

Friends of Lancaster County LLC Meeting July 12, 2005 7:00PM

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

Approximately 40 members were present.

Tonight's featured speaker Mr. Fred West, a principal in Kingcrest Capital of Virginia, LLC, of Richmond, VA. Mr. West presented the Spring Hills Farms Subdivision to be located off Harris Road near Route 3. The proposal is to ask for rezoning from R1 to R3 on a 38.777 acre parcel and develop 66 single-family houses of 200-2200 sq feet. The subdivision would have water and sewer service from the Town of Kilmarnock. As Mr. West outlined the plan he described it as a village atmosphere. No builders have yet been selected. Lots would be 80x180 feet and the house footprint would be 45x45 feet w/o the garage. He feels the development is in keeping with the character of the Northern Neck.

During the Q&A Mr. West said that the target market for the homes is the early 60's age group and pricing would be \$350-\$395K. An audience member noted that the subdivision did not really look like a traditional village. Another question was how the proposal fits the county's comprehensive plan. Mr. West deferred that question to the county.

Following the presentation a motion was made from the floor and seconded that the organization would take no position on the proposed rezoning. The motion passed.

Jim Sapione addressed the process to review the county's comprehensive plan and the RFP for a consultant to facilitate the process. His committee consists of Nick Ferriter, Jack Chamberlain, John Hill, Pat Kirby, Victoria Marek, Jackie Brown and Ralph Baylor. He highlighted the lack of data and information going forward at the county including records of zoning exceptions etc. The plan as it exists is basically sound, but needs accountability and teeth. . Another major issue going forward is water supplies. During the discussion there were several comments about the tone and civility of the discourse. Mr. Costello reminded the organization of our purpose and asked that speakers refrain from attacks on a person.

Following this presentation Mr. Capps the Town Manager of Kilmarnock asked for input from interested parties for the Town of Kilmarnock's effort to update their plan.

Barbara Dietz addressed the environmental committee and said they were moving forward to identify projects that the organization could participate in.

George Henderson, Membership Committee has been distributing flyers during the monthly Irvington Market.