

Minutes
Northampton County Planning Commission
Work Session
October 28, 2015
16404 Courthouse Road, Eastville, VA
7:00p.m., Upstairs Conference Room

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

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 reviewed the follow-up staff memo from October 21, 2015 and agreed to insert the changes below:

Item #1

- A. Change the “winery, licensed farm” use to “licensed farm winery, limited bewery and limited distillery”.
- B. Only permit “licensed farm winery, limited bewery and limited distillery” uses within the agricultural zoning district.
- C. Delete the definition for “winery, licensed farm” and replace with a definition for “licensed farm winery, limited bewery and limited distillery”.

Licensed farm winery, limited bewery and limited distillery. A small scale winery, bewery or distillery located on property within the agricultural zoning distict and specifiially licensed by the Commonwealth of Virginia as a farm winery, limited berwery or limited distillery. This use shall not include restraurants, but may include tastings activities as permitted the Commonwealth of Virginia. Other uses such as but not limited to event venues, restraurants and agritourism that may be associated with a licensed farm winery, limited bewery and limited distillery, shall be regulated as separate uses.

Item #2 Definition:

Agricultural business office. A location, usually a building or portion of a building, where the administrative duties are conducted that are associated with the management of a agricultural operation.

Item #3 Definition:

Pet A domestic or tamed animal kept for companionship or pleasure and not utility not otherwise regulated under§154.1-307.

Item #4 Parking Standards for School:

Schools : One space for each teacher, administrator, or other employee, plus five spaces per classroom for high schools or one space for each four seats in an assembly hall, whichever is greater.

Item #5: Definition updates noted in red for PC review and discussion.

Total building footprint. The square footage of a structure or building measuring the outside dimensions of all stories combined in plan view including all attachments such as porches, deck, stoops, steps, bay windows, and balconies etc. which are attached or part of the structure or building.

Aquaculture operation. The propagation, rearing, enhancement, and harvesting of aquatic organisms in controlled or selected environments, conducted in marine, estuarine, brackish, or fresh water and any land, structures, **equipment** and buildings directly related and essential to the function of this operation such as, but not limited to any **landings, administrative office**, laboratory, sales, hatchery, pond, raceway, pen, cage, incubator, grader, washer, or other equipment used in aquaculture. This shall not include processing of food or agricultural support businesses. Although other agencies may consider washing and shucking of oysters and clams to be processing, for the purpose of the NZC only, the washing and shucking of oysters and clams shall not be considered processing. **Each district may further restrict this use by size and/or design. Size denotes the cumulative total building footprints of all structures and buildings associated with this use.**

Fishing, commercial. A business use that catches finfish or shellfish for profit including any land, structures, buildings and equipment directly related and essential to the function of this uses, such as, but not limited to, any landing, administrative office, equipment storage and grading and packing sheds. This shall not include processing of finfish or shellfish. Although other agencies may consider washing and cleaning of finfish and shellfish to be processing, for the purpose of the NZC only, the washing and cleaning of finfish and shellfish shall not be considered processing. **Each district may further restrict this use by size and/or design. Size denotes the cumulative total building footprints of all structures and buildings associated with this use.**

Artist and artisan studio. A workshop facility for creating art and artisan works that may include sales, galleries and private instruction facilities. Each district may further restrict this use by size and/or design. **Size denotes the cumulative total building footprints of all structures and buildings associated with this use.**

Commercial services. A business use that renders services to other businesses, groups and individuals on a fee or contract basis such as, but not limited to, building systems, laundries, copy shops, printing services, package and postal services, photo processing, janitorial services, and similar uses. Commercial services shall not include vehicle services. Each district may further restrict this use by size and/or design. **Size denotes the cumulative total building footprints of all structures and buildings associated with this use.**

Family day home. A child day program offered in the residence of the provider or the home of any of the children in care for one through 12 children under the age of 13, exclusive of the provider's own children and any children who reside in the home, when at least one child receives care for compensation. Family day homes serving six through 12 children, exclusive of the provider's own children and any children who reside in the home, shall be licensed by the State. However, no family day home shall care for more than four children under the age of two, including the provider's own children and any children who reside in the home, unless the family day home is licensed or voluntarily registered by the State. However, a family day home where the children in care are all grandchildren of the provider shall not be required to be licensed. A family day home serving one

through five children, exclusive of the provider's own children and any children who reside in the home shall be considered as residential occupancy by a single family have no conditions more restrictive than those imposed on residences occupied by persons related by blood, marriage, or adoption shall be imposed upon such a home. Each district may further restrict this use by size. **Size denotes the number of people.**

