

Joe Urban

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Sent: Monday, February 12, 2007 6:46 PM
Subject: LCPC meeting 15 Feb 07

Dear Editor,

This evening the Lancaster County Planning Commission will meet at 7pm in the Lancaster District Court room. Among the consideration items will be a discussion of four memoranda that should be of high interest to the citizens of Lancaster County. See www.folcva.org for copies of the memoranda.

As a point of reference, call to mind the five input sessions that took place almost one year ago regarding the citizen's concerns in revising the county's comprehensive plan. The prime concern of the vast majority of citizens was "Preserving the rural character of the county." Another concern was "Affordable Housing." The first two memoranda were developed by the Contractor hired by the county LandDesign and attempt to address these concerns. While there is good in these memoranda, there are concerns about some of the "tools" discussed. Some of them appear to have more applicability to urban/suburban situations. They could well destroy the "rural character" because of their potential for higher density than currently allowed. The question of providing affordable housing is a difficult one. Provision for this item must be included in the plan but not solved by solely higher density.

The other memoranda discuss "Timbering " and "Wastewater Treatment." The memoranda were developed by County staff. The item dealing with wastewater is the more troubling one because if its premise is included in the subsequent comprehensive plan it would allow the extension of wastewater treatment lines into areas of the county not currently allowed. Individual applicants would not have to apply to the county or be the subject of further public discussion. Based upon experience in other parts of Virginia, there is no greater catalyst to rapid growth and higher density than the extension of such lines (Visit Loudon County for one example.). There are needs in some parts of the county and there are potential solutions, but they should be solved on an individual basis or at most a very limited local basis.

Citizens need to be aware of what is happening and to consider the long term effects of proposals. We need to be concerned about our county over the next Twenty plus years and beyond. We need to adopt an attitude that bolsters the economic wellbeing of our citizens, while protecting the desires of its citizenery for preserving the rural character of the county Why not a slogan "Lancaster County growing on a rural scale."? Please become involved. Your thoughts, ideas and desires need to be expressed.

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