

A JOINT PUBLIC HEARING OF THE NEW KENT COUNTY BOARD OF SUPERVISORS AND PLANNING COMMISSION WAS HELD ON THE 6th DAY OF MARCH IN THE YEAR TWO THOUSAND THREE OF OUR LORD IN THE BOARDROOM OF THE COUNTY ADMINISTRATION BUILDING AT 6:00 P.M.

IN RE: CALL TO ORDER

Chairman Lipscomb called to order the meeting of the Board of Supervisors at 6:04 p.m.
Chairman Mark Daniel called to order the meeting of the Planning Commission at 6:04 p.m.

IN RE: INVOCATION AND PLEDGE OF ALLEGIANCE

Reverend Hathaway gave the invocation and led the Pledge of Allegiance.

IN RE: ROLL CALL

Board of Supervisors:

Rebecca M. Ringley	Present
James H. Burrell	Present
Dean E. Raynes	Absent
W. R. "Ray" Davis Jr.	Present
Julian T. Lipscomb, Sr.	Present

Planning Commission:

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

IN RE: DRAFT COMPREHENSIVE PLAN

Board Chairman Lipscomb turned the meeting back over to Mark Daniel. Mark Daniel introduced the Public Hearing Chairman, Marty Sparks, who welcomed those in attendance and

reviewed the procedure for the Public Hearing. Mr. Sparks then turned the meeting over to Lamont Myers for his presentation.

Lamont Myers, Economic Analyst, provided an overview of the draft revisions to the Comprehensive Plan based on the results of the February 20 joint work session and on comments received by the Planning Department since that date. Mr. Myers also reported on the proposed changes to the draft Land Use Map based on the results of three subcommittees which met to discuss each of the following areas of the County: Bottoms Bridge, Providence Forge, and the Route 33 corridor. Mr. Myers indicated that the current schedule calls for the draft Comprehensive Plan to be considered by the Planning Commission at its March 17 meeting, and by the Board of Supervisors on April 14. Mr. Myers closed by entertaining questions and comments from members of the Planning Commission and Board of Supervisors.

Mr. Davis expressed his concern about the historic sites in the County. Mr. Homewood explained that an historic survey and predictive model are underway, and although the historic sites will not be noted on the Land Use Map, they will be designated on an overlay.

Mr. Frank asked how to achieve the targeted 70% residential 30% non-residential tax revenue ratio. Mr. Myers indicated that it would take aggressive promotion of retail and tourism, maximization of the interstate interchanges, as well as providing sewer/water to the village areas to attract revenue from outside of the County.

There was discussion about definitions of the various land use terms. Mr. Myers explained the importance of having these definitions as a part of the Comp Plan, which will then be incorporated into the re-writes of the subdivision and zoning ordinances.

Reverend Hathaway asked about provisions for affordable housing, and urged that the County be proactive in promoting that issue.

Chairman Lipscomb stated that, based on his experience with comp plans, the ones in the past have been “cookie cutter” plans prepared by outside consultants, and he felt that the current draft plan was better than any he had seen.

Marty Sparks opened the Citizen Comment period.

Ray Bailey, who owns 72 acres in Bottoms Bridge, expressed his concern about what property owners will have to pay to access the sewer system proposed for that area, and does not want to be assessed for the 50-acre part of his land that is swamp.

David Horsley inquired about plans for the Bottoms Bridge area, and what designation is being considered for property he owns there.

Fred Bahr expressed concern because there is no indication in the draft Comp Plan concerning future development of the Black Creek Reservoir. He was also concerned about the possibility of a county-owned park on Waterside Drive, near the Diascund, the absence of the use of the trails at the Forestry Center as well as the facility at Makemie Woods Camp, the absence of

equestrian paths, and inquired why the pumps that carry water to Newport News were listed as assets and why the Elko sewer was not on the map.

