

Minutes
Northampton County Planning Commission
Work Session
October 14, 2015
16404 Courthouse Road, Eastville, VA
7:00p.m., Board Chambers

Present – Dixon Leatherbury, Jacqueline Chatmon, Mike Ward, Kay Downing, Sylvia Stanley and Dave Fauber

Absent – Mark Freeze

Also, 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 approved as presented.

Peter Stith informed the Commission that the highlighted items in the use chart were items staff had questions about. The Commission then began their review of the proposed zoning ordinance as follows:

AGRICULTURAL AND RESIDENTIAL USES																
P = permitted, S = special use permit and * = not permitted or elsewhere restricted in sub-category																
ZONING DISTRICT	CNSV	AG	H	V	V - C	V-WB	WW	CTCM	C	I	R	R - 1	R - 3	R - 5	RM	TE
AGRICULTURAL USES																
Agricultural business office	*	P	*	*	P	*	*	*	P	P	*	*	*	*	*	P
Agricultural research facility	*	P	*	*	*	*	*	*	P	P	*	*	*	*	*	*
Agriculture - domestic husbandry	P	P	P	P	*	*	*	*	*	*	*	*	P	P	*	P
Agriculture - intensive farming	*	P	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Agriculture - traditional husbandry	P	P	*	*	*	*	*	*	*	*	*	*	S	P	*	P
Agriculture crop production operation	P	P	P	P	*	*	*	*	*	*	P	P	P	P	*	P
Agriculture support business	*	P	S	*	P	*	*	*	P	P	*	*	*	*	*	S
Aquaculture operation	P	P	P	P	P	P	P	P	P	P	*	*	P	P	*	P
Farm stand	P	P	P	P	P	P	P	P	P	*	P	P	P	P	P	P
Floriculture operation	*	P	P	P	*	*	*	*	P	P	P	P	P	P	P	P
Horticulture operation	*	P	P	P	*	*	*	*	P	P	P	P	P	P	P	P
Migrant labor camp	*	P	*	*	*	*	*	*	*	S	*	*	*	*	*	*S
Ponds, agricultural irrigation	P	P	S	*	S	*	*	*	*	*	*	*	*	S	*	*S
Sales, agricultural products and accessory goods	*	P	*	*	*	*	*	*	P	*	*	*	*	*	*	*P
Silviculture operation	P	P	P	*	*	*	*	*	*	*	*	P	P	P	*	P
Viticulture operation	P	P	P	P	*	*	*	*	*	*	P	P	P	P	P	P
Winery, licensed farm	*	P	P	P	*	*	*	*	P	*	*	*	P	P	P	P
RESIDENTIAL USES																
Accessory dwelling, attached or detached	P	P	P	P	P	P	*	P	P	*	P	P	P	P	P	P
Family day home (1-5 people)	P	P	P	P	P	P	*	P	P	*	P	P	P	P	P	P
MFD	*	*	P	P	*	*	*	*	*	*	P	P	*	*	P	*P
Mixed use building, MFD	*	*	P	P	P	P	*	*	P	*	P	P	P	P	P	*P
Mixed use building, SFD	*	P	P	P	P	P	*	*	P	*	P	P	P	P	P	P
Residential facility (1-8 people)	*P	P	P	P	P	P	*	P	P	*	P	P	P	P	P	P
SFD, attached	*	*	P	P	*	P	*	P	*	*	P	P	P	P	P	*
SFD, detached	P	P	P	P	P	P	*	P	*	*	P	P	P	P	P	P
Single-wide mobile home	P	P	P	P	*	P	*	P	*	*	S	S	S	P	S	P
Temporary emergency housing	P	P	P	P	P	P	*	P	*	*	P	P	P	P	P	P
Temporary family health care housing	P	P	P	P	P	P	*	P	P	*	P	P	P	P	P	*P

