

Minutes

December 17, 2014

Work Session

Northampton County Planning Commission

Call to order

Present: Dixon Leatherbury, Jacqueline Chatmon, Kay Downing, Mike Ward, Mark Freeze, Sylvia Stanley

Also in attendance was Peter Stith, Long Range Planner and Nyoka Hall, Recording Secretary

Establishment of quorum

Review of agenda – The agenda was accepted as submitted

The Future Land Use Map

The Commission began discussion of the Future Land Use Map first focusing on the northern portion of the County. Chairman Leatherbury asked the purpose of the Town Edge District. Peter Stith responded that it was meant to allow for expansion once a town was built out to maximum capacity. A town could apply for rezoning to change from Town Edge 1 to Town Edge 2, Town Edge Commercial General or Town Edge Neighborhood business. Commissioner Ward stated that the Town Edge did not make sense. The towns grew up without zoning and it's the mixed uses that create livable communities. According to the Planners Web, use zoning is counter-productive as it separates the uses. An example would be an individual seeking to create a subdivision or subcompact housing in Exmore, there would not be any place for it to go outside of the town. Commissioner Freeze then inquired when the town would be built out or at maximum capacity. He questioned what the determining factors were. Chairman Leatherbury noted that there were no definite determinations, but these were the areas designated at this point in time for growth. Commissioner Downing added that during the period that the County had a Joint Planning Commission things worked better as representation from the County and the Towns met together and drafted ordinances. When the Joint Planning Commission was disbanded the Towns then drafted their own separate ordinances. The Commissioners focused on the Willis Wharf portion of the map as Peter Stith explained the changes made and what is presently shown on the map. The Commissioners agreed that the area of Willis Wharf was entirely too large as drawn and should be modified. The Commissioners reviewed the Future Land Use Map removing the Town Edge Districts of Belle Haven, Exmore, Nassawadox, Eastville and Cheriton; replacing them with zoning that was consistent with the present uses in and around the areas. The review concluded with the Commission having amended all the town edges with the exception of a portion of Cheriton

and Cape Charles. These areas and the rest of the map would be taken up at the next scheduled work session.

Peter Stith reminded the Commission of the documents that were sent out regarding work on the goals and strategies, part two of the Plan and mark ups along with a section of part one of the Environmental section . This information could be reviewed and amended as needed at the regular meeting scheduled for January 6th.

With no further business a motion to adjourn was made by Kay Downing and seconded by Mark Freeze.