

Rappahannock Record

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200 attend forum on 'smart growth'

by Reid Pierce-Armstrong

HEATHSVILLE—McDonald's in a farmhouse? A Sheetz gas station that looks like a quaint country store rather than a hovercraft? A strip mall parking lot filled with trees?

It's happening all across America in communities where people ask for it, according to a leading conservationist.

With a fearful eye toward the "characterless" development that has happened along portions of Routes 3 and 17 or elsewhere, some 200 Northumberland County citizens and elected officials gathered in the high school auditorium last week to hear from conservation planner Ed McMahon.

An author of numerous books on the subject and the vice president of The Conservation Fund, McMahon travels the lecture circuit, helping communities preserve their character in the face of growth.

After spending the day touring the county, McMahon told Thursday night's audience that "Northumberland is at a threshold. Its citizens have the opportunity to



A "Smart Growth" presentation by conservation planner Ed McMahon in Heathsville last Thursday attracted a crowd.

make the county a distinctive and livable community."

The county is in the process of revising its comprehensive plan and soon must revise its antiquated zoning ordinance.

"Smart growth," is about pre-

serving the county's special places and putting growth in places where the community wants it. The most important thing is for the community to have a vision for the future, he said.

"Growth is both desirable and

inevitable," McMahon said. "But where do you put it? How do you arrange it? What does it look like?" Growth does not have to be acre after acre of parking lots and strip malls, he said.

To succeed in preserving Nor-

umberland's character, according to McMahon, planners must:

- Identify the county's assets, structures, vistas and natural areas that are worth preserving;
- Build local zoning ordinances and comprehensive plans around

enhancing those assets.

- Use education and incentives, not just regulations, to encourage smart growth;
- Pick and choose from among development proposals.

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Planners drop anchor on 12-unit Carters Creek residential development

by Robb Hoff

LANCASTER—The county planning commission last week rejected a rezoning request for a 12-unit residential development on seven parcels totaling 13.2 acres off James Wharf Road.

The request by Charles B. Walker of Richmond and 305 L Associates LLC seeks residential apartment designation for the tract, now zoned for general residential use. Plans call for 12 single-family dwellings with foundation footprints ranging from 1,250 to 1,800 square feet.

By a 6-0 vote, the commission recommended the board of supervisors deny the proposed rezoning.

Chief among the concerns raised prior to the commission vote was the clustered placement of the units along the waterfront of the property, which has approximately 1,100 feet of frontage on the Eastern Branch of Carters Creek.

"You're going to have the effect of almost a solid wall of units across the frontage of the property," said planning/land use director Jack Larson.

Commission member Robert Smart said the compact placement of the units is out of character for Carters Creek.

"It would be a quantum step forward in changing the character of Carters Creek in terms of density," said Smart.

Concern for the visual impact of the development from the water also was voiced by Scott Boyers, who resides across the creek from the site.

"I see no need to desecrate that side of Carters Creek for higher density," said Boyers.

However, the attorney on behalf of the developers, William J. Kopsak of the Irvington firm Hubbard, Terry & Kopsak, said that density is not an issue because the 12 units on 13.2 acres are within the limits of

three units per acre allowed by right in the R-2 zoning district.

Kopsak said the developers could build 10 units under the existing R-1 zoning of the parcels, including some duplexes. He noted that some of the parcels pre-date the 100-foot resource protection area setback required for newer lots by the Chesapeake Bay Act. Those four parcels could be developed within 50 feet of the water rather than the 100-foot minimum waterfront setback proposed in the development, which Kopsak noted would be environmentally detrimental in comparison with the remote drainfield site proposed for the rezoned development.

"He (Walker) wants to have these quality, first-class units that he wants to build himself rather than whack up into a subdivision," said Kopsak.

Another issue raised was open space provisions for the development. Kopsak said



Ivan spouts turbulence

Remnants of Hurricane Ivan blew through Virginia last Friday bringing rain, wind and the threat of tornadoes to the Northern Neck. David and Sharon Stokes of Lancaster spotted this waterspout over the Rappahannock River between 7:30 and 8 p.m. moving from the Middle Peninsula in the direction of Belle Isle State Park. "The waterspout was about 1.5 miles away heading up the river and coming across at an angle," said David Stokes. "It would vanish back into the dark cloud and then re-emerge farther up the river, looking more intense with each showing. It was almost out of sight near Deep Creek when it seemed to turn into a big gray snake twisting in the sky just before it died." (Photo by David Stokes)

White Stone firemen produce winning fair, despite the rain

by Robb Hoff

WHITE STONE—The White Stone Country Fair, a fund-raiser for the White Stone Volunteer Fire Department, persevered for its 31st year last Saturday despite rainy conditions.

The fire department was joined in the parade by volunteer firefighters from the departments of East Rockaway, New York, Walkerton, Fairfield, West Point, Kilmarnock and Upper Lancaster.

Among the parade entry winners, Northern Neck Insurance Co. took first place for best commercial entry and Northern Neck State Bank was second. The Northern Neck High Flyers were judged the best non-commercial entry and Boy Scout Troop 235 took second.

Other parade winners included Al Chenery and his 1963 Jeep for best decorated car, Lighthouse Towing won the best appearing wrecker category, and Rappahannock Concrete was the best motorized unit entry. The East Rockaway Volunteer Fire Department Hose Company 1 was the best marching group.

The judges' awards went to Chesapeake Boat Basin, first; Bay Transit, second; Davis Dodge, third; Cole and Jason Hodges, fourth, and Chesapeake Bank, fifth. Miss Walkerton won the best honorary fire chief award.

In the equipment classes, the Upper Lancaster Engine 3 and the Kilmarnock Engine 11 won first and second places, respectively, in the pumper 1,000 gallons per minute and over category. Walk-

erton won the best appearing tanker award. Kilmarnock ladder truck 1 was the best appearing specialty unit and the best appearing brush truck award went to

Upper Lancaster brush truck 3.

The award for best appearing privately owned fire truck went to C.M. Thomas of Reedville.

Other equipment class awards

went to Kilmarnock for best salvage and utility truck, East Rockaway Hose Co. 1 for fire department traveling the longest distance, the West Point Volunteer

Rescue Squad for best appearing advanced life support squad, the Kilmarnock-Lancaster Volunteer Rescue Squad for best appearing basic life support squad, the

Kilmarnock-Lancaster rescue squad for best appearing crash truck, and the West Point rescue squad for traveling the longest

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The East Rockaway Volunteer Fire Department of East Rockaway, N.Y., joined the White Stone Volunteer Fire Department and the volunteer fire departments of Walkerton, West Point, Kilmarnock, and Upper Lancaster for the fair parade on Saturday.



The Northern Neck Insurance Company brought The Wizard of Oz to life Saturday on this parade float.



Sarah Jones, an eighth-grader at Chesapeake Academy, was crowned the White Stone Volunteer Fire Department Queen by her father David Jones Saturday at the 31st White Stone Country Fair.

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