

## FRIENDS OF LANCASTER COUNTY

Meeting –July 11, 2007

President, Charles Costello, introduced speakers for the meeting, Kurt Smith, Mayor of Kilmarnock, Lee Hood Capps, Town Manager, and Lara Burleson, assistant Town Manager, who talked about current growth issues in Kilmarnock and answered questions from the attendees.

Mayor Smith, who has been the chief pharmacist at Rappahannock General Hospital for 30 years, discussed the following:

Kilmarnock is growing. Traffic is getting worse. The town is interested in creating jobs and shopping convenience. The Town Council believes that Wal-Mart will not hurt local businesses because people have been driving elsewhere to shop anyway. There will be a stoplight at the Wal-Mart turn, paid for by the developers. There will be a strip mall, containing 9 to 14 businesses in front of the Wal-Mart. Lowes may be coming as well.

Smith considers town water and sewer to be the jewel of town operation. The town has 2 wells. There was a third well at RGH which no longer functions. The town plans to erect another water tower in the next few years. Storage capacity is now only 5 to 7 days. The sewage plant is now used at 40% of capacity. The plant could grow, but growth costs money and the state is requiring upgrades that also cost money.

The town wants to control growth. If sewer service is extended in the future, the town wants to be sure that the area to which service is extended becomes part of the town. Mayor Smith stated that the town has raised the meal tax to 5% and that the town is looking at ways to raise more revenue.

There is a current controversy over a proposed bowling alley and movie theater. The two venues were proffered as part of Hills Quarters, and the county is pressing for their construction. Sean Donahue would like to build one of each in town. There will not be two sets. If built in Hills Quarters, they will not be built in town.

Discussion included the following:

Planning for the new town center: The town plans to move town offices to the new center and is considering what other uses should go there as well. The Library and the Board of Supervisors are interested. Sales of existing property will finance most of the cost.

Workers for Wal-Mart: many existing employees plan to transfer from the Tappahannock and Gloucester stores. Wal-Mart is being encouraged to investigate innovative transportation means to bring in workers as well.

What about north end of town, which is beginning to look like Rt. 17 in Gloucester? The town is working to control sign height and size.

How can the town support so many pharmacies with both Wal-Mart and Walgreens coming to town? Many prescriptions, according to Mayor Smith.

Town officials did not seem enthusiastic when asked about the possibility of apartment construction in the town.

Following the speakers, President Costello reported that the planning commission had 3 items listed for the July 19<sup>th</sup> meeting: a request to rezone a house in Lancaster Courthouse from R-1 to R-3 to accommodate several offices; a request to allow the collection of tires at the Lively Woodyard instead of at the Nuttsville dump; and a request for a zoning ordinance amendment from The Green Association to add a permitted use within the waterfront overlay. The last item should be carefully reviewed. He stated that he believed that the amendment would adversely impact the Waterfront Overlay. He asked members to attend the PC meeting and to speak out against the amendment.

The meeting ended at 9:12 p.m.

Jackie Ferriter, Secretary