Holly Mathews, a resident of Five Lakes, voiced her concern about commercial development along Route 60 and how it will affect property values of the homes in nearby Five Lakes. If that development is approved, she urged that the County impose strict design and performance standards.

Wimpy Isgett, a business owner in Bottoms Bridge, praised the plan and urged its adoption. He stated that the Bottoms Bridge business and property owners have been waiting for sewer for 45 years, and he is pleased with the recent progress. Once sewer is available, he would like to rebuild his business into one that is more aesthetically pleasing

Billy Cunningham, who developed Five Lakes Forest and Woodlands, commended the draft Comp Plan, and pledged that any commercial development he does along Route 60 will be of the same quality with which he developed the subdivisions.

Chester Alvis voiced his objection to the location of the village area in Bottoms Bridge, and suggested that it be moved to the area between Route 249, North Henpeck Road and Quaker Road in order to avoid traffic congestion.

Stran Trout, a resident of Quinton, expressed concern about the large amount of housing, especially attached, provided for in the plan. He fears that growth will be driven by the availability of sewer and that residential will come before business. Otherwise, he feels that staff has done a good job on the plan, and that it will be an asset to the County.

Dave Ruslander commended the plan, and agreed with the recommendation to extend the village area in Bottoms Bridge down to the veterinary clinic. He also stressed the importance of drawing business revenue from residents of eastern Henrico.

Carter Perry, a resident of North Waterside Drive, feels Lanexa was “left out” of the Plan, but otherwise approves. He expressed concern about the need for affordable housing, and asked that the County provide information as to what kinds of businesses it will be promoting.

John Montgomery, who represents many of the Bottoms Bridge property owners, had concerns about the boundaries and definitions. He feels that the definitions need to be “fleshed out” and explained how the definitions could impact the ability to obtaining financing or support a bond issue.

There being no one else signed up to speak, the Citizen Comment period was closed.

Mr. Daniel agreed that Black Creek Reservoir needs to be included in the Plan. He also agreed with the need to set design standards and feels that the businesses in Bottoms Bridge stand ready to embrace that concept.

Mr. Lipscomb asked Mr. Myers if provisions to protect Black Creek Reservoir, similar to the rail ways, can be included, to which Mr. Myers responded in the affirmative.

Mr. Davis expressed concern that there was no mention of the deep water port that exists at Parham Landing. Otherwise, he commended Lamont Myers, George Homewood and staff for a job well done.

Mr. Burrell joined in that commendation. He also agreed with the suggestion of Chester Alvis regarding moving the village designation in Bottoms Bridge.

Mrs. Ringley inquired as to when the redlined draft of the Plan will be available for review. Mr. Myers reported that the project was about 80% complete, and he hoped it would be available soon. Mrs. Ringley also complimented the planning staff, Planning Commission, and the committees for a job well done. She feels that the good community input will make for a better plan and better government. She also thanked the RRPDC for their excellent job in assisting.

After discussion on the timetable, Reverend Hathaway made a motion that a portion of the Planning Commission meeting on March 17 be devoted to a work session to review the Plan once more and to move adoption to their April meeting. The motion was seconded and carried unanimously.

Mr. Gammon moved to adjourn the meeting of the Planning Commission. The motion was seconded and carried unanimously.

The meeting was turned over to Chairman Lipscomb.

IN RE: ADJOURNMENT

Mrs. Ringley moved that the Board of Supervisors meeting be adjourned. The members were polled:

Rebecca M. Ringley	Aye
James H. Burrell	Aye
Dean E. Raynes	Absent
W. R. "Ray" Davis, Jr.	Aye
Julian T. Lipscomb, Sr.	Aye

The motion carried.

Chairman Lipscomb announced that the next regular meeting of the Board of Supervisors will be held at 6:00 p.m. on Monday, March 10, 2003, in the Boardroom of the County Administration Building, following a work session in the Courtroom of the Old Courthouse at 4:00 p.m.

The meeting was adjourned at 7:55 p.m.