

Minutes
Northampton County Planning Commission
Work Session
November 18, 2015
16404 Courthouse Road, Eastville, VA
7:00p.m., Upstairs Conference Room

Present – Dixon Leatherbury, Jacqueline Chatmon, Mike Ward, Kay Downing, Sylvia Stanley and Dave Fauber. Absent – Mark Freeze. Also present, Peter Stith, Long Range Planner and Kris Tucker, Economic and Community Development Director.

The meeting was called to order and a quorum was established. The agenda was reviewed and approved as presented. The Commission reviewed Article III – Article VI of the proposed zoning and made the following changes highlighted in blue text.

§154.1-307 DOMESTIC HUSBANDRY, TRADITIONAL HUSBANDRY AND INTENSIVE FARMING USES, FACILITIES, STRUCTURES AND BUILDINGS.

- (a) On lots less than one acre the total number of farm animals shall not be greater than 10 farm animals weighing less than 25 pounds each, 1 farm animal weighing 25 pounds or more ~~and 3 bee hives;~~
 - (b) On lots one acre or greater but less than 2.5 acres the total number of farm animals shall not be greater than 50 farm animals weighing less than 25 pounds each, 2 farm animals weighing 25 pounds or more ~~and 10 bee hives;~~
 - (c) On lots 2.5 acres or greater but less than 5 acres the total number of farm animals shall not be greater than 50 farm animals weighing less than 25 pounds each, 5 farm animals weighing 25 pounds or more ~~and 10 bee hives;~~ and
 - (d) The total number of farm animals on a lot 5 acres or greater shall be based on sound agricultural practices established and promoted by the Virginia Cooperative Extensive Service.
- (2) Private and commercial equine riding, boarding and training facilities, shall provide at least 1 acre of open pasture per horse.
- (3) Domestic husbandry uses, structures and buildings for the purposes including but not limited to, waste storage, disposal practices, storage, shelters, grazing, pasture, feeding, handling and containment shall be setback as provided for in each specific zoning district and NCC Chapter 158: Chesapeake / Atlantic Preservation Areas.

(4) Beekeeping/apiaries

- (a) All beekeeping operations must be maintained in accordance with the Va Code Chapter 22.1 Beekeeping, Sections 3.1-6101.1 through 3.1-610.21 as amended.
- (b) All beekeeping operations should be maintained in accordance with the “Best Management Practices for Maintaining European Honey Bee Colonies in Virginia” as prepared by the Virginia Department of Agriculture & Consumer Services.
- (c) At a minimum the following items are required:
 - 1. Comply with all local, state and federal ordinances, laws, and regulations as they pertain to beekeeping and management of honey bees.
 - 2. Maintain all apiaries at least 10 feet away from property lines, and ensure all colonies less than 40 feet from property lines are placed behind a barrier which will prevent direct access or flight pathways to the colonies.

3. Ensure that colony flyways are more than 12 feet above the ground when they cross property lines.
4. When maintaining colonies within 200 feet of a property line, provide and maintain a water source within 50 feet of the colony.
5. Remove or relocate an apiary that is within 50 feet of any animal that is tethered, penned, kenneled, or otherwise prevented from escaping.

§154.1-309 ACCESSORY DWELLINGS AND ~~ADDITIONAL SINGLE FAMILY DWELLINGS ON ONE LOT.~~

(B)(4) The accessory dwelling shall be owned by the same owner as the single-family dwelling to which it is accessory ~~and the owner shall reside in the single family dwelling or the accessory dwelling;~~

§ 154.1-315 SOLAR ENERGY FACILITY STANDARDS.

(B)(1) Any uses planned as accessory uses to the principal uses shall be subject to approval by the Board of Supervisors as part of the special use permit. If the solar power system is not built to completion within two years after the granting of the special use permit, becomes unused, abandoned or vacated for more than 12 consecutive months, the Board of Supervisors shall initiate revoking the special use permit to eliminate the ~~Solar energy facility~~ ~~solar energy facility FD~~ at that location.

(C)(7)(a) A vegetated buffer is required that consists of a landscaped strip at least 50 feet wide measured from each boundary line of the solar energy facility around the entire perimeter. Any fencing must be installed on the interior of the buffer. ~~A recommendation that the screening and/or buffer creation requirements be waived may be made by the Planning Commission when the applicant proposes to use e~~ Existing wetlands or woodlands, as long as the ~~y wetlands or woodlands~~ are permanently protected ~~may be considered~~ for use as a buffer.

(8) Noise generated by the facility shall be limited to 60 ~~a-weighted decibels DBA~~ as measured at the property line except when a back-up generator is needed for maintenance. Construction on the site is exempt from this standard.

(14) The following reporting is required.

- (a) The solar installation operator will notify the ~~Northampton County Administrator Board of Supervisors~~ as soon as the applicant is transmitting electricity from solar panels to the electrical public utility grid.
- (b) The solar installation operator shall submit a report to the Northampton County ~~Administrator~~ once a year, no later than July 1. The report shall state the current status of the installation.
- (c) Any change of ownership or management of the solar installation shall be reported to the ~~Northampton County Administrator Board of Supervisors~~ within 60 days of the change.
- (d) If the solar facility ceases operations, the operator shall notify the Board of Supervisors 60 days in advance.

(15) ~~Additional~~ Required setbacks ~~are required~~ for a solar energy facility as follows:

§154.1-318 EVENT VENUE

(16) The event venue ~~may shall~~ be served by a water supply and septic system approved by the Virginia Department of Health for this specific use; and

§154.1-612 CHESAPEAKE / ATLANTIC BAY PRESERVATION AREAS (CAP)

Commissioner Stanley left at 9:00 pm. The Planning Commission went back to the intensive farming section 154.307 and proposed the following recommendations:

(C) Minimum standards for intensive farming shall be as follows:

(1) All standards set forth in subsection (A) and (B) above shall apply.

(2) **Intensive farming uses, structures and buildings for the purposes including but not limited to, waste storage, disposal practices, storage, shelters, grazing, pasture, feeding, handling and containment shall be setback as follows:**

(a) A minimum of 300 feet from all rights-of-ways;

(b) A minimum of 500 feet from property lines, except this may be reduced to 200-feet if there is 200 feet in width of mature woodlands and ammonia scrubbers are used to actively capture emissions. These same mature woodlands used to secure a reduction in setbacks must be preserved, neither thinned nor harvested, during the life span of the associated intensive farming;

~~(c) A minimum of 2,000 feet from the limits of an incorporated town;~~

(d) A minimum of 1,0500 feet from Village (V), Hamlet (H), Cottage Community (CTCM) and Town Edge (TE) zoning districts ~~and incorporated towns~~; and

(e) A minimum of 500 ~~2,000~~ feet from shorelines and perennial streams.

~~(5) Ammonia scrubbers shall be installed and operational in all animal containment buildings.~~

The Commission discussed their plan for review at the November 24th meeting and decided to review the rest of the document through the definitions and the mapping memo presented by staff. Staff also indicated they would provide a list of the map changes since June 2014.

With no further business, a motion was made by Commissioner Chatmon to recess until the November 24, 2015 Work Session. The motion was seconded by Commissioner Downing and carried with all in favor (5-0).

Chairman

Secretary