Minutes

Northampton County Planning Commission

Public Hearing

November 3, 2014

Those present were Chairman Dixon Leatherbury, Vice Chair Jacqueline Chatmon, Mark Freeze, Michael Ward, Kay Downing

Absent, Sylvia Stanley

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

A quorum was established and the meeting was called to order.

The agenda was reviewed and accepted as submitted.

The public hearing was opened with the following being read into the record by Peter Stith

A. Special Use Permit 2014-11 Mark & Rhonda Swanger have applied to locate a single-wide mobile home as a primary residence on property zoned existing subdivision rural village residential, ESD, RVR containing 0.86 acres of land. The parcel is described as tax map 9b, double circle 4, lot 22 and is located along Pine Meadows Way, near Exmore

Staff Comment: The subject parcel is located in the Pine Meadows subdivision near Wardtown and has frontage on Pine Meadows Way. Both parcels north and south of the subject parcel are currently vacant and wooded. The parcel across the street to the northeast contains a single family dwelling. All surrounding parcels are zoned ESD-RVR, Existing Subdivision – Rural Village Residential except for the parcel to the south, which is zoned A/RB – Agriculture/Rural Business. The proposal to locate a single wide mobile home is consistent with homes in the subdivision. Below is a map showing homes along Pine Meadows Way that are single-family, single wide or double wide manufactured homes. There are currently 10 single wide mobile homes, 10 double wide homes and 10 single family homes in the subdivision. The three bedroom sewage system was installed and inspected on June 16, 2014. A well permit has been issued. This use is not expected to pose an unusual pollution hazard, nor would it constitute a major water withdrawal. The property is not located close to the recharge spine. The does not contain a Resource Protection Area (RPA).

The proposed use appears to be consistent with comprehensive plan objectives as well as zoning requirements. It provides for infill of the existing subdivision and the single wide mobile home is characteristic of housing types in the Pine Meadows Subdivision. The proposed use would not be expected to create any adverse impacts on neighboring properties.

Action: Chairman Leatherbury asked for additional information from the applicant or public input. The applicant was not present for the public hearing and there were no comments offered from the public. The public hearing was closed. After a brief discussion Commissioner Chatmon moved to recommend approval of the petition and with a second from Commissioner Downing, the motion carried unanimously (5-0).

The Public Hearing was opened with the following being read into the record by Peter Stith:

B. Special Use Permit 2014-12 Lorenzo & Jose Rodriquez have applied to located an accessory single family detached dwelling unit on property zoned Hamlet, H containing 1.33 acres of land. The parcel is described as Tax Map 68, double Circle A, lot 88 and is located at 5292 Simpkins Drive, near Eastville.

C. Special Use Permit 2014-13 Lorenzo & Jose Rodriquez have applied to locate a single-wide mobile on a property zoned Hamlet, H containing 1.33 acres of land. The parcel is described as Tax Map 68, double Circle A, lot 88 and is located at 5292 Simpkins Drive, near Eastville.

Staff Comment: The subject parcel is located in the Simpkins Hamlet off of Simpkins Dr. south of Eastville. Both parcels north and south of the subject parcel are currently vacant and wooded. The parcels west, north and east of the subject parcel are all zoned H – Hamlet. The parcel south of the subject parcel is zoned A/RB – Agriculture/Rural Business. The adjacent parcel to the north has a single-family dwelling on it. The property to the east has two dwellings located on it, a single-family dwelling and a single-wide mobile home. The parcel across the street also contains a single family dwelling. The A/RB parcel to the south is currently under cultivation. There are currently 6 single wide mobile homes, 2 double wide homes and 19 single family homes in the Hamlet. The Department of Health has verified a system for a three (3) bedroom house was issued in 2008 which can serve up to six (6) people. The applicant has indicated three (3) people live in the existing home and four (4) people will live in the proposed accessory dwelling. A system upgrade or a new system will be necessary to serve the accessory dwelling. This use is not expected to pose an unusual pollution hazard, nor would it constitute a major water withdrawal even though it is located within the recharge spine. The parcel does not contain a Resource Protection Area (RPA).

The proposed use appears to be consistent with comprehensive plan objectives as well as zoning requirements. It provides for infill of the existing Hamlet and the single wide mobile home is characteristic of housing types in the vicinity. The proposed use would not be expected to create any adverse impacts on neighboring properties or the community as a whole. The accessory living unit would provide for additional housing and would be in line with the density for the district. Staff notes the existing single-wide home must be removed regardless of the approval or disapproval of this request. If it remains on the property as a storage building, permits must be obtained and all fixtures/facilities that make it a dwelling unit must be removed from the structure as well as adhering to setback and other related regulations.

