

Minutes  
Northampton County Planning Commission  
Work Session  
August 26, 2015  
16404 Courthouse Road, Eastville, VA  
7:00p.m., 2<sup>nd</sup> Floor Admin. Conference Room

Those present – Dixon Leatherbury, Jacqueline Chatmon, Mark Freeze, Kay Downing and Michael Ward  
Absent – Sylvia Stanley

Also in attendance was Peter Stith, Long Range Planner, Melissa Kellam, Zoning Administrator and Nyoka Hall, Recording Secretary

The meeting was called to order and a quorum was established.

The agenda was reviewed and accepted as presented.

Pre-application meeting with Rural Health –

Ann Crabbe, Chief Operations Officer and Nancy Stern, Chief Executive Officer of Eastern Shore Rural Health along with Mike McAuthor, Vice President and Senior Project Manager and Katherine McAllister, Professional Engineer of George, Miles & Buhr, LLC – GMB were present to provide an overview of the new proposed Eastern Shore Rural Health Medical and Dental facility. The facility is seeking to be cited on a 14 acre parcel south of the traffic signal in Eastville, with access off of Lankford Highway Route 13. The facility would be approximately 23,000 square feet and have the same circular layout as the Onley and Atlantic centers. This design provides for ease of patient flow in addition to allowing staff to have a view of the exam rooms at all times. This facility will also include a whole wing for dental services. The Eastville location was chosen due to cost, proximity to Lankford Highway, and it was thought to be a central location in Northampton County and had the necessary size to handle waste water. The facility will seek to blend into the community with landscaping, lighting and color as it does not intend to degrade the area in any way. The wastewater buildings will also be designed in a way that fits into the landscape. An offer has been made on the property and has been accepted. With this Eastern Shore Rural health is in the investigation phase and seeking advice regarding the best way to get the proposed use permitted.

See the following images:



