

MINUTES OF FRIENDS OF LANCASTER COUNTY  
MEETING MARCH 8, 2006

President Charles Costello called the meeting to order at 7 p.m. He discussed the input sessions for the revision of the County's Comprehensive Plan and summarized the recommendations that had been made. He encouraged members to attend the three remaining sessions later in the week. Member Bill Warren wrote a letter to the editor of the Rappahannock Record this week, suggesting that the revised Comprehensive Plan include a timbering ordinance to buffer the view of log clear cutting. Bill offered copies of his letter for others to use when contacting the Board of Supervisors or writing letters to the editor.

Ken Julian reported on a meeting of the Board of Zoning Appeals that he attended. Apparently there is not limit on the number of guesthouses a property owner might have. Ken remarked that there is a need to limit the number of guesthouses, not only in the Comprehensive Plan, but also in an ordinance.

Charlie then introduced Lee Hood Capps, Manager of the Town of Kilmarnock, and his assistant, Jonathon Sanders, who made a presentation. Lee, who is a member of the Friends of Lancaster County, began by telling the audience that civic leadership is essential to public policy in Lancaster County. He said that ordinances need to be enforced uniformly, that the county government is no longer dealing with "just family."

Capps remarked that he told an unnamed big box store that they are three years too early for doing business in the county. He said that Wal-Mart's C-1 zoned property is on 64 acres. He noted that the town has not received a traffic impact study by Virginia Department of Transportation (VDOT). He said that some of the plans that Wal-Mart presented at the Kilmarnock town meeting have not been submitted to the town. A site plan that the FOLC had obtained was "bootlegged" and that Wal-Mart had not submitted a site plan to the town.

Capps said that a traffic plan needs to be helpful to the downtown area without overwhelming it. Ideas for a bypass need to be in the Comprehensive Plan before VDOT would consider funding such a bypass.

When asked if the new CVS store was the proverbial "camel's nose under the tent," Capps said that the new Kilmarnock Comprehensive Plan includes requirements on future development. He said that we should identify the elements of the traffic study that need to be answered. He also said that a request to change zoning is the time for the town or county to demand proffers.

Capps said that Kilmarnock's sewer needs are operating in the mid-40 percent of capacity. When Hills Quarter is fully developed, this number will rise to about 50 percent. The town is licensed for three wells, and needs a fourth. Currently, the population of Kilmarnock is less than 1500 persons, with about 900 users of the water and sewer system.

The cost to upgrade the sewer effluent will be \$3.8 million. Capps noted that boaters put more zinc in the Chesapeake Bay than does the entire Kilmarnock sewer system.

Jonathon Sanders remarked that he reports on what is happening with the Main Street Project Wednesdays at 8 a.m. on WKWI. The project should be completed by the end of June 2006.

Capps concluded his presentation by talking about “sharing the review process” with the county concerning adjacent properties (e.g., the YMCA child care facility is 25 percent outside town limits). He noted that, while boundary line adjustment is “not aggressive, but it’s there.”

The meeting was adjourned at 9:00.