

March 18, 1968

Present: Mr. F. Elliott Burch (Mr. George R. Aud out  
Mr. J. Wilmer Bowles of town)

Meeting convened at 1:50 p.m.

### Master Plan

Mr. Richard Gucker, State Planning Dept.; Mr. L. Etzler, Planner, Tri-County Council; Mr. Sam Bailey, Jr., Mr. John Hodges, Mr. J. M. Gough, Gen. R. E. Hogaboom, Mrs. L. Rogers, of Planning & Zoning; Mr. T. T. Pantaleo; Mr. Paul Raley, Mr. John I. Cofer, Harland Bartholomew; Mr. W. O. E. Sterling.

Mr. Burch stated that the meeting was called to determine the status of the master plan and to clarify with Mr. Cofer where the responsibility lies for completion of certain items. Mr. Burch reviewed letter dated November 22, 1967, to Mr. Claude Johnson, former chairman of Planning & Zoning, in which Harland Bartholomew states they feel their responsibility will have been discharged upon completion of certain items.

Concerning the zoning map insert at 1"=1,000' for the Lexington Park area, Mr. Cofer said this has been done. Mr. Pantaleo said there were some recommended changes to be made, and Mr. Froeder has all the notes on these, and there are actually five revisions. Mr. Cofer said they are going to have 75 copies of this map made, reduced, and also of the 4,000 scale map. He stated that Mr. Pantaleo was to furnish information on the location of marinas, fish and oyster houses, etc., so that these could be shown on the map. Mr. Pantaleo said he does not have the land area occupied by these facilities, which is what Mr. Cofer requested. The latter said that if they do not know the approximate area occupied, they cannot be shown on the commercial map. Mr. Pantaleo explained that he did not know until today that the land area was required, as Mr. Froeder did not ask for this. Mr. Burch asked if this should not have been part of the work done by Harland Bartholomew, as they have been making the study for the past three years, and this might be the responsibility of the firm. Mr. Cofer said there was never any intention to show on the map the location of all the existing marinas. The major ones would be shown, but the smaller ones would be permitted in any district by special permit from the Planning & Zoning Commission, recommending this to the commissioners. These are conditional uses and are not listed anywhere in the ordinances. Mr. Cofer said it was the decision of Planning & Zoning to show these certain marinas on the map or they would not have so many of them. Planning & Zoning was supposed to show Mr. Cofer just which ones they wanted and where they are, and to be placed either in commercial marinas or industrial marinas areas. Packing houses and large boat building are classified under the industrial marina ordinance. Mr. Cofer said they must have the additional information requested before they can deliver the 75 additional copies of the Zoning Regulations, which are to be considered the final reports as mentioned in the contract.

So far as the hearings are concerned, these have not yet been held. Mrs. Rogers said that after the proposals are distributed in the county, then a public hearing will be held. Mr. Burch said that perhaps it would be best to have a public meeting and acquaint people with what is in the regulations. After some discussion, it was felt that this would be a wise action.

Mr. Gucker reviewed matter of cost of revisions to the zoning regulations and Harland Bartholomew's stipulation in their letter that costs for the revised copies will be billed to the Planning & Zoning Commission. He said that according to the contract, Harland Bartholomew is to furnish the regulations in a form suitable for adoption, and it is his feeling that this would mean with all revisions made at no extra cost. Mr. Cofer said they put this in because in several instances they have been submitted revision after revision and this can become very costly. They feel that any revisions after the first two should be compensated, and they have submitted three drafts already. They also feel they have compensated for the delay of the plan by attending many more meetings than they usually do. He said they could make any more changes in the regulations, and if they do, they will charge for this.

Mr. Gucker said that so far as 701 is concerned, the consulting firm is held to sticking with the contract until the commission has completely adopted everything. However, you could run into a situation where the county could decide it did not want to do anything on this for another five years. He does not feel the consultant can be held to something of this nature and be bound until the county does adopt the plan. He asked who would make the determination of what is suitable for adoption? And legally, we could not assume what is adoptable without a public hearing. There was some discussion about these matters and how the contract should be interpreted.

Concerning charges in excess of the contract, Mr. Gucker stated that this is strictly outside the contract with the state, and so far as his department is concerned, there is no more money, and any additional charges would be the responsibility of the county. He said that officially, the study should have been completed in two years, actually under the contract in 18 months, and if it had been, would have been within the money limits of the contract. Mr. Cofer said that the original delay began when they were relying on another consultant for the population estimates, which was the Gladstone Company, who made the economic study. There were other things, too, and he said they did not produce the work as quickly as they should have, there is no doubt about that. Now, if they are to attend additional meetings, etc., this will cost several thousand dollars more, and they will come to the public hearings no matter when they are held.

Mr. Cofer said he agrees that the text of the zoning revisions are in proper form for the public hearing. The provisions state that the revisions would be simply limited to two copies of the text and there would be no charge for this. Mr. Burch asked about supplements to the revisions, then the final printing could be done after all the revisions

are adopted. Mr. Etzler suggested having both public hearings before anything is done, and that the revisions be read into the minutes of the meeting on the night of the Commissioners public hearing. Mrs. Rogers could prepare them, and after the Commissioners hearing, Mr. Cofer would be consulted about all of the revisions.

