

Minutes
Northampton County Planning Commission
Public Hearing
July 7, 2015
16404 Courthouse Road, Eastville, VA
7:00p.m., Board Chambers

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

Also in attendance were Peter Stith, Long Range Planner and Nyoka Hall, Recording Secretary

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

The agenda was reviewed and accepted with one addendum item, to include a brief speech by Dave Kabler, of the Friends of Northampton.

Peter Stith read the following into record along with the Staff report:

- A. **Special Use Permit 2015-08:** John & Jill Davis have applied to operate an **Other Retail Establishment**, less than 2500 square feet (Appendix A, Category 3 Commercial Uses, #72), **Qualifying Rural Business – Country Store** selling produce and products principally grown or made on the Eastern Shore, including agricultural produce, aquaculture products, other seafood, and accessory products as defined herein, including artwork, books on Eastern Shore history and other items (Appendix A, Category 3 Commercial Uses, #84 & NCC Section 154.127 Low Impact Commercial Uses B(1)(4)(n)) and **Qualifying Rural Business – Restaurant** (sit-down; not fast food establishments) with 50 or fewer seats (Appendix A, Category 3 Commercial Uses, #84 & NCC Section 154.127 Low Impact Commercial Uses B(1)(4)(hh)) on property located at 6026 Occohannock Neck Road in Jamesville. The property, described as Tax Map 7, double circle A, parcel 34 and is zoned H, Hamlet.

Chairman Leatherbury opened the hearing to the public for comment. The applicant Ms. Jill Davis was present and stated that she was available to answer any questions the Commission had and added that she thought the proposed application would be an asset to the community especially in the winter as people would not have far to travel to obtain produce and food products.

Dave Kabler of 10352 Church Neck Road, Machipongo, spoke in favor of the application. He noted the business is just what is needed to make the area more attractive to individuals seeking to locate there. Kristin Willis of 6223 Simpkins Drive, Eastville who is also a business owner spoke in favor of the application, stating she was thrilled and hoped they would purchase from companies like hers. Ken Dufty of Exmore, VA spoke in favor of the application as a business owner and President of the Greater Exmore Business Association, and offered to promote the business to hotels and the like.

There being no further comments from the public the hearing was then closed to the public. There was brief discussion about the application and a motion was made by Commissioner Freeze to approve the application as presented with a second from Commissioner Ward. The motion carried with all in favor (6-0).

Peter Stith read the following into record along with the Staff report:

B. **Special Use Permit 2015-09:** Winston Custis, Jr. has applied to locate a Principal SF detached dwelling unit, Manufactured , single-wide H.U.D. inspected (Appendix A, Category 8 Single Family Residential Uses, #1b) on property described as Tax Map 9B, double circle 3, parcel 12, near Exmore is zoned ESD-RVR, Existing Subdivision-Rural Village Residential and contains 32,447 square feet in area.

Chairman Leatherbury opened the hearing to the public.

Alice Lawson, a representative for Mr. Custis was present in the applicant's absence. She noted that she would entertain any questions the Commission had. There were no comments from the public. The hearing was then closed to the public. The Commission had brief discussion and then Commissioner Downing motioned to approve the application as presented. The motion was seconded by Commissioner Freeze. The motion carried with all in favor (6-0).

There were no matters from the public.

Mr. David Kabler of the Parks and Recreation Advisory Board & Mrs. Kristin Willis of "The Friends of Northampton County" group spoke and provided a brief PowerPoint presentation. They came to request that Parks and Recreation program be included in the renovation plans of the former Middle School. The Parks and Recreation program uses the building heavily for summer camp, as well as for year round recreation activities. Language was also submitted to be placed in the comprehensive plan which would support the goals of the program. The presentation highlighted the offerings of the proposed community aquatics center and its importance to the community along with it being centrally located at the former Middle School. It was noted that the group hopes to obtain enough funding to be self-sufficient to not be a financial burden for the County. In conclusion survey data was presented which stated that the dominant portions of those individuals surveyed were interested in having a facility such as this.

Consideration of Minutes

The minutes of June 2, 2015 meeting were considered and a motion to approve as submitted was made by Commissioner Chatmon. The motion was seconded by Commissioner Downing and carried with a vote of 6-0.

The minutes of June 24, 2015 meeting were considered and a motion to approve as submitted was made by Commissioner Ward. The motion was seconded by Commissioner Chatmon and carried with a vote of 5-0. Commissioner Downing abstained due to her absence from the meeting.

Unfinished Business

Peter Stith noted that figures are still pending review by The County Administrator and he is making final edits to the goals section of the comprehensive plan. Chairman Leatherbury mentioned that it was his plan to contact the CBBT regarding the commuter toll and its usage and how it works. Commissioner Ward asked if they could go ahead and send the document out for comment with the data as presented tweaking the figures later if found to be incorrect. Peter said the County Administrator and Finance Director generated the figures, but would ask what to do. It was noted that the document when ready would proceed to the CPAC and Stakeholders Group for comments and then on to the Board who would determine whether or not to vote it out to public hearing.

The Commission completed the review and editing of the Agritourism language and use charts.

Staff Report

Peter Stith informed the Commission that the Board of Supervisors met on June 29th for their work session to continue the review of the proposed zoning. They had a couple of issues left unresolved at the end of the meeting and did not vote to send the proposed zoning back out to public hearing. Staff is working on updating and formatting both part I and part II of the comp plan as well as revisions to the FLUM. Information was provided regarding the 2015 APA Virginia Annual Conference being held in Norfolk and the discount being offered.

With no further business a motion was made by Commissioner Ward to recess until July 15, 2015. The motion was seconded by Commissioner Freeze and carried with all in favor (6-0).

Chairman

Secretary