

FOLC SPECIAL MEETING
MARCH 7, 2007

Vice President, Bill Warren, called the meeting to discuss the two issues slated to be discussed at the Planning Commission on March 15. Those issues are potential extensions of sewer and water treatment outside Kilmarnock and density issues – specifically the boundaries of the PGA and cluster development, issues that will be important in revised Chapter 7/8 of the Comprehensive Plan.

Sewer/Water issues

1. RWC expansion. Engineered septic, for which RWC is seeking a permit, versus extension of sewer line from Kilmarnock. People living on Old Mill Cove oppose septic and favor sewer line extension. If the sewer is extended, it will encourage high density development along the route of the extension.
2. The Tartan Investment Group is likely to seek approval to increase the density within the waterfront overlay and will seek a tie in to Kilmarnock sewage treatment plant. Any such invasion of the waterfront overlay will violate the Comprehensive Plan.
3. Developers of Bluff Point, on Indian Creek in Northumberland County adjacent to Kilmarnock are seeking to build 288 houses on 144 acres and want to tie in to the Kilmarnock sewage treatment plant.
4. It is likely that if the proposed PGA is approved, it will allow sewer extensions anywhere within the PGA by right, assuming Kilmarnock agrees to a requested tie-in.

PGA discussion

According to the land map, around 40% of the proposed PGA is currently zoned for agricultural use, a mix of A-1 and A-2. Richmond County has a sliding scale density for housing on land zoned for agricultural use. The committee appointed by the Planning Commission to review agricultural land use proposed something similar. It was generally agreed that the sliding scale approach should be supported.

With respect to the PGA, there was general agreement that the scope envisioned by the Planning Commission and Land Design is currently too broad and that it might be better to have the towns set their own boundaries. Density issues and cluster development approaches will need close scrutiny.

The meeting ended at 9 p.m.

Jackie Ferriter
Secretary