

Friends of Lancaster County Annual Meeting
January 7, 2009

The FOLC 2009 Annual Meeting took place at the Lancaster Community Library on January 7, 2009. Fifteen members are required for a quorum; nineteen members were present. President Charlie Costello opened the meeting at 7:20.

The first order of business was a revision of Section 4.2 of the Operating Agreement which eliminated the limit on the number of terms a manager may serve. The revision was adopted unanimously.

Changes to the Board of Supervisors and Planning Commission were noted. Jack Russell is the new chairman of the BOS, Ernest Palin is the vice chair, Butch Jenkins remains as liaison to the Planning Commission. The BOS will continue to meet on the last Thursday of the month, except for November 30 and December 21st. Dave Chupp has been appointed to fill a vacancy for District 4 on the Planning Commission. It was agreed that it is appropriate for him to continue as a manager of FOLC. The Planning Commission will continue to meet on the third Thursday of the month.

Costello pointed out an article in the Norfolk Daily Press which details how payday lenders are able to circumvent legislation curbing the allowable interest rates by offering open-end loans which the State Corporation Commission has okayed.

Bill Warren, president of the Partners for Lancaster County Schools Foundation, reported on the progress of their efforts to replicate a successful program in North Carolina to provide affordable housing for teachers. He pointed out that 40% of Lancaster County teachers are eligible for retirement and less than 15% are under 40 years old. The goal of Partners is to build 16 rental units to rent for approximately \$600 per month. Their target date is 2011. They will need 2 million dollars to fund the project, of which they need to raise \$800,000. To date they have raised approximately \$210,000. They hope to have their 501“C”3 status soon and be able to apply for DuPont grants and such. Warren said there is a need to show community involvement to encourage grant acceptance.

Nick Ferriter reported on the Greenvale Creek TMDL Implementation Plan which he and Dr. Lynton Land have co-authored. He explained that the state has chosen to address the concentration of bacteria which cause the closure of creeks to shellfish harvesting. Data concerning Greenvale Creek would also apply to most area creeks. The standard the state uses is the threshold for consuming raw shellfish. According to Ferriter, there are problems with the way the testing is conducted and extrapolated. Also, shallower creeks are not tested.

Ferriter further pointed out that, though these plans are required by the state, the state has no plans to implement them until 2010 unless private citizens want to undertake this.

Ferriter and Dr. Land have done this for Greenvale Creek. According to Dr. Land, 80 % of the total problem for the Chesapeake Bay is nutrients, not bacteria, but the state is delaying addressing nutrients at this time.

DEQ and DCR will hold a public meeting concerning the Greenvale plan at the Upper Deck Restaurant at 2:00 pm on January 23rd.

A copy of the Greenvale Creek TMDL Plan is available at <http://folcva.org/landuse.htm>

President Costello led a discussion of upcoming matters for the Planning Commission. There will be a public hearing on the revisions to the Subdivision Ordinance section 5-26: Conservation/Cluster Subdivision on Thursday, January 15th. According to the published notice, "This density neutral revision would apply to inland subdivisions of ten or more lots and would allow decreased minimum lot size and setback requirements in exchange for increased open space requirements. Documents pertaining to this public hearing can be downloaded in pdf format as follows:

[Draft revision to Subdivision Ordinance Section 5-26](#)

[Comparison Chart - Conventional vs. Cluster Subdivision](#)

There are two areas of concern: density and location. Concerns were voiced as to whether this was truly density neutral. Potential problems are (5-26.(B)(1) the term "base zoning" and (B)(6) "... not within 800 feet of tidal shores" does not mention non-tidal wetlands. These do not take the Waterfront Overlay District into consideration. Other concerns were that it would be "by right" and would not require public hearings. There are also concerns as to what is allowed in the 30% open space.

Costello announced that the R-4 zoning proposal will be posted on our website. Public hearings for this may occur in February.

Other information of note: VPAP.org is a site which lists donations to state and local officials.

Respectfully submitted by Jo Chamberlain