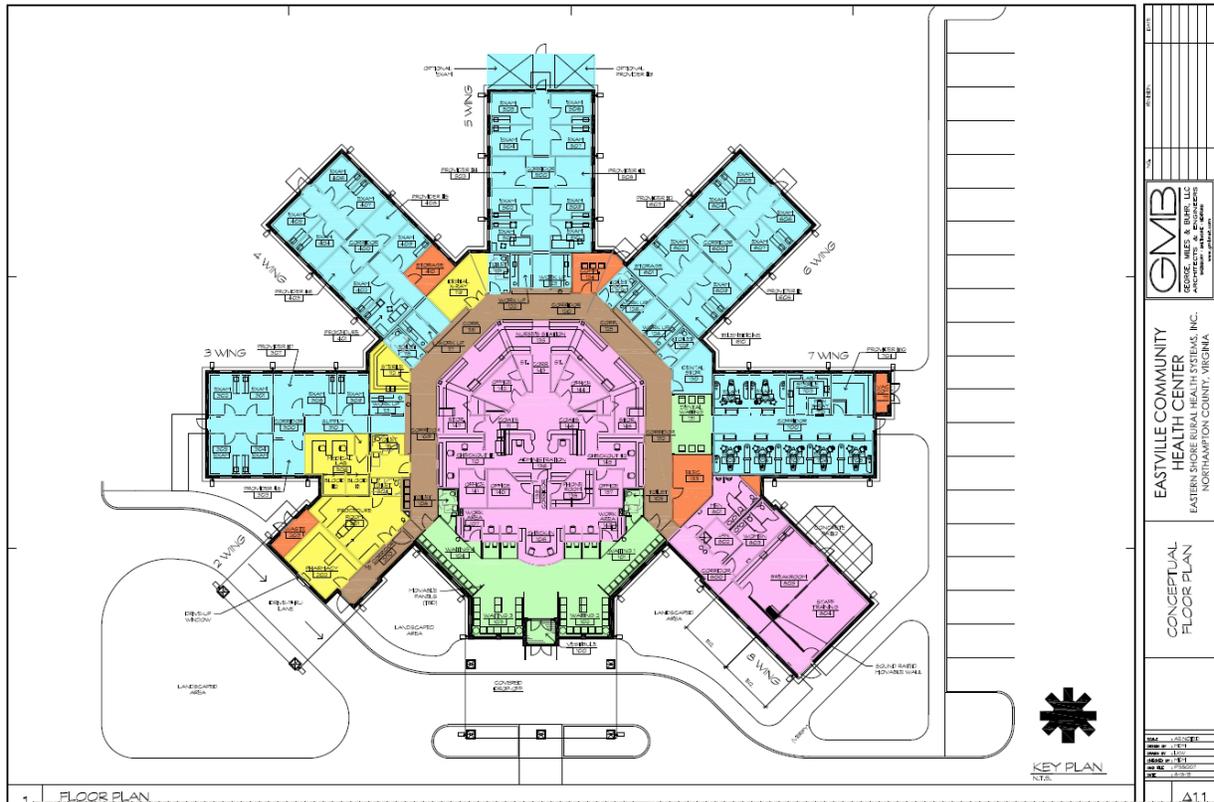
1 PROPOSED VICINITY AERIAL

 GEORGE MILES & BARR, LLC ARCHITECTS & ENGINEERS 1000 W. MAIN ST., SUITE 200 CHARLOTTE, NC 28202	
EASTERN SHORE RURAL HEALTH SYSTEMS, INC. <b>EASTVILLE COMMUNITY HEALTH CENTER</b> NORTHAMPTON COUNTY, VIRGINIA	
PROPOSED SITE PLAN	
DATE: 11/15/2017 DRAWN BY: J. BARR CHECKED BY: G. MILES SCALE: AS SHOWN	SHEET NO. C1.6 TOTAL SHEETS 1



1 PROPOSED SITE PLAN

 GEORGE MILES & BARR, LLC ARCHITECTS & ENGINEERS 1000 W. MAIN ST., SUITE 200 CHARLOTTE, NC 28202	
EASTERN SHORE RURAL HEALTH SYSTEMS, INC. <b>EASTVILLE COMMUNITY HEALTH CENTER</b> NORTHAMPTON COUNTY, VIRGINIA	
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The property is presently zoned Agricultural/Rural Business (A/RB) and does not permit the use of medical - clinic outpatient. All agreed that the use would be beneficial to the County and the community and would not be out of character to the area. The present zoning is very prohibitive to this use and needs to be remedied. This may also be an opportunity to permit an urgent care facility to locate in the County when the hospital leaves. After some conversation and discussion it was the consensus of the Planning Commission that a zoning text amendment be put forth to amend the existing text to include the use of clinic outpatient in the Agricultural/Rural Business (A/RB) district by way of a Major Special Use Permit.

**New Business –**

Consideration of Variance 2015-02

The Commission briefly discussed the application and agreed that it was a reasonable request. Commissioner Downing made a motion to recommend approval of the application to the Board of Zoning Appeals. The motion was seconded by Commissioner Chatmon and carried (5-0).

**Unfinished Business –**

CBPA

The Planning Commission revisited the items that they were requested to consider by the Board of Supervisors in regard to the CBPA. Staff informed the Commission that there were 50 farms that had participated in the Agricultural Assessments as they were considered high priority. There were actually 100 farms that were encroaching into the buffer. When asked how they came to the conclusion of how many farms were actually encroaching into the buffer; staff stated that the most current aerial maps were used. There were no other methods available and the

department does not have the manpower to go visit properties to make a determination. When asked about the septic pump-out program it was agreed that it should be removed from the Chesapeake Bay Act and made enforceable by the County Ordinance. As for the removal of the Bay Act from the Seaside other things may need to be implemented to counter the removal. The easiest thing to put in place would be a buffer. At present there isn't any scientific information that recommends removal and the Chesapeake Bay Act is primarily for the coverage of the Bay, so, staff could not provide a suggestion either way. The conversation was concluded with the Chairman requesting that staff draft a conclusive document with the findings to be presented to the Board of Supervisors.

With no further business the Chairman asked for a motion to recess. A motion to recess until September 1, 2015 was made by Commissioner Downing and seconded by Commissioner Chatmon. The motion carried with all in favor (5-0).

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Chairman

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Secretary