The petition was held concurrently with SUP 2104-13. Alberto Rodriguez, son and nephew of the applicants, said he was helping his father and uncle go through this process. There were no comments offered from the public and the hearing was closed. Commissioner Downing stated her support of infill development.

Action: **SUP 2014-12** After a brief discussion Commissioner Chatmon moved to recommend approval of the petition with conditions for compliance with the Health Department for the septic and sewage system and for removal and/or compliance with the existing single-wide in line with the staff comment. Commissioner Downing seconded the motion, and it carried unanimously (5-0).

Action: SUP 201-13 This petition was held concurrently with SUP 2104-12. Alberto Rodriguez, son and nephew of the applicants, said he was helping his father and uncle go through this process. There were no comments offered from the public and the hearing was closed. Commissioner Downing stated her support of infill development. After a brief discussion Commissioner Chatmon moved to recommend approval of the petition and with a second from Commissioner Downing, the motion and it carried unanimously (5-0).

Matters from the Public – None

Consideration of Minutes

A. May 28th, 2014 Work Session – A motion to approve the minutes with corrections was made by Commissioner Ward and seconded by Commissioner Chatmon. Commissioners Downing and Freeze abstained. (3-0).
B. June 3rd, 2014 Public Hearing – A motion to approve the minutes was made by Commissioner Ward and was Seconded by Commissioner Chatmon. Commissioners Freeze and Downing abstained. (3-0).
C. August 20th, 2014 – tabled until December 2, 2014 meeting
D. October 7th 2014 – tabled until December 2, 2014 meeting
E. October 15th, 2014 – tabled until December 2, 2014 meeting

New Business - none

Unfinished Business

Procedural Matters – Peter Stith informed the Commission that the Nominating Committee needs to select a Secretary, Chair and Vice Chair for the upcoming calendar year. Commissioners Downing and Ward agreed to continue as the nominating committee.

CBPA on the Seaside - Commissioner Ward raised concern regarding the Board's vote to continue the CBPA on the seaside. There was a question of what now happens to the work of the Commission. It was thought that a recommendation should still be forwarded to the Board as it is the Commission's job and the impacts needed further consideration with some form of scientific data. Peter Stith informed the Commission that the Board has yet to make a formal vote, but are aligning their information to make a vote in the future after all information is obtained. Brief discussion of the matter took place with Chairman Leatherbury asking if it was the consensus of the Commission that research continues regarding the CBPA on the seaside. All members present consented to continuing research with the intent of providing a recommendation to the Board.

Comprehensive Plan Review – I. Part I Section 3 The Land Use Plan

The Land-Use Plan

2.1 Land Use & Community Design

The overall land-use strategy and goals identified in this Comprehensive Plan update are a result of data and information gathered from community input, Comprehensive Plan Advisory Committee (CPAC) research and community survey, input from the Comprehensive Plan Stakeholder Group, expert advice and County staff. The Land-Use Goals are based on a primary

planning principle of protecting the County's rural, natural and agricultural areas by focusing new growth in the County to areas envisioned for development. Further, text provisions in this Plan are intended to take precedence over ~~control~~ map provisions, if there are inconsistencies.

2.1.1 Land-Use Planning Goals

The key goals reflected in the Future Land-Use Map and in land-use policies are as follows:

- Conserve, preserve and protect the County's natural resources, including prime agricultural soils and the environmental attributes that contribute to a healthy coastal ecosystem, such as its wetland ecosystems, barrier islands, bird habitats and coastal shellfish areas.

- Maintain the County's predominantly rural character by promoting agriculture, aquaculture, ~~sustainable~~ tourism, and other ~~compatible~~ commercial enterprises as economic industries in the County and as preferred land uses in the majority of the County.

- Protect the County's ground-water recharge areas and ensure that development is limited to a level that conserves the quality and quantity of the County's ground-water supply.

- Preserve the County's historic settlement pattern of distinct towns and villages surrounded by open space.

- Ensure that areas designated for new development are appropriately located according to the policies and Future Land-Use Map in this Plan and scaled to be compatible with the existing towns and villages.

- Maximize utilization of infrastructure by encouraging concentration of commercial development in and around towns.

