

Minutes  
Northampton County Planning Commission  
Work Session  
October 21, 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, Peter Stith, Long Range Planner and Melissa Kellam, Zoning Administrator

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

The agenda was reviewed and approved as presented.

The Commission resumed their review of the proposed uses for each district in green text as follows:

<b>AGRICULTURAL AND RESIDENTIAL USES</b>																
<b>P = permitted, S = special use permit and * = not permitted or elsewhere restricted in sub-category</b>																
<b>ZONING DISTRICT</b>	<b>CNSV</b>	<b>AG</b>	<b>H</b>	<b>V</b>	<b>V - C</b>	<b>V-WB</b>	<b>WW</b>	<b>CTCM</b>	<b>C</b>	<b>I</b>	<b>R</b>	<b>R - 1</b>	<b>R - 3</b>	<b>R - 5</b>	<b>RM</b>	<b>TE</b>
<b>AGRICULTURAL USES</b>																
Agricultural business office	*	P	*	*	P	*	*	*	P	P	*	*	*	*	*	P
Agricultural research facility	*	P	*	*	* / P	*	*	*	P	P	*	*	*	*	*	*
Agriculture - domestic husbandry	P	P	P	P	*	*	*	*	*	*	*	* / P	P	P	* / P	P
Agriculture - intensive farming	*	P	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Agriculture - traditional husbandry	P	P	* / P	* / P	*	*	*	*	*	*	*	* / P	S / P	P	* / 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
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
<b>RESIDENTIAL USES</b>																
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	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
<b>COMMUNITY &amp; PUBLIC USES</b>																
<b>CARE AND HOUSING</b>																
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
<b>ASSEMBLY</b>																
Civic groups, clubs and organizations	S	P	R/S	R/S	P	P	*	R/S	P	*	*	*	*	P	*	P
Religious institution, place of worship	*	P	P	P	P	P	*	P	P	S/P	P	P	P	P	P	P
<b>SCHOOLS</b>																
College	*	S	S	*	S	S	*	*	P	*	*	*	*	*	*	*/P
Educational services	*	S	S	P	P	P	*	*	P	P	*	*	*	*	*	*/P
School, primary or secondary	*	S	P	P	P	*	*	*	P	*	*	*	*	*	P	*/P
<b>PARKS AND OPEN SPACE</b>																
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	*	*
<b>PUBLIC SERVICES</b>																
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	P	*	*	*	*	*	P
Waste management	*	S	*	*	*	*	*	*	S	S	*	*	*	*	*	*

**COMMERCIAL 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
<b>COMMERCIAL USES</b>																
<b>COMMERCIAL RETAIL &amp; SALES</b>																
Fishing, commercial	P	P	R/*	R/*	R/S	P	P	R/S	P	P	*	*	R/*	R/S	*	S
Fishing, commercial, limited to equipment storage only such as crab pots and fish traps	P	P	P	P	P	P	P	P	P	P	*	*	P	P	*	P
Hunting, commercial	P	P	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Sales, retail bulk	*	*	*	*	S	*	*	*	P	P	*	*	*	*	*	*/P
Sales, retail convenience	*	*	S	*/S	P	*/S	*	*	P	P	*	*	*	*	*	*/P
Sales, retail convenience ≤ 2,500 sq. ft.	*	*	*/S	R	R	R	*	*	R	R	*	*	*	*	*	*/P
Sales, retail general	*	*	*/S	*/S	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.	*	*	R/S	R/S	P	P	*	S	P	P	*	*	*	*	*	*/P
<b>FOOD SERVICES</b>																
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	*/S	P	P	*	P	P	P	*	*	*	*	*	*/P
Retail food and beverage production	*	*	S	*	P	P	*	*	P	P	*	*	*	*	*	*/P
<b>COMMERCIAL LODGING</b>																
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
<b>COMMERCIAL RECREATION</b>																
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	R/S	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
<b>OFFICE</b>																
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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ZONING DISTRICT	CNSV	AG	H	V	V - C	V-WB	WW	CTCM	C	I	R	R - 1	R - 3	R - 5	RM	TE
<b>COMMERCIAL USES</b>																
<b>COMMERCIAL SERVICES</b>																
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/S	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	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/S	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/P	*	*	*	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	*	*	*	*	*	*	*	*	*

The Commission asked staff to provide a definition for Agricultural business office and pet and to look at the state code with respect to wineries. The Commission discussed aquaculture operation and instructed staff to provide options similar to the fishing commercial subcategory.

With no further business, a motion was made by Commissioner Downing to recess until the October 28, 2015 Work Session. The motion was seconded by Commissioner Stanley and carried with all in favor (6-0).

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Chairman

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Secretary