

**New Kent County
Planning Commission
Minutes**

Tuesday, February 18, 2003

Chairman Daniel called the meeting to order.

Members Present:

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|-----------------|---------|
| 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 | Present |

Also Present:

George Homewood, Planning Director
Courtney Jones, Environmental Planner
Kenneth Vaughan, Zoning Administrator
Phyllis Katz, County Attorney

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

Mr. Frank moved that the minutes of the January 21, 2003 meeting be approved as submitted. Mr. Stroube seconded the motion. Motion adopted unanimously.

IN RE: ANNUAL RE-ORGANIZATION OF THE COMMISSION

Chairman of the Planning Commission for the 2003 year

Mr. Abrams moved to nominate Rev. Hathaway. Mr. Hubbard seconded the motion. Mr. Lipscomb moved to close the nominations. Mr. Abrams seconded the motion. Mr. Frank moved to elect Rev. Hathaway by acclimation; said motion being seconded by Mr. Sparks.

Motion passed unanimously on a voice vote.

Vice Chairman of the Planning Commission for the 2003 year

Mr. Lipscomb moved to nominate Mr. Pollard. Mr. Hubbard seconded the motion. Mr. Stroube moved to close the nominations. Mr. Chalmers seconded the motion. Mr. Lipscomb moved to elect Mr. Pollard by acclimation; said motion being seconded by Mr. Sparks.

Motion passed unanimously on a voice vote.

**Chairman of Public Hearings for the Planning Commission
for the 2003 year**

Rev. Hathaway moved to nominate Mr. Sparks. Mr. Stroube seconded the motion. Mr. Lipscomb moved to close the nominations. Rev. Hathaway seconded the motion. Mr. Lipscomb moved to elect Mr. Sparks by acclimation; said motion being seconded by Mr. Abrams.

Motion passed unanimously on a voice vote.

**Vice Chairman of Public Hearings for the Planning Commission
for the 2003 year**

Mr. Lipscomb moved to nominate Mr. Stroube. Mr. Hubbard seconded the motion. Mr. Lipscomb moved to close the nominations. Rev. Hathaway seconded the motion. Mr. Lipscomb called for a motion to elect Mr. Stroube by acclimation; said motion being seconded by Mr. Pollard.

Motion passed unanimously on a voice vote.

**Representative to the Richmond Regional Planning District Commission
for the 2003 year**

Mr. Lipscomb moved to nominate Mr. Daniel. Mr. Abrams seconded the motion. Mr. Hubbard moved to close the nominations. Mr. Stroube seconded the motion. Mr. Pollard called for a motion to elect Mr. Daniel by acclimation; said motion being seconded by Rev. Hathaway.

Motion passed unanimously on a voice vote.

Meeting Schedule and Deadlines for 2003-2004

Rev. Hathaway made a motion to approve the meeting schedule as submitted, seconded by Mr. Chalmers. Mr. Lipscomb confirmed that the Commission was only voting on the meeting dates and deadlines for calendar year 2003. Motion carried unanimously on a voice vote.

IN RE: PUBLIC COMMENT

None.

IN RE: UNFINISHED BUSINESS

None.

IN RE: PUBLIC HEARING

None.

IN RE: NEW BUSINESS

S-01-03: BEAUMAN'S REST

A proposal for two lots on 5.09 acres

Kenneth Vaughan gave the staff report and stated staff recommended approval subject to two conditions. These conditions are that prior to recordation, a well and a septic system including reserve drainfield acceptable to the New Kent

Health Department be located on the plat, and that the shed located on lot 2 meet the 5 foot setback from the property line.

After a brief discussion, Mr. Lipscomb moved to adopt PC-05-03 (R1) which grants preliminary approval to the proposed 2-lot subdivision subject to the two conditions. Additionally, Mr. Lipscomb included in his motion changing the resolution PC-05-03 to read "Beauman's Rest" rather than "Bluegreen Properties" and on the second page of the resolution "18th day" rather than "17th day". Mr. Sparks seconded the motion. Motion carried by a role call vote of 11:0.

RESOLUTIONS TO HONOR ISABELL WHITE AND JAMES WALLACE

For their service to the New Kent County Planning Commission

Mr. Homewood stated that at the pleasure of the Planning Commission, he would like to invite Mrs. White and Mr. Wallace to meet at 6 p.m. for a reception in their honor prior to the March Planning Commission meeting.

Mr. Frank made a motion to approve Resolutions PC-6-03 and PC-7-03 and to schedule the reception as proposed. Mr. Abrams seconded and the motion carried by unanimous voice vote.

IN RE: PRESENTATIONS

THE CHESAPEAKE BAY AND YOU

Courtney Jones gave a PowerPoint presentation on the basics of the Chesapeake Bay to the Planning Commission. She stated that she hoped to present this to the three community centers in New Kent, and that based upon interest, she would prepare additional educational presentations.

FARMS OF NEW KENT

Mr. Johns presented a check for \$118,940.00 as the rezoning application fee for the Farms of New Kent project to Mr. Homewood.

