

Minutes

Northampton County Comprehensive Plan Advisory Committee

Work Session

November 29, 2012

This was a regular meeting of the Northampton County Comprehensive Plan Advisory Committee (CPAC) held on Thursday, November 29, 2012, in the County Administration main conference room located at 16404 Courthouse Road in Eastville, Virginia.

Those attending were Chair Bill Parr, Vice-Chair Bill Payne, Charles Bell, Peter Lawrence, Richard Drury and Pat Coady. Those absent were Butch Bailey, David Long and William Moore.

Also attending were Ava Wise, consultant; Peter Stith, Long Range Planner; and Kay Downing, Administrative Assistant.

The meeting was called to order at 9:15 a.m. and a quorum established.

There were no minutes for consideration.

Ms. Wise presented the latest draft of the proposed Summary Report for review and discussion.

Review of the county zoning map and proposed future land use development areas was continued and boundaries were refined for areas surrounding Cheriton, Eastville, Nassawadox and Exmore using draft maps developed by Mr. Stith. Using the current future land use map, Mr. Stith provided an updated version showing all Agricultural-Forestal Districts and conservation areas. The Committee also discussed prior background information related to the existing future land use map.

Mr. Stith informed the Committee that the Board has received information about county regulations that are more restrictive than what the Code of Virginia requires. The Committee agreed by consensus that a copy of the information that pertained only to zoning be provided for information purposes. It was also noted that the purpose of the Highway Corridor should be clarified.

Mr. Lawrence noted that the Committee should recommend an easy and flowing process of commercial and industrial by-right uses as far as local zoning is required. It is understood that development would still have to meet VDOT and VDH regulations.

During discussion it was noted that proposed development areas would represent six core recommendations and be a foundational exhibit. Map graphics would provide answers to

Items 4, 5 and 6 of the Board's directive plus "core" recommendations should adequately address other items charged by the Board.

Mr. Coady then gave a detailed verbal report on groundwater recharge areas and dynamics. In his research he noted that the county landfill is located on top of a major designated recharge area. His research revealed that updated scientific data is now available that questions some existing concepts. It was expressed that any development in sensitive groundwater areas should utilize construction methods that enhance post development ground water recharge. He also noted that some of the more vulnerable areas for possible salt water intrusion are Cape Charles and Willis Wharf.

Mr. Payne assumed the Chair at 10:55 a.m. after Mr. Parr left the meeting.

Discussion continued and Mr. Coady noted that any development along U.S. 13 should utilize smart access employing internal service roads, etc., and that unrestricted access to the highway be discouraged.

The next meeting will be held on Dec. 6, 2012, and reports will be reviewed related to all discussion points formulated since the CPAC's first meeting. Also, Mr. Stith will re-draft the map outlining specific development areas as revised today.

Ms. Wise noted that the Committee's core recommendations should be broad sweeping while its strategic recommendations, including the development area map, should ultimately be used by staff to create and promote economic development.

Adjourn

There being no other business the meeting was adjourned at 11:40 a.m. upon proper motion by Mr. Drury and second by Mr. Bell.