On the subdivision regulations, Mr. Cofer said they met with the Planning and Zoning Commission and other groups before submitting anything about these regulations. From these discussions they concluded that the subdivision regulations we had were basically a sound set, covering most of the things for an appropriate review of a subdivision plat and keeping the land records in good condition. They submitted about 10 pages of recommendations for amendments to the regulations, and had various meetings on this, and lists of additional changes were prepared and discussed. Even after these meetings, they did not know what we wanted in subdivision regulations. So, they will have to go back practically to the very beginning and start all over again. They feel they should be relieved of the obligation to do anything else on the subdivision regulations.

Mr. Pantaleo said he did know of all these meetings mentioned by Mr. Cofer, and that Planning and Zoning drafted some recommendations that were sent to Harland Bartholomew, but nothing has ever come back. Mr. Cofer said this was because they have never been given any idea of what the County wants in the way of subdivision regulations. It is their position that the amendments they sent down, along with the regular regulations were sufficient until they are told otherwise, as they have never gotten any clear instructions on what the County did or did not want. Even after the meetings, they still did not have anything concrete as to what the County wanted to do with the recommended changes. Any additional work done now on the recommendations would have to be at an extra cost to the County. Mr. Cofer said that in their present form the regulations are workable and relatively minor changes would be sufficient. Mr. Etzler suggested putting the amendments in with the regulations and submitting this as a final document, even though all the members of Planning and Zoning do not agree with it. At least it would be something to work with.

Mrs. Rogers stated that a list of recommendations were sent to Harland Bartholomew and the Planning and Zoning Commission thought these were being processed. Mr. Cofer said they had received such a list, but they have never received anything in the form of a concrete instruction as to what they should do. Mr. Pantaleo also said that the list was sent to Harland Bartholomew and he could verify this, and the purpose of it was to inform them of the revisions that were to be made. Mr. Gough said he would like to see Harland Bartholomew consolidate all the lists of recommendations and present this to the Planning and Zoning Commission. He feels that the firm has some obligation to them so far as the subdivision regulations are concerned, and is merely requesting one full set of subdivision regulations. Mr. Pantaleo said that the lists he submitted were approved by the Planning and Zoning Commission and were also brought to the attention of the County Commissioners. Mr. Cofer said he feels it would be useless to consolidate all of the

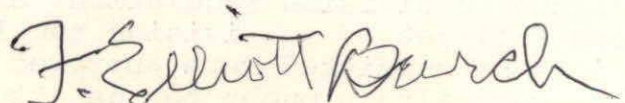
recommendations as suggested, as we would not have a sound product. The fact of these things being approved will have to be resolved first.

Mr. Pantaleo expressed possible need for large scale maps when we get to working with the master plan, on approximately 600' scale. Mr. Sterling said he felt this was important as people are going to want to have things explained in relation to their property, and this could be done with such maps. The state might reproduce these for the County. Mr. Gucker said that the costs would run about \$500-1,000, with the Planning Department doing the drafting. This would be on reproducible paper, so that when changes are made, the maps could be changed. Mr. Hodges stated that the Planning and Zoning Commission feels this is very necessary. Mr. Gucker mentioned that these maps are not the responsibility of Harland Bartholomew. He will find out many maps are necessary from the state tax maps and advise the Commissioners of what the cost will be, and further stated that the zoning districts will be shown on the maps. He estimated it would cost approximately \$500 for a set of all 74 maps. The Commissioners agreed that the County would stand this expense and instructed Mr. Gucker to proceed with the project. Mr. Cofer said they are going to furnish two maps to go into the recommended zoning regulations text, as mentioned under Items 1 and 3 in their letter.

Mr. Cofer said he feels it would be a waste of time to do the subdivision regulations as suggested, and suggested two things: 1) for the Planning and Zoning Commission to meet with Mr. Pantaleo and review the submissions that Harland Bartholomew has made and suggestions relative to those discussed, and put together a list of changes and send this to Harland Bartholomew, stating that this is the way we want the regulations to be. Then 75 copies of these could be sent to us. 2) to have additional meetings with Harland Bartholomew to do the same thing, so that they would know exactly what is to be done. They would want to be paid for such meetings if this method is followed. It would take approximately one fairly long meeting, and perhaps one day in the office, so it would be approximately 2 days to accomplish this. He feels this could be done best if he were present, and would not cost over \$1,000, and probably be about \$500. It was agreed that there should be a joint meeting with the Planning and Zoning Commission and the Commissioners before the meeting with Mr. Cofer, to review the subdivision regulations. Mr. Cofer mentioned that after such a meeting it might not be necessary for him to come down, but it might be possible to send them what we want done.

Meeting adjourned at 4:50 p.m.

Approved,



F. Elliott Burch, President