSHIRE SECTION M**

*Bluegreen Properties has applied for preliminary subdivision approval for Brickshire Section M. The applicant proposes to create 68 lots with an average lot size of 28,442 square feet (.652 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 homes sites.*

Mr. Vaughan gave the staff report and stated that staff recommended approval subject to the following conditions; which will be addressed on the Final Subdivision plan and incorporated in the construction plan:

- Buffers need to be provided adjacent to lots located beside Kentland Trail and on lots that adjoin the golf course.
- Building envelopes need to be shown both clearly and realistically, including their relationship to buffers and easements.
- Details of the RPA impacts on lots 34 and 35 must be provided in a manner sufficient to determine that the lots as shown are indeed buildable lots.
- Streets need to be named, and the names need to be submitted to the RRPDC.
- Pedestrian and bicycle trails serving the lots in this section and interconnected with other sections and trails already established must be provided.
- Provide information regarding the ownership and use of the large undesignated space behind lots 45 through 55.

Several of the Commissioners expressed their dismay as to the number of conditions. Mr. Vaughan accepted full responsibility for not ironing out potential problems prior to the meeting.

Paul Hinson, a representative for the applicant's agent Koontz-Bryant, stated that he did not foresee and problems in complying with the conditions.

Mr. Lipscomb made a motion to grant preliminary subdivision approval for application S-37-02, Brickshire Section M and adopt Resolution PC-14-02 upon the condition that the comments raised by the New Kent County Planning and Development Department are addressed prior to construction plan approval. Motion seconded by Mr. Sparks. Motion passed by a roll call vote of 7:1, with Ms. White dissenting.

### **S-39-02: BRICKSHIRE SECTION O**

The application was postponed until the next regularly scheduled meeting.

### **S-40-02: BRICKSHIRE SECTION P**

The public hearing was postponed until the next regularly scheduled meeting.

## **QUINTON PARK RECREATIONAL FACILITY**

*Section 15.2-2232 of the Code of Virginia requires that public facilities such as parks must conform to the adopted Comprehensive Plan and establishes the Planning Commission as the body to make that determination for the locality. The Quinton Park recreational facility is a proposed ten-acre park located along*

*the southwest side of Henpeck Road (SR 655) at its intersection with Quinton Park Trail.*

Mr. Homewood gave the staff report and stated that staff recommended approval. The commission needed to determine the conformance of the park with the Comprehensive Plan as well as approve the master plan of the park as the blueprint for future development.

Marcy Greenberg, Parks and Recreation Coordinator, spoke about the layout of the park as well as the opportunities for active and passive recreation opportunities that will be provided by the facility. She stated that the conceptual design was created with the input of the Parks and Recreation staff, Parks and Recreation Advisory Commission, and citizen comments at public hearings and the Parks and Recreation Department.

After discussion, Mr. Frank moved to adopt Resolution PC-11-02, seconded by Mr. Sparks. The motion passed by roll call vote of 8:0.

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IN RE: COMMITTEE REPORTS

### **COMPREHENSIVE PLAN**

Lamont Myers discussed the necessary steps to be taken and the proposed timeline for completing the Comprehensive Plan. He also proposed four targeted joint work sessions involving the Planning Commission, Comprehensive Plan Citizen Review Committee, and staff.

The Commission approved the following schedule of meetings, to be held at 7:00 PM in the Boardroom of the Administration Building:

- ❑ Wednesday, 2 October 2002 - Resource Management (Environment, Historic and Cultural) and Public Facilities Part 1 (Parks, Recreation, Greenways and Blueways)
- ❑ Thursday, 10 October 2002 - Transportation and Public Facilities Part 2 (Schools, Public Safety, libraries and Governmental Administration)
- ❑ Wednesday, 23 October 2002 - Public Utilities and Economic Development
- ❑ Wednesday, 6 November 2002 - Housing and Land Use

Mr. Daniel will chair the meetings with Mr. Myers as the moderator. Mr. Myers will provide the Fiscal Impact Analysis at the next Planning Commission meeting.

## **CLUSTER SUBDIVISION PROPOSAL**

Mr. Homewood reviewed the subcommittee report on Cluster Subdivisions. As no decision needed to be made at that time, the Commission discussed the advantages and disadvantages of the proposed residential Open Space Subdivision Provisions.

There will be a public hearing on the proposal at the October meeting.

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IN RE: CHAIRMAN'S REPORT

Mr. Daniel introduced Gary Christie as the new County Administrator. Mr. Christie offered his support to the Planning Commission and staff.

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IN RE: RRPDC REPORT

None given.

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IN RE: COMMISSIONERS REPORT

Mr. Lipscomb spoke of the presentation given for the Farms of New Kent at the September 9 Board of Supervisors work session.

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IN RE: STAFF REPORT

Mr. Homewood briefly reviewed proposed Resolution R-38-02, the resolution to sponsor an amendment to the zoning ordinance permitting accessory apartments in conjunction with single-family dwellings, which will be advertised for the October agenda.

He stated that this was a banner year for creation of lots, to date 323 new lots have been created, and 166 are in the review stage – all the more reason to strengthen and improve the Comprehensive Plan and zoning ordinance.

He spoke of a water and sewer study that has been under way for the past six months. The study has not yet been completed, but preliminary reports indicated that there would be a substantial price tag to provide the western part of the county with water and sewer. He went on to say that the soon to be proposed Farms of New Kent may well be the vehicle by which much of the

infrastructure could be paid for by private sources, possibly leaving the County to pay for some relatively smaller portions to extend the service.

He stated that the Board of Supervisors had adopted the Family Subdivision ordinance with two changes to what was approved by the Planning Commission. Those changes were deleting nieces, nephews, aunts, uncles and spouses from the immediate family definition and adding a three-year holding period for the grantor prior to land being subdivided.

Mr. Homewood also gave a few details on Dragons Ridge, a club-owned racetrack for sports car racing. He stated that a significant amount of money has been raised by the club to purchase land for the track. He anticipates that plans will soon be submitted.

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IN RE:                    MEETING SCHEDULE

The next regular meeting is scheduled at 7:00 p.m. on Monday, October 21, 2002, in the Board Room of the County Administration Building.

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ADJOURNMENT