

**New Kent County
Planning Commission
Minutes**

Monday, November 17, 2003

Chairman Hathaway called the meeting to order.

Attendance:

Louis Abrams	Present
Jack Chalmers	Present
Mark Daniel	Present
David Frank	Present
Howard Gammon	Present
Jay Hubbard	Present
Milton Hathaway	Present
Julian Lipscomb	Present
Edward Pollard	Present
Marty Sparks	Present
Robert Stroube	Absent

Also Present:

George Homewood, Planning Director
Pam Crosby, Planning Technician
Courtney Jones, Environmental Programs Manager
Kenneth Vaughan, Zoning Administrator
Phyllis Katz, County Attorney

IN RE: ROLL CALL AND ESTABLISHMENT OF A QUORUM

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

IN RE: MINUTES

Mr. Frank moved that the minutes of the October 20 meeting approved, seconded by Mr. Pollard. Motion adopted unanimously by roll call vote.

IN RE: CITIZEN COMMENT

None.

IN RE: UNFINISHED BUSINESS

Commendation of Theresa Carter

Mr. Homewood presented to the Commission Resolution PC-27-03 consideration to commend Theresa Carter for her service to the Commission and to New Kent County during her tenure as Planning Technician.

Mr. Frank moved to approve resolution PC-27-03 as presented, seconded by Mr. Abrams. Motion adopted unanimously by roll call vote.

Mrs. Carter responded, "Thank you for this, I enjoyed working for the Planning Department and the Planning Commission, it was a pleasure getting to know all of you. I always said I was an average ordinary person and you made me feel so very special. Thank you."

Chairman Hathaway responded, "Let me just say I really do appreciate all that you have done, not just for the Commission but for the Planning Department and the citizens of New Kent County. I would like to thank Jay Carter, for loaning you to us. You really made a tremendous impact in helping us understand the issues before us."

RE: NEW BUSINESS

Brickshire Subdivision Section N - Preliminary Approval

Bluegreen Properties have applied for preliminary subdivision approval for Brickshire Section N. The applicant proposes to create 146 lots with an average lot size of 33,540 sq. ft (.77 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 home sites. Please find attached the comments we received from other departments. VDOT will make comments during the construction plan review.

Mr. Daniel asked how many lots have been created so far in Brickshire?

Mr. Vaughan responded, right now I'm figuring that the approved amount was close to 1000 lots so this is one of the last sections, we are at about 600 lots. I do not have the exact figures, however, do believe that it is about 1000 lots that were approved. We have one more section left.

Mr. Daniel commented, I'd just like to point out that when this project came before us the planning commission all the description all the stories about age restricted housing in the community, how many age restricted lots have been brought in front of the planning commission for our approval, I can't remember one, not one, zero. Just wanted to comment.

Mr. Vaughan responded, I know that since I've been working at New Kent County there has been no age restricted lots come before the commission.

Mr. Frank commented, the age-restricted lots as far as I can remember were proposed to the commission by a different developer.

Mr. Lipscomb stated that when Dell Webb came on as a developer age restricted housing was proposed, however, since that time, Mr. Webb has gone to Hilton Head to work instead.

Mr. Daniel stated, when this was given to us at the Planning Commission level, at the time the proffers were at about \$3,000 per lot. The majority of this was going to be geared toward age restricted development.

After a lengthy discussion, Mr. Frank moved to forward Preliminary Subdivision Approval for Brickshire Section N (S-30-03) to the Board of Supervisors with a favorable recommendation by the adoption of Resolution PC-26-03, the motion was seconded by Mr. Abrams. The motion passed on a roll call vote of 9:1.

This is the final single-family detached section in Brickshire. Only two cluster home sections remain to be approved.

IN RE: PUBLIC HEARINGS

AFD-08-03: Old Tavern

A request to withdraw from Old Tavern AFD by J. Harold Black involving tax map parcels 19-21, 19-22 and 19-23 for a total of 125 acres.

An application was submitted to the Planning Department to withdraw tax map numbers 19-21, 19-22, and 19-23 from the Old Tavern Agricultural and Forestal District. The parcel acreage total is 125 acres, and is owned by J. Harold Black. The Old Tavern Agricultural and Forestal District currently contains 612.6 acres and was renewed in 2000 for a 10 year period. Granting the request for withdrawal would make the District have a total of 487.6 acres. (If AFD-04-03 requesting to withdraw all of tax map numbers 9-32 and 9-33 totaling 110 acres that was continued by the Board of Supervisors to 08 December 2003 is also approved, the total acreage of Old Tavern AFD will be 377.6 acres.)

After some discussion, Mr. Frank moved to forward AFD-08-03 to the Board of Supervisors with a favorable recommendation by the adoption of Resolution PC-28-03, the motion was seconded by Mr. Chalmers. Motion adopted unanimously by roll call vote.

AFD-09-03: Slatersville

Proposed addition to Slatersville AFD by Mr. Dixon Jackson involving tax map parcels 35-47 and 36-7B (Approximately 143 acres).

An application was submitted to the Planning Division to add tax map numbers 35-47 and 36-7B to the Slatersville Agricultural and Forestal District. The parcel acreage total is 143 acres, and is owned by Mr. Dixon Jackson. The Slatersville Agricultural and Forestal District currently contains 523.91 acres and is not up for renewal until 2007. Granting the request for addition would make the District have a total of 666.91 acres.

Mr. Frank moved to forward AFD-09-03, parcel addition request to the Slatersville AFD by Mr. Dixon Jackson (consisting of 143 acres) be forwarded to the Board of Supervisors with a favorable recommendation by the adoption of Resolution PC-29-03, along with the condition that Mr. Jackson should be able to demonstrate at the time of Slatersville AFD renewal in 2007 that a long range forestal planning tool has been developed and duly followed. If the long range forestal planning tool should be demonstrated not to have been developed or duly followed, then the applicable tax map numbers should not be allowed to renew along with the entirety of the District. The motion was seconded by Mr. Abrams. Motion adopted unanimously by roll call vote.

RE: CHAIRMAN'S REPORT

Chairman Hathaway commented a very busy year and probably a lot of things that we need to finish up this year so I wanted to thank the commission members and that staff for all of the extra work that you have given over the last several months. Also, one of the things that we are comforted in having Mrs. Carter leave is that we have a very capable replacement in Mrs. Pam Crosby and I am excited to have the opportunity to work with you over the next few months.

Mrs. Crosby responded, "Thank you"

RE: RRPDC REPORT

None.

RE: COMMISSIONER'S REPORT

None.

RE: STAFF REPORT

None.

RE: MEETING SCHEDULE

The next regular meeting is scheduled at 7:00 p.m. on Monday, December 15, 2003 in the Boardroom of the County Administration Building.

ADJOURNMENT

Mr. Frank motioned to adjourn tonight's meeting, seconded by Mr. Abrams. The motion passed on a roll call vote of 10:0. Dr. Stroube was absent.