COMMUNITY AND PUBLIC USES - sheet 1																
P = permitted, S = special use permit and * = not permitted or elsewhere restricted in sub-category																
ZONING DISTRICT	CNSV	AG	H	V	V - C	V-WB	WW	CTCM	C	I	R	R - 1	R - 3	R - 5	RM	TE
COMMUNITY & PUBLIC USES																
CARE AND HOUSING																
Adult day care center	S	S	*	*	P	*	*	S	P	*	*	*	*	*	*	*/P
Child day center	S	S	S	S	*	*	*	P	P	*	*	*	*	*	S	*/P
Family day home (6-12 people)	*	P	P	P	P	P	*	P	P	*	P	P	P	P	P	P
Hospital	*	*	*	*	*	*	*	*	P	P	*	*	*	*	*	*/S
Medical facility	*	S	S	S	P	*	*	*	P	*	*	*	*	*	*	*/P
Jail	*	S	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Residential facility (more than 8 people)	*	S	S	*	P	*	*	*	P	*	S	S	S	S	S	*/S
ASSEMBLY																
Civic groups, clubs and organizations	S	P	P	P	P	P	*	P	P	*	*	*	*	P	*	P
Religious institution, place of worship	*	P	P	P	P	P	*	P	P	S	P	P	P	P	P	P
SCHOOLS																
College	*	S	S	*	S	S	*	*	P	*	*	*	*	*	*	*/S
Educational services	*	S	S	P	P	P	*	*	P	P	*	*	*	*	*	*/S
School, primary or secondary	*	S	P	P	P	*	*	*	P	*	*	*	*	*	P	*/S
PARKS AND OPEN SPACE																
Golf course	*	*/S	*	*	*	*	*	*	P	*	*	*	*	S	*	*/S
Park	P	P	P	P	P	P	*	P	P	P	P	P	P	P	P	*/P
Recreation, playing field	*	P	P	P	*	*	*	S	*	*	S	P	S	S	P	P
Wildlife and marine life preservation area	P	P	P	P	P	P	P	P	*	*	P	S	P	P	*	*
PUBLIC SERVICES																
Animal shelter or pound	*	P	S	*	S	*	*	*	P	P	*	*	*	*	*	*/S
Emergency services	P	P	P	P	P	P	*	P	P	P	*	*	*	*	P	P
Government offices	*	P	P	S	P	P	S	*	P	P	*	*	*	*	*	P
Government offices (related to conservation or park use)	P	P	P	S	P	P	S	*	P	P	*	*	*	*	*	P
Library	*	S	P	P	P	*	*	*	P	*	*	*	*	*	*	*/P
Museum	*	P	P	P	P	P	S	P	P	*	*	*	*	*	*	*/P
Waste collection center operated by local government	*	P	*	*	*	*	*	*	*	P	*	*	*	*	*	*
Waste management	*	S	*	*	*	*	*	*	S	S	*	*	*	*	*	*

COMMUNITY AND PUBLIC USES - sheet 2																	
P = permitted, S = special use permit and * = not permitted or elsewhere restricted in sub-category																	
ZONING DISTRICT	CNSV	AG	H	V	V - C	V-WB	WW	CTCM	C	I	R	R - 1	R - 3	R - 5	RM	TE	
COMMUNITY & PUBLIC USES																	
TRANSPORTATION																	
Airfield	*	S	*	*	*	*	*	*	S	S	*	*	*	*	*	*/S	
Helipoint	*	S	*	*	*	*	*	*	S	S	*	*	*	*	S	*/S	
Marina	*	*	*	*	P	P	P	S	P	*	*	*	*	*	*	*	
Transit center	*	*	*	*	P	*	*	*	P	P	*	*	*	*	*	*	
Transit stop	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	*	
UTILITIES																	
Basic utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Electricity generation facility	*	*/S	*	*	*	*	*	*	*	S	*	*	*	*	*	*/S	
Solar Energy Facility	*	S	*	*	*	*	*	*	*	S	*	*	*	*	*	*	
Utility distribution plant or yard	S	S	S	S	S	S	S	S	S	S	S	*	*	*	*	*/S	
Waste water treatment plant	*	S	*	*	P	*	*	*	S	P	*	*	*	*	*	*/S	
Wind energy facility / wind test facility / wind turbine, large scale / wind turbine, utility-scale	*	S	*	*	*	*	*	*	P	P	*	*	*	*	*	*	
Wind turbine, small scale > 120 ft. and ≤ 199 ft. in total height	S	P	*	*	S	*	S	*	*	*	*	*	*	*	*	*	
Wind turbine, small scale > 35 ft. and ≤ 120 ft. in total height	S	P	*	*	P	S	S	S	S	S	S	S	S	S	S	*/S	
Wind turbine, small scale and wind mill ≤ 35 ft. in total height	P	P	P	P	P	P	S	P	P	P	P	P	P	P	P	P	
TELECOMMUNICATIONS AND WIRELESS COMMUNICATION FACILITIES																	
Meteorological Tower	*	P	P	P	*	*	*	*	*	P	*	*	*	S	P	*	P
Wireless communication facility	S	P	P	P	S	P	S	S	P	P	P	P	P	P	P	S	