Mr. Rothenberg explained that presentations regarding the Farms of New Kent had previously been offered to such associations as the Ruritan Club and that public knowledge of the proposed project had been raised by such events as the Harvest Festival. Mr. Rothenberg explained that tonight was the formal

presentation of the application package of the Farms of New Kent to the Planning Department. Mr. Rothenberg stated that it is the request of the Farms of New Kent project team to be able to have a dialog regarding this project, and he requested an opportunity to have a work session to discuss concerns regarding the project at a later date.

Mr. Rothenberg summarized the chapters of the application package of the Farms of New Kent as follows: Chapter 1-Introduction, Chapter 2-New Kent County Comprehensive Land Use Plan, Chapter 3-Existing Conditions, Chapter 4-The Farms of New Kent Planned Unit Development, Chapter 5-Utilities Requirements and Implementation Plan, Chapter 6- Environmental Setting and Impact, Chapter 7-Cultural Resources, Chapter 8-Traffic Impact Study, Chapter 9- Fiscal Impact Analysis and Market Analysis, Chapter 10-Planned Unit Development Ordinance, and the Appendix. He explained that due to the planning and phasing of this development project, the Farms of New Kent would have a net economic benefit to the County. Furthermore, Mr. Rothenberg stated that every development year of the Farms of New Kent would produce a net economic benefit to the County. Mr. Rothenberg concluded by thanking the Planning Commission members, and stating that he looked forward to working with them.

Chairman Daniel asked what the process for the Farms of New Kent application package would be.

Mr. Homewood responded that staff will begin its review of the application package. Mr. Homewood stated that he assumed that it would be at least 90 days until comments would be put together from all of the review agencies. At that point, Mr. Homewood stated, a work session with the Planning Commission would be appropriate.

Mr. Rothenberg noted that the Farms of New Kent would petition the New Kent County Board of Supervisors for a Community Development Authority.

IN RE: CHAIRMAN'S REPORT

Chairman Daniel noted a letter that he had distributed to each Planning Commissioner written by Mr. Christie regarding a recent retreat made by the New Kent County Board of Supervisors and specifically the Board's desire to have the Planning Commission complete its work on cluster subdivision standards and provisions as expeditiously as possible.

Chairman Daniel also mentioned the March 14, 2002 Planning Commissioners Second Annual Forum to be hosted by the Richmond Regional Planning District Commission, and encouraged the Commissioners to attend.

IN RE: RRPDC REPORT

Chairman Daniel reported that the Richmond Regional Planning District Commission had distributed a report of the yeas and nays of the House and Senate.

IN RE: COMMISIONERS' REPORT

Mr. Frank stated that he would not be able to attend the Thursday, February 20, 2003 meeting. Mr. Frank asked that the Commissioners consider the Comprehensive Plan as "set in stone", rather than merely a guideline, open to vast deviation. Mr. Frank asked that the Commissioners consider the phasing and timing of elements within the Comprehensive Plan. He stated that New Kent County is not ready for all of the elements within the Comprehensive Plan immediately, rather that the elements of the Comprehensive Plan be implemented in sections.

Mr. Frank also commended the Comprehensive Plan Citizens Review Board.

IN RE: STAFF REPORT

Mr. Homewood stated a proposed redlined copy of the by-laws for the Planning Commission would be distributed shortly and then would be voted upon at the March Planning Commission meeting.

Mr. Homewood stated that he was in agreement with Mr. Frank's earlier statements regarding the phased implementation of the Comprehensive Plan. Mr. Homewood pointed out to the Commissioners that there were several letters from landowners and a letter from a member of the Citizen Planning Committee. Mr. Homewood drew attention to a package of suggested revisions to the Comprehensive Plan, which was an addendum to their packets.

Mr. Homewood stated that there would be no public hearings next month; however, Mrs. Katz would present topics on both "Conflicts of Interest" and "Community Development Authorities" and Ms. Jones would present a watershed model.

Rev. Hathaway presented Mr. Daniel a plaque from the members of the Planning Commission thanking and honoring Mr. Daniel for his service as Chairman of the Planning Commission for the past year.

IN RE: MEETING SCHEDULE

There will be a joint work session on the Comprehensive Plan with the Commission, Board of Supervisors and the Comprehensive Plan Advisory Board on Thursday February 20, 2003 at 6:00 p. m. in the Boardroom of the County Administration Building.

The joint public hearing to receive comment on the draft Comprehensive Plan is scheduled at 6:00 p. m. on Thursday, March 6, 2003 in the Boardroom of the County Administration Building.

The next regular meeting is scheduled at 7:00 p.m. on Monday, March 18, 2003, in the Boardroom of the County Administration Building. A reception to honor the service of Isabell White and James Wallace will begin at 6:00 p.m.

Mr. Daniel stated that the Planning Commission meeting will continue until the February 20, 2003 joint work session.

By unanimous voice vote, the Commission continued its meeting to the February 20, 2003 joint work session.