2.1.2 Community Design Goals

The key goals reflected in the following Community-Design and Community-facilities policies are as follows:

- ~~Promote compact development forms that both preserve open space in rural areas and maintain distinct town and village edges in settlement areas.~~

- Promote infill development in existing towns and villages and rehabilitation of existing structures.

- Allow for a range of residential densities to provide housing options varied enough to meet the needs of all incomes.

- Ensure new development is appropriately located and scaled to be complementary extensions of existing settlements and structures and, where appropriate, the rural landscape.

- Minimize the creation of new entrances to improve the safety of U. S. Route 13.

2.1.3 Land-Use and Community-Design Guidelines ~~Policies~~

Land-use policies and decisions should be based on rural and development uses as follows: ~~distince settlement types for rural areas and development areas as follows~~ .

Land Use ~~Rural Settlement~~ Areas ~~Types~~ include:

- Conservation Areas
- Rural/Agricultural Areas
- Villages
- Residential
- Cottage Communities

~~Development Area Settlement Types include:~~

- Towns
- Commercial Areas
- Industrial Areas
- Planned Unit Developments

The Future-Land-Use map identifies the boundaries and locations that are appropriate for each settlement pattern except for Planned Unit Developments.

2.2 ~~Rural Settlement~~ Land Use -Areas ~~Types~~

2.2.1 Conservation ~~Areas~~

These are areas with significant environmental sensitivity, and/or those areas that are currently protected from development. They are established to minimize flooding impacts, maximize ground-water-recharge capacity, and ~~to~~ protect key natural resources, such as migratory-bird habitats and coastal waters. Examples include tidal wetlands, freshwater wetlands, salt marsh and similar sensitive lands. These areas include but are not limited to state lands, private preserves such as the Barrier Islands and other lands subject to ~~private~~ conservation easements and riparian areas. This planning area is the least densely developed of all of the planning

areas~~. and includes largely undeveloped areas of the County. The Conservation area makes up approximately 34% of the unincorporated land in the County.~~

2.2.1.1 Conservation Area Land Uses

a. Appropriate land uses for Conservation Areas include: ~~uses such as~~ permitted preserves, ~~low-impact~~ outdoor recreational ~~uses~~, ~~and low-impact~~ agricultural ~~uses~~, seafood harvesting and similar natural -resource -based uses. ~~and accessory uses directly related to the support of these preferred land uses.~~

~~b. Very low-density residential development may be appropriate but is not encouraged, as a secondary use in Conservation Areas.~~

~~c. Private and public land-conservation efforts, farmland-retention programs such as agricultural and forestal districts, and programs related to retention of seafood production should be focused in Conservation Areas.~~

d. Non-residential uses, except those incidental to and supportive of conservation, agriculture, seafood harvesting or outdoor recreational or other preferred land uses, will be discouraged.

~~e. Rezoning to allow higher-intensity and higher-density uses in the Conservation Areas would not be appropriate and is not supported by this Plan.~~

f. The County may permit conservation- related institutional ~~or low-impact institutional~~ uses ~~that are complementary to conservation-related uses provided the use is compatible in scale and intensity with agricultural and conservation land uses, poses no threat to public health, safety and welfare and if the use~~ that helps preserve ecologically sensitive areas, farmland, seafood harvesting, open space or historic or scenic resources.

2.2.1.2 Conservation Area Community Design

a. Development densities in the Conservation ~~A~~area should not exceed 1 dwelling per 50 acres.

b. New residential development proposed in Conservation ~~A~~areas should be clustered to maintain very low development densities, or exhibit other conservation design principles to preserve on-site ecological, environmental, natural, cultural, historic, scenic and open-space resources. Proposals for compatible non-residential uses should also exhibit conservation design principles, employ conservation easements to limit development to specific areas and to ensure that the use proposes minimal degradation to the natural environment.

2.2.1.3 Conservation ~~Area~~ Community Facilities and Utilities

a. Public sewer and water service generally will not be extended to Conservation ~~A~~areas except that . ~~T~~the County may consider the extension of public utilities to resolve public health threats. ~~existing at the time of adoption of this Plan.~~

b. With the exception of public parks, preserves and outdoor-recreation facilities, community facilities should not be located in Conservation Aareas.

c. Transportation access and improvements in Conservation Areas should be limited to the minimum necessary to serve uses in the Conservation areas.