COMMERCIAL USES - sheet 1																
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COMMERCIAL USES																
COMMERCIAL RETAIL & SALES																
Fishing, commercial	P	P	P/*	P/*	P/S	P	P	P/S	P	P	*	*	P/*	P/S	*	S
Hunting, commercial	P	P	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Sales, retail bulk	*	*	*	*	S	*	*	*	P	P	*	*	*	*	*	**/P
Sales, retail convenience	*	*	S	*	P	*	*	*	P	P	*	*	*	*	*	**/P
Sales, retail convenience ≤ 2,500 sq. ft.	*	*	**/S	P	P	P	*	*	P	P	*	*	*	*	*	**/P
Sales, retail general	*	*	*	*	P	*	*	*	P	P	*	*	*	*	*	**/P
Sales, retail general >2,500 sq. ft.	*	*	S	S	P	S	*	*	P	P	*	*	*	*	*	**/P
Sales, retail general ≤ 2,500 sq. ft.	*	*	P	P	P	P	*	S	P	P	*	*	*	*	*	**/P
FOOD SERVICES																
Restaurant (no size or design limitations)	*	*	*	*	*	*	*	*	P	P	*	*	*	*	*	**/P
Restaurant >2,500 sq. ft.	*	*	*	*	S	S	*	*	P	P	*	*	*	*	*	**/P
Restaurant with drive thru	*	*	*	*	S	S	*	*	P	P	*	*	*	*	*	**/P
Restaurant with no drive thru ≤ 2,500 sq. ft.	*	*	P	*	P	P	*	*	P	P	*	*	*	*	*	**/P
Retail food and beverage production	*	*	S	*	P	P	*	*	P	P	*	*	*	*	*	**/P
COMMERCIAL LODGING																
Bed and breakfast	*	P	P	P	P	P	*	P	P	*	P	P	P	P	P	P
Hotel or motel	*	*	*	S	S	S	*	*	P	*	*	*	*	*	*	**/P
Inn	*	S	P	P	P	P	*	*	P	*	*	*	*	*	*	**/P
Vacation rental home	*	P	P	P	P	P	*	P	P	*	P	P	P	P	P	**/P
COMMERCIAL RECREATION																
Event Venue	*	S	*	*	*	*	*	*	S	S	*	*	*	*	*	**/S
Nature tourism	P	P	P	P	P	P	P	P	P	*	S	S	S	P	*	**/P
Recreation and sports, motorized and motor vehicle related	*	*	*	*	*	*	*	*	S	S	*	*	*	*	*	*
Recreation and sports, shooting related	*	S	*	*	*	*	*	*	S	*	*	*	*	*	*	*
Recreation, indoor	*	*	S	P	P	P	*	*	P	*	S	S	S	S	S	**/P
Recreation, outdoor	P	P	S	P	P	P	*	*	P	*	S	S	S	S	S	**/P
Recreational vehicle park and camp grounds	*	S	*	S	*	*	*	*	P	*	*	*	*	*	*	**/S
OFFICE																
Office, professional or business	*	*	*	*	P	*	*	*	P	P	*	*	*	*	*	**/P
Office, professional or business >2,500 sq. ft.	*	*	S	S	P	*	*	*	P	P	*	*	*	*	*	**/P
Office, professional or business ≤ 2,500 sq. ft.	*	S	P	P	P	P	*	*	P	P	*	*	*	*	P	**/P
Temporary construction office	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