Government offices. A building or structure owned, operated or occupied by governmental agency to provide a governmental service to the public. **Each district may further restrict this use by size and/or design. Size denotes the cumulative total building footprints of all structures and buildings associated with this use.**

Office, professional or business. A business use that transacts the affairs of a profession, business, service, industry or government, offices such as, but not limited to, accounting, auditing, bookkeeping, advertising, architecture, engineering, attorneys, medical, dental, insurance, real estate and others. Each district may further restrict this use by size and/or design. **Size denotes the cumulative total building footprints of all structures and buildings associated with this use.**

Personal services. A business use that renders services to other individuals on a fee or contract basis that address an individual's needs and necessities such as, but not limited to, barber and beauty shops, tanning salon, psychic reader, shoe repair or personal laundry and dry cleaning services. Personal services shall not include vehicle services. These uses may also include accessory retail sales of products related to the services provided. Each district may further restrict this use by size and/or design. **Size denotes the cumulative total building footprints of all structures and buildings associated with this use.**

Restaurant. Any place where food is prepared for service to the public on or off the premises, or any place where food is served **with or without drive through service.** Each district may further restrict this use by size and/or design. **Size denotes the cumulative total building footprints of all structures and buildings associated with this use.**

Sales, retail convenience. Any retail establishment offering for sale a limited line of groceries and household items intended for the convenience of the neighborhood. An accessory use may include the sale of fuel. **Each district may further restrict this use by size and/or design. Size denotes the cumulative total building footprints of all structures and buildings associated with this use.**

Sales, retail general. Establishments that are retail operations that carry an assortment of merchandise from all the other categories. Such establishments may include but are not limited to department store, discount store, farm store, and similar establishments. **Each district may further restrict this use by size and/or design. Size denotes the cumulative total building footprints of all structures and buildings associated with this use.**

Commercial Vehicle services. A business whose primary function is the service and repair of vehicles. **Each district may further restrict this use by size and/or design. Size denotes the cumulative total building footprints of all structures and buildings associated with this use.**

Windmill. A machine designed to convert the energy of the wind into more useful forms using rotating blades to turn mechanical machinery to do physical work, such as crushing grain or pumping water. A

windmill is not a wind energy conversion system. **Each district may further restrict this use by size and/or design. Size denotes the total height of the windmill.**

Wind turbine, small scale. A system with a rated capacity of not more than 10 kW for residential use and not more than 100 kW for other uses and used solely for onsite use of electrical power. **Each district may further restrict this use by size and/or design. Size denotes the total height of the wind turbine.**

The Commission resumed their review of the proposed uses for each district in brown text 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	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	*	P
Farmland	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	S/P	*	*	*	*	*	*/P
Silviculture operation	P	P	P	*	*	*	*	*	*	*	*	P	P	P	*	P
Viticulture operation	P	P	P	P	*	*	*	*	*	*	*	P	P	P	P	P
Winery, licensed farm limited brewery and limited distillery	*	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
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	*
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/P	S/P	S/P	P	S/P	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 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
Heliport	*	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	*/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/P	S	*	*	*	*	*/S
Waste water treatment plant	*	S	=	*	P/S	*	*	*	S	P	*	*	*	*	*	*/S
Wind energy facility / wind test facility / wind turbine, large scale / wind turbine, utility scale	*	S	=	*	*	*	*	*	P/S	P/S	*	*	*	*	*	*
Wind turbine, small scale > 120 ft. and < 199 ft. in total height	S	P	=	*	S	*	S	*	*/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	F	*	P
Wireless communication facility	S	P	P	P	S	P	S	S	P	P	P	P	P	P	P	S

COMMERCIAL 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
COMMERCIAL USES																
COMMERCIAL SERVICES																
Artist and artisan studio	*	*	P	P	P	P	P	P	P	P	P/S	P/S	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 discussed shoreline widths and made the recommendation to change Hamlet, Village, Residential, Residential-1, and Residential-Mixed from 205 feet to 100 feet for the minimum shoreline width requirement.

The chairman appointed Commissioner Downing and Commissioner Chatmon to serve as the nominating committee for 2016 and to provide a report for the December meeting.

With no further business, a motion was made by Commissioner Downing to adjourn until the November 2, 2015 joint public hearing. The motion was seconded by Commissioner Freeze and carried with all in favor (6-0).

Chairman

Secretary