

Minutes

Northampton County Planning Commission

Public Hearing

June 3, 2014

Those members present were Dixon Leatherbury, Jacqueline Chatmon, Hank Heneghan, Sylvia Stanley, Michael Ward and Martina Coker, Roberta Kellam.

Also present was Peter Stith, Long Range Planner and Nyoka Hall, Recording Secretary.

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

The agenda was accepted as presented with a motion by Commissioner Coker and a second from Commissioner Kellam. The motion carried with all in favor.

**A. Addition to Church Neck AFD** filed by Mary Hamilton Stuart for 35 acres located near Birdsnest area with frontage on Church Neck Road and Chelsea Farm Lane, Tax Map 28-A-13C.

Herman Walker the agent for Mary Hamilton spoke. He noted that both applications A & B are joined properties owned by family members, a sister and her children. He asked what a poor person is to do in NHCO; sell property into depressed market. He added that the market is not going to change and no one is standing in line to move into Northampton County. The property owners would hate to have to give up their AFD status at this time.

The hearing was closed to the public. Commissioner Kellam stated the application meets the criteria for the AFD and has been farmed and follows the comp plan. Commissioner Coker added that she did not look at the area, but knows the land is managed as timber and farm land. The Comp Plan specifically talks about farming remaining economically viable and allowing the creation and expansion of AFDs. A motion was made by Commissioner Coker to recommend approval of the application as submitted, this was seconded by Commissioner Kellam. The motion carried 5 to 1 with Commissioner Ward voting against.

**B. Addition to Church Neck AFD** filed by Sallie C. Stuart & Carl Stiegelbauer, for 35 acres located near Birdsnest area with frontage on Church Neck Road near Chelsea Farm Lane, Tax Map 28-A-13D.

Herman Walker the agent for Mary Hamilton spoke. He noted that both applications A & B are joined properties owned by family members, a sister and her children. He asked what a poor person is to do in NHCO; sell property into depressed market. He added that the market is not going to change and no one is standing in line to move into Northampton County. The property owners would hate to have to give up their AFD status at this time.

The hearing was closed to the public. Commissioner Coker made the motion that the application be recommended for approval as submitted, the motion was seconded by Commissioner Kellam. The motion carried 5 to 1 with Commissioner Ward voting against.

**C. Addition to Jacobus Point AFD** filed by Carolyn Outten Gruber for 72 acres located near Birdsnest area with frontage on Church Neck Road, Tax Map 29-A-50.

There was no one present to represent the applicant. The public hearing was closed.

Commissioner Coker motioned that the application be recommended for approval as submitted. The motion was seconded by Commissioner Stanley and the motion carried 5 to 1, with Commissioner Ward voting against.

**D. Addition to Happy Union AFD** filed by John K. Cleveland for 63.96 acres located at 6171 Waterview Way, off of Wellington Neck Road, Tax Map 14-5-A.

Mr. Cleveland the applicant was present and stated that his property borders Dr. Boyer's property that is presently in an AFD and submitted a letter from the Department of Forestry and stated that he would very much like to be in an AFD also. The public hearing was then closed.

Commissioner Kellam asked if the AFD Committee was aware of the aquaculture operation that was taking place. She added that Robbie Lewis of the Forestry Dept. referenced in his analysis how if the property was placed in an AFD it would be of benefit to the aquaculture operation. Commissioner Kellam stated how this was a much more favorable recommendation than what the AFD Committee had provided. Commissioner Kellam then motioned to recommend approval of the application as submitted with a second from Hank Heneghan. The motion carried 5 to 1, with Commissioner Ward voting against.

With no matters from the public the commission moved on to the next item of business.

Consideration of the minutes from March 11, 2014. Commissioner Coker motioned to accept the minutes as presented, with a second from Commissioner Chatmon. The motion carried 5 to 1, with Hank Heneghan abstaining.

New Business

**A. Potential Recommendation on Buffer Exception 2014-02.**

Commissioner Kellam stated there was not enough information to make a recommendation to the Board of Zoning Appeals. Commissioner Coker stated she was comfortable leaving it to the Board of Zoning Appeals to handle. No motion of recommendation was forwarded to the Board of Zoning Appeals.

Unfinished Business

**A. Comprehensive Plan Review status and next steps**

Commissioner Kellam suggested combining the Comprehensive Plan Advisory Committee (CPAC) and the Stakeholders Group (PRSG) to meet and discuss ideas together. There was discussion on the Comprehensive Plan and how to merge the CPAC and PRSG together in addition to finding ways to bring people of the community together. It was stated there would be merit in getting more specific views. A two-tier group could be brought together and then narrowed down by experience. They could address specific things by their own education by having people who had specific knowledge of the issues.

Commissioner Kellam noted that there needed to be a science conduit in the stakeholders group.

It was suggested along with discussion about the Commission pushing on to continue review of Part I and the executive statement. Commissioner Coker thought it would be helpful to have external assistance from the Accomack Northampton Planning District Commission (A-NPDC), who could help facilitate the process. We need somebody impartial and not so close to the process. Curt Smith could help with the joint meeting for PRSG and CPAC comments.

Discussion took place on the Housing Authority and the issue of affordable housing. It was stated that the County needs at least one strong nonprofit partner. Commissioner Kellam was adamant that an affordable housing law clinic should be involved. Mr. Stith informed the Commission that the three affordable housing sections were ready and the Commission could invite someone from ANPDC to talk about housing at the July meeting.

### **Communications**

Mr. Stith provided the Commission the Town Planning Commission/Town Council Agendas. There was a recommendation to prepare an application and for the next meeting to discuss the Cape Charles town entrance overlay district. Commissioner Kellam motioned that the Planning Commission ask staff to draft an application for review for the next meeting. The motion was seconded by Commissioner Coker and then withdrawn. Commissioner Kellam then motioned that it be put on the agenda for the Planning Commission to work on. The motion was seconded by Commissioner Coker and failed 3 to 4. Commissioner Kellam asked the rationale for declining to work on it. Chairman Leatherbury noted that another month or two would not change things and Commissioner Ward noted that he thought the Commission would be considering the area in another context and it was premature to take up such a specific proposal.

The monthly Staff Report was given by Mr. Stith.

With no further discussion the meeting was adjourned till July 1, 2014.

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Chairman

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Secretary