COMMERCIAL USES - sheet 2																
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COMMERCIAL USES																
COMMERCIAL SERVICES																
Artist and artisan studio	*	*	P	P	P	P	P	P	P	P	P	P	P	P	*	**/P
Artist and artisan studio > 1,000 sq. ft.	*	S	P	P	P	P	P	P	P	P	P	P	P	P	*	**/P
Artist and artisan studio ≤ 1,000 sq. ft.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	*	P
Commercial services	*	*	*	*	P	*	*	*	P	P	*	*	*	*	*	**/P
Commercial services > 2,500 sq. ft.	*	*	S	S	P	*	*	*	P	P	*	*	*	*	*	**/P
Commercial services ≤ 2,500 sq. ft.	*	*	P	P	P	P	*	*	P	P	*	*	*	*	*	**/P
Funeral home	*	S	**/S	S	P	*	*	*	P	*	*	*	*	*	*	**/P
Home occupations	P	P	P	P	P	P	*	P	*	P	*	P	P	P	P	P
Kennel	*	S	**/S	*	S	*	*	*	P	*	*	*	*	*	*	**/S
Personal services	*	*	*	*	P	*	*	*	P	*	*	*	*	*	*	**/P
Personal services > 2,500 sq. ft.	*	*	S	S	P	*	*	*	P	*	*	*	*	*	*	**/P
Personal services ≤ 2,500 sq. ft.	*	*	P	P	P	P	*	S	P	*	*	*	*	*	*	**/P
Research facility	P	S	S	*	S	P	S	*	S	P	*	*	*	*	P	**/P
Vehicle services	*	*	*	*	*	*	*	*	S	P	*	*	*	*	*	**/P
Vehicle services ≤ 2,500 sq. ft.	*	*	S	S	S	*	*	*	S	P	*	*	*	*	*	**/P
Veterinarian business	*	P	*	*	P	P	*	*	P	*	*	*	*	*	*	P
Working waterfront support uses, structures and buildings	*	*	*	*	*	P	P	*	*	*	*	*	*	*	*	*
Working waterfront uses, structures and buildings	*	*	*	*	*	*	P	*	*	*	*	*	*	*	*	*

INDUSTRIAL, ACCESSORY AND OTHER USES																
P = permitted, S = special use permit and * = not permitted or elsewhere restricted in sub-category																
ZONING DISTRICT	CNSV	AG	H	V	V - C	V-WB	WW	CTCM	C	I	R	R - 1	R - 3	R - 5	RM	TE
INDUSTRIAL USES																
Biomass conversion to alternate fuel, large scale	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Biomass conversion to alternate fuel, small scale	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Dredge spoil disposal site	*	S	*	S	S	S	S	*	*	P	*	*	*	*	*	*/S
Heavy manufacturing	*	*	*	*	*	*	*	*	*	S	*	*	*	*	*	*
Industrial services	*	*	*	*	P	*	*	*	S	P	*	*	*	*	*	*/S
Light manufacturing	*	*	*	*	*	*	*	*	S	P	*	*	*	*	*	*/S
Mining or excavating of soil or other natural resources	*	S	*	*	*	*	*	*	*	S	*	*	*	*	*	*
Sales, flammable materials	*	*	*	*	*	*	*	*	S	P	*	*	*	*	*	*/S
Sales, wholesale and industrial	*	*	*	*	P	*	*	*	P	P	*	*	*	*	*	*/S
Self-service storage	*	*	*	*	*	*	*	*	P	P	*	*	*	*	*	*/P
Warehouse, storage and distribution	*	*	*	*	*	*	*	*	P	P	*	*	*	*	*	*/S
ACCESSORY USES																
Accessory uses, structures and buildings	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
OTHER USES																
Uses similar to permitted uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Uses similar to special use permit uses	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S

Changes reflected in the Town Edge District were due to the opinion that the Town Edge should be expanded to include more uses. The Commission also agreed to amend the definition of dwelling to include double wide mobile homes, modular homes, and triple wide mobile homes to establish clarity. Section 154.1-403 Height & Bulk (F) was amended as follows:

The maximum height for any single-family dwelling shall be as provided for in each zoning district except that in the Agricultural and Conservation District, additional height may be permitted where the single family dwelling is set back from each property line (front, rear, and sides) two additional feet horizontally for each 1 foot of additional height over 35 feet, up to a maximum of 45 feet.

The Commission concluded their review for the evening. With no further business, a motion was made by Commissioner Chatmon to recess until the October 21, 2015 Work Session. The motion was seconded by Commissioner Downing and carried with all in favor (6-0).

Chairman

Secretary