2.2.2 Rural/Agricultural ~~Areas~~

Rural/Agricultural ~~A~~areas are those areas of the County that are predominantly in agricultural and forestal uses and ~~are~~ not served by public utilities. These areas generally include the County's prime agricultural soils and viable farm and forestry operations and account for approximately ~~54%~~ of the unincorporated area in the County. Rural/Agricultural areas typify the historic, managed open landscape of Northampton County that includes farm fields, pasture, wood lots and rural homesteads. These areas include active agricultural operations, related forest uses and ~~some scattered~~ low-density rural residential uses.

2.2.2.1 Rural/Agricultural Area Land Uses

a. Land uses for Rural/Agricultural ~~A~~areas include ~~traditional and innovative~~ agricultural uses, and rural uses that complement and support farming. ~~Uses directly related to the support of the principal land uses may also be appropriate as accessory uses.~~ The County seeks to maintain the existing rural character of these areas.

b. Low-density rural residential development should be permitted ~~as a secondary use~~ in Rural/Agricultural ~~A~~areas. ~~Any such d~~ Development should be buffered from adjacent agricultural uses. Rural residential development should be discouraged on prime agricultural soils.

c. The County will continue to promote farmland- retention programs in Rural/Agricultural ~~A~~areas and . ~~The County will vigorously support "Right to Farm" policies in Rural/Agricultural Areas to~~ protect existing farms and farmers from nuisance complaints from neighboring rural residents.

d. New primary non- agriculturally based industrial and commercial uses are discouraged in Rural/Agricultural ~~A~~areas.

e. ~~Non-agricultural~~ low- impact uses that are complementary to agriculture or ~~and open-space preservation or complementary to low-impact~~ nature- or ~~and agriculture and~~ heritage- based tourism uses may be allowed. ~~Such uses should be permitted only if the use is compatible in scale and intensity with agricultural activities and poses no threat to public health, safety and welfare.~~

2.2.2.2 Rural/Agricultural Area Community Design

a. Development densities in the Rural/Agricultural ~~A~~area should generally should not exceed 1 dwelling per 20 acres.

b. New residential development proposed in Rural/Agricultural aAreas should be clustered to maintain very low development densities and ~~to~~ preserve open space. To protect farmers from nuisance complaints from neighboring ~~rural~~ residents, plats for new residential lots located within the Rural/Agricultural ~~A~~area should disclose that the preferred land use in the immediate vicinity of the new lot is agriculture. ~~and identify adjacent agricultural/farm uses.~~

c. Proposals for compatible non-residential uses should exhibit conservation- design principles, ~~employ conservation easements~~ to ensure development of specific areas that will minimize conflicts between farming and non- farming uses.

2.2.2.3 Rural/Agricultural Area Community Facilities and Utilities

a. The County generally will not provide public sewer and water service to Rural/Agricultural ~~A~~areas except that the County may consider the extension of public utilities to resolve public health threats.

b. For new development, off-site sewage disposal will be discouraged. ~~Waste water shall be dealt with on the new development site.~~

c. With the exception of public parks and recreation facilities, the siting of community facilities shall be minimized in Rural/Agricultural ~~A~~areas.

d. Transportation access and improvements in Rural/Agricultural Aareas should be limited to the minimum necessary. ~~to serve uses in the Rural/Agricultural Areas.~~

2.2.3 Villages

Villages are unincorporated rural communities often of local historic or cultural significance, which ~~identified on the Future Land Use Map. Villages historically~~ grew up along major thoroughfares, around train stations, or at coastal locations with deep water access or at major crossroads. Although the Villages generally do not have access to central sewer and water, they usually have a higher density identifiable core that includes a mix of residential, commercial~~business~~, industrial, and institutional uses in a traditional development pattern. ~~They are separate and distinct from each other and from nearby towns.~~ Villages have served as, and will continue to serve as, focal points for surrounding rural areas and for marine-related industries. Villages include:

- Fairview
- Capeville
- Cheapside
- Hare Valley
- Martin Siding/Reedtown
- Townsend
- Treherneville
- Willis Wharf
- Oyster
- Bayford
- Red Bank
- Bethel Church
- Birdsnest

- Culls
- Marionville
- Machipongo
- Pat Town
- Weirwood
- Cherrystone Landing
- Sylvan Scene - add others
- Jamesville

