

Friends of Lancaster County LLC Meeting May 11, 7:00PM

President Charlie Costello called the meeting to order at 7:00 PM

Approximately 60 members were present.

Charlie Costello welcomed new members and noted that this is a countywide organization working for the entire county.

Tonight's featured speaker is Sam Nuckols, Architect. Sam has been living and working in the Northern Neck for 14 years. He opened by noting that Lancaster County lacks any zoning ordinance that allows for creative land use. Instead, Developers must use the R2 apartment zoning. During his talk he showed a number of projects in the local area. One is Western Branch Preserve. In review he said it does not really cluster as much as might be desirable and has a linear look from the water. This is a result of putting almost all building on the water and most open space on interior spaces. Commenting on the recent attempts by the Lancaster County Planning Commission to draft a PUD ordinance he said that attempt was flawed by a lack of density controls, a lack of building type controls and a lack of public hearing provisions. He then moved on to discuss the current Planning Process in Lancaster County. In many locales working sessions are held between county staff and the developer to refine a project before hearings. Here, projects appear to go straight to hearings. Sam also suggested that FOLC consider crafting its own ordinance to present to the county. One suggestion for an ordinance is to start with existing by right density and then provide incentives for grants of increased density. Sam also mentioned that VDOT roads are too large for the scale of most small developments.

During the Q&A it was noted that our farm land has little protection yet is key to preserving our rural integrity.

A representative of SAIF water was recognized and mentioned their work with Water issues in the Northumberland Comprehensive Plan and offered the same assistance to Lancaster County.

Marilyn Hedges presented a Treasurer's report. We now have 65 dues paying members and over \$800 in our bank account.

Charlie Costello noted the importance of going to the May 26th Supervisor's meeting to support the Bay Act Changes. Beth Baldwin from the Chesapeake Bay Local Assistance Board will be present at the request of Jack Larson. Charlie asked for member support and to work with the Historic District at the Courthouse.

Ralph Baylor will be giving up his Planning Commission seat after the next meeting and will be missed

Jim Sapione noted that the committee working on the Comp Plan has had an initial meeting. The current plan lacks a vision for the county and also has very little data and statistics to support plans or conclusions.

Discussion then turned to the upcoming Rezoning request from R1 to R2 on Quarter's Cove. Five Homeowner's groups in the area are now working to oppose this change. All present felt that putting 6 duplexes (12 units) on 800 feet of waterfront was not appropriate, did not meet intent of R2 zoning and was both Spot Zoning and a map change. It was also pointed out that the proposed docks probably exceed the carrying capacity of the cove. The group opposing the Quarter's Cove rezoning planned to meet on May 12 to discuss strategy.