

Meeting—Friends of Lancaster *June 8, 2005*

Objective of meeting

- Promote a spirit of trust, cooperation, and mutual effort to common goals
- Provide a better understanding of issues facing Director, Planning and Land Use

Areas covered

- Planning and land use—especially as it pertains to "life after R2"
- Comprehensive Plan

O Schedule for action on update o Areas requiring update/modification/amplification Planning and Land Use

- Land—public or private
- Private
 - o Within tax base
 - o Property rights must be respected
- Public
 - o Outside tax base
 - o Use governed entirely by citizens and governing body
- Issue—How to control development in pursuit of public objectives while not infringing on property rights—
- Objectives
 - o Preserve open space/rural character of Lancaster County
 - o Provide opportunity for rejuvenation of seafood industry
 - o Increase public access to state waters •
 - o Protect tidal and other surface waters
 - Plan for need for fresh water sources—groundwater sources not guaranteed
 - o Provide for a stable economy
- R2 Zoning District
 - o Will be cancelled—good (mostly) and bad
 - o After June 30, 2005 subdivision will be only remaining "vehicle" for development of land, waterfront or off-waterfront o

Replacement zoning classification not on the horizon

Comprehensive Plan

- 15.2-2230, Code of Virginia requires that "at least once every five years the comprehensive plan shall be reviewed by the local planning commission to determine whether it is advisable to amend the plan"
- Review has been ongoing, albeit informally, for at least the last year
- Considerable support for formal review process within the next six months to include public input sessions by and within magisterial districts
- Contractor support? Focus Areas?

How can Friends of Lancaster help?

- Provide a consensus position on all matters with dissenting views expressed
 - o Are all objectives in comprehensive plan supported—if not, which ones and should there be replacements for the ones eliminated
 - o Draft a replacement ordinance for the R2 zoning district—off-water only if that is the consensus for submission to planning commission and board of supervisors for incorporation into the Zoning Ordinance
 - o Draft any other regulation or ordinance needed for land use
 - o Propose specific changes to any existing land use regulations
 - o Look for grant money to support areas not covered by local funds and write the grants for submission by the County
 - Purchase of open space
 - Purchase of land for parks/camping
 - Purchase of waterfront property—especially that which is marginal for development
 - Water quality improvement—both surface and groundwater
 - o Identify persons willing to put land into conservation easements
 - o Lobby state representatives for changes in legislation that will benefit Lancaster County—phosphorus based standards for biosolids is example

Final Thought—*If future development in Lancaster County and addressal of all the other issues that affect us occur in a way that is sub-optimal, blame will be assigned. However, will it matter as to who is to blame?*