2.2.3.1 Village Land Uses

a. Appropriate land uses in Villages include a compact mix of residential, ~~business~~, water-related, commercial and institutional uses at higher densities than in surrounding rural areas. New residential development and small-scale ~~business~~, commercial ~~and employment~~ uses should be encouraged ~~limited~~ to utilize ~~undeveloped~~ infill parcels. ~~Rezoning may be appropriate for residential or non-residential infill development that enhances the community.~~

b. The working waterfront areas of Villages should continue to support marine and water-related industries, such as aquaculture, fisheries, seafood businesses, nature-based tourism and other compatible businesses. Any new development that would be detrimental to the quality of area waters utilized by aquaculture or shellfish operators should be discouraged.

c. The County should ~~will~~ encourage the maintenance and rehabilitation of existing structures in Villages to maintain property values, to provide a range of housing options for all income levels, and to provide commercial~~business~~ opportunities.

2.2.3.2 Village Community Design

a. The density in Villages should not exceed 4 dwelling units per acre for single-family or multi-family development.

b. The viability and historic character of existing Villages should be maintained by encouraging preservation of historic structures and preservation of the historic pattern of developed and undeveloped areas that define the Village.

c. A mix of housing types may be appropriate in Villages. Alternative housing types such as accessory living units and live-work units (typically commercial space on the ground floor with living quarters above the work space) are encouraged in Villages to expand the range of housing options available to County residents. In general, new residential development should not be developed within the working waterfront and harbor areas, unless it replaces existing historic structures that are part of the harbor area.

d. All new development within the Village should be closely related to the existing, historic character of the Village. Design elements may include multiple uses within a single building, multiple uses adjacent to one another, building fronts set close to the street, safe pedestrian access between sites and along sidewalks, on-street parking, and parking lots and parking areas located behind buildings. Waterfront-related uses must be designed to be compatible with the character of the existing harbor area and to relate to the streets and buildings adjacent to the harbor area.

2.2.3.3 Village Community Facilities and Utilities

a. Any new development in Villages must be supported in the absence of public water and sewer, and so as not to exceed the capacities of existing natural resources and infrastructure systems.

b. The County supports the maintenance, enhancement and, where appropriate, the expansion of existing community facilities located in Villages.

c. Transportation access to Villages is usually via existing collectors or rural highways, with a network of smaller streets serving the Village center. New development in or adjacent to Villages must connect to and reinforce the traditional Village road network. ~~Walking and biking paths/trails should be considered throughout the Villages to encourage active transportation, and traffic calming measures should be employed where necessary.~~

2.2.5 Residential

Residential areas are principally single-use residential subdivisions ~~areas~~ that are frequently located on or near the water and in rural locations throughout the County. Residential areas are not served by public utilities and are not intended for such service. Residential areas ~~are shown on the Future Land-Use Map, and examples~~ include:

- Vaucluse,
- Waverly,
- Wilsonia Landing,
- Butler's Bluff,
- Chesawadox,
- Highland Heights
- ~~and~~ Tower Hill, ~~among others.~~

2.2.5.1 Residential Land Uses

Residential d~~D~~evelopment of ~~single family residences~~ should be focused on infill within existing ~~residential~~ neighborhoods. Vacating existing platted subdivisions that have never been built should be encouraged. ~~if the land can be returned to agricultural production.~~

2.2.5.2 Residential Community Design

a. New structures in established communities should be limited to ~~single-family~~ dwellings of a scale and type that is consistent with existing surrounding structures. ~~Residential densities should not exceed those permitted by current zoning.~~ Densities in residential areas may range from blank to blank as prescribed by the current zoning ordinance.

b. To retain property values and to maintain community stability, public and private community-design efforts should focus on enhancing the community character and quality, and improving or upgrading existing community features such as sidewalks, neighborhood facilities and open space.

c. Non-residential development should be limited to special- exception uses or home-occupation uses allowed under applicable zoning regulations; such uses shall be operated in a manner that maintains the residential character of the subdivision.

2.2.5.3 Residential Community Facilities and Utilities

a. The County encourages the maintenance, enhancement and, where appropriate, the expansion of private facilities that serve residents of these communities.

b. Transportation improvements should generally be limited to enhancements needed to improve public safety. ~~Countywide or regional transportation improvements that may affect Residential Areas should be designed to minimize and/or mitigate potential negative impacts on these areas.~~ The County or the State will not maintain private streets serving Residential Areas. Accommodations should be made to allow for active transportation in Residential Areas.

2.2.6 Cottage Communities

Cottage Communities are existