

Minutes

Northampton County Planning Commission

Work Session

May 21, 2014

Those present were Chairman Dixon Leatherbury, Jaqueline Chatmon, Mike Ward, Sylvia Stanley, Roberta Kellam and Martina Coker. Absent was Hank Heneghan. Also in attendance was Charles McSwain, Director of Development, Peter Stith, Long Range Planner and Melissa Kellam, Zoning Administrator.

Commissioner Coker arrived at 6:15 and Commissioner Stanley arrived at 6:41.

A quorum was established and the Chairman called the meeting to order.

The agenda was reviewed and a motion was made by Commissioner Kellam to add affordable housing and put it with mobile home parks and move wind turbines and CBPA to the bottom of the agenda. This motion was seconded by Commissioner Chatmon, with all in favor.

Chairman Leatherbury spoke briefly regarding the events of the May 14th meeting, concerning comments and drama which arose from differences of opinion and strong wills. All Commissioners were reminded of the code of conduct that all had signed and agreed to adhere to; and additionally mentioned the recent article from Plannersweb.com entitled "*Does Your Planning Commission Have Bad Apples?*". Chairman Leatherbury then addressed a summary drafted by Ken Dufty of the May 14th meeting. The Chairman requested an apology and a retraction from Mr. Dufty regarding his unfounded accusations that Commissioner Chatmon was the only member of the Commission that had not taken the Planning Commissioner training and felt she did not have to. It was established by the Chairman that Commissioner Chatmon had taken the course; while Commissioner Heneghan had yet to begin training, but had a year to commence and two years to complete training. Chairman Leatherbury expressed his dissatisfaction with the baseless attack of a commissioner and asked that Mr. Dufty consider his sources more carefully in the future.

The zoning review was reconvened from the May 14th, 2014 meeting.

Retail food & beverage production – Commissioner Kellam motioned to permit the use in Ag, Village Waterfront Business, Village Commercial, Commercial, Industrial, special use in hamlet and not permitted in all other districts. The motion was seconded by Commissioner Coker, and carried with all in favor.

Sale of Agricultural products & accessory goods – A motion by Commissioner Kellam was made to delete the category of "Sale of Ag products and accessory goods" adding a new category "Farm Stand" defined as a seasonal business selling agricultural products. This use will be permitted in all districts. The motion was seconded by Commissioner Chatmon, and carried with all in favor.

Sales, Bulk Retail – Commissioner Kellam motioned the use require a special use permit in Village Commercial, and permit in Commercial and Industrial, and omitting the use from all

other districts. The motion was seconded by Commissioner Coker; the motion carried with all in favor

Retail, General Sales – Commissioner Kellam motioned, the use not be permitted in conservation, working waterfront and agricultural, require a special use permit in cottage community, hamlet and residential. The motion was seconded by Commissioner Coker and carried with all favor.

Retail, General Sales greater than 2500 sq. ft. – Commissioner Coker motioned to remove the use from agricultural and Residential-1, require a special use permit in the hamlet, village, village waterfront business, permitted in commercial, industrial permitted in commercial, industrial, village commercial sup in R-3, RM and R-5. The motion was seconded by Commissioner Chatmon and carried with all in favor.

Sales, Wholesale & Industrial – Commissioner Kellam motioned village commercial require a special use permit and the use be permitted in industrial and commercial. The motion was seconded by Commissioner Coker, motion carried with all in favor.

Schools, Secondary & Primary – Commissioner Kellam motioned to permit the use in the R, R-1, and R-M, commercial, village commercial, hamlet, village, and ag and maintain all other staff recommendations as presented.

Residential Facility (more than 8 people) – Commissioner Kellam motioned that a special use permit be required in all residential districts, Ag, Hamlet, Villages and not permitted in Village Waterfront Business, Working Waterfront, Industrial and Cottage Community, and permitted in Village Commercial and Commercial. The motion was seconded by Commissioner Chatmon and carried with all in favor.

Family Day Home – Commissioner Kellam motioned that the use be permitted in Conservation, Ag, hamlet, village, village waterfront business, village commercial, cottage community, all R, R-1, R-3, R-5, RM districts, and commercial, not permitted in working waterfront and industrial. The motion was seconded by Commissioner Coker and carried with all in favor.

Family Day Home (6 to 12) – Commissioner Kellam motioned the use be permitted in R, R-1, R-3, R-5, and R-M, Ag, Hamlet, Village, Village Commercial, Cottage Community, Commercial, not permitted in Conservation, Working Waterfront, and Industrial. The motion was seconded by Commissioner Chatmon, and it carried with all in favor.

Attached Mixed-Use Building – Commissioner Kellam motioned to permit the use in AG, Hamlet, village, Village Waterfront Business, Village Commercial, Commercial, R, R-1, R-3, R-5, RM. Commissioner Chatmon seconded the motion and it carried with all in favor.

Single Family Dwelling Attached – Commissioner Kellam motioned to accept the staff recommendations as presented. Commissioner Coker seconded the motion, and it carried with all in favor.

Single Family Detached – Commissioner Kellam motioned that the use be permitted in conservation, Ag, hamlet, village, village waterfront business, village commercial, cottage community, commercial, R, R-1, R-3, R-5, R-M, and omitted from Industrial and working waterfront. The motion was seconded by Commissioner Stanley and carried with all in favor.

Single Family Dwelling Detached (double/triple wide) – Commissioner Kellam motioned that the use be permitted in conservation, Ag, hamlet, village, village waterfront business, village commercial, cottage community, commercial, R, R-1, R-3, R-5, R-M, and omitted from Industrial and working waterfront. Commissioner Coker seconded the motion, and it carried with all in favor.

Single Wide Mobile Home – Motion was made by Commissioner Kellam to permit the use in all districts except Working Waterfront, Industrial, Village Waterfront Business and Commercial. The motion was seconded by Commissioner Coker and the motion carried with all in favor.

Detached Single Family Emergency Housing – Consensus to accept the uses as permitted in all districts except working waterfront and industrial.

Single Family Detached Temporary Healthcare Housing – Consensus to accept the uses as permitted in all districts except working waterfront and Industrial.

Silviculture – consensus to permit in conservation, Ag, hamlet, R, R-1, R-3, and R-5, omitting from the village, village waterfront business, working waterfront, village commercial, cottage community, commercial and industrial.

Temporary Construction Office Building - Consensus to permit in all districts.

Transit Center – Commissioner Coker motioned to permit the use in commercial, industrial, village commercial and remove from Ag, Commissioner Chatmon seconded and the motion carried with all in favor.

Transit Stops – Commissioner Kellam motioned to permit the use in all districts. The motion was seconded by Commissioner Stanley and carried with all in favor.

Uses Similar to Special use permit uses – Consensus to accept special use permits in all districts.

Utility Distribution Plant – Commissioner Chatmon motioned that a special use permit be required in all districts except Commercial and Industrial where it would be permitted, also exclude “generation” from the definition. The motion was seconded by Commissioner Stanley and carried with all in favor.

Power Generation – Commissioner Kellam motioned to add a definition of “Electricity Generation Facility” and it permitted only in the Industrial district by special use permit. The motion was seconded by Commissioner Chatmon and carried with all in favor.

Veterinarian Business – Motion made by Commissioner Coker to permit the use in Commercial and remove from cottage community. Commissioner Kellam seconded the motion and it carried with all in favor.

Viticultural Operation – Motion made by Commissioner Kellam to permit the use in the R, R-1, R-3, R-M, R-5. Commissioner Coker seconded the motion and it carried with all in favor

Warehouse Storage and Distribution – Commissioner Kellam motioned to permit the use in commercial and industrial. The motion was seconded by Commissioner Coker and carried with all in favor.

Commercial and Industrial Waste – Motion was made by Commissioner Kellam to require a special use permit in only the Industrial and commercial districts. The motion was seconded by Commissioner Coker and carried with all in favor.

Waste Water Treatment Plant – Commissioner Kellam motioned to remove the use from the Ag and Village district. Permitted in Village Commercial and Commercial and Industrial
Commissioner Chatmon seconded the motion and it carried with all in favor.

Wildlife and Marine Life Preservation Area – Commissioners accepted items as permitted in all districts except commercial and industrial.

Winery/Licensed Farm Wineries – Commissioner Kellam motioned the use be permitted in the R and R-M districts. Commissioner Coker seconded and it carried with all in favor

Wind Energy Facilities Turbines Large & Utility Scale – Commissioner Kellam motioned to retain current definitions and performance standards for the wind energy facilities and in addition to having the special use in Ag, add commercial and industrial by special use. The motion was seconded by Commissioner Coker and carried with all in favor.

Wind Turbines, Small <35 in total height – Commissioner Kellam motioned to permit the use in all districts. Commissioner Coker seconded the motion and it carried with all in favor.

Wind Turbines, small >120 and <199 ft. in total – Commissioner Coker motioned to permit the use in the ag, village, commercial, and industrial, require special use permit in hamlet, village waterfront business, working waterfront, village commercial, R, R-1, R-3, R-5, RM and omitting from conservation. The motion was seconded by Commissioner Stanley and carried with all in favor.

Wind Turbines Small, >35-<120 feet high – Motion made by Commissioner Coker to require a special use permit in conservation, hamlet, working waterfront, R, R-1, R-3, R-5, and R-M, permitted in Ag, village, village waterfront business, village commercial, cottage community, commercial and Industrial. The motion was seconded by Commissioner Stanley and carried with all in favor.

Wireless Communication Facility – Commissioner Kellam motioned to permit in all districts except in conservation, village and cottage community which would require a special use permit. The motion was seconded by Commissioner Coker and carried with all in favor.

A motion was made to recess till May 28th, 2014 by Commissioner Kellam and seconded by Commissioner Coker. With all in favor the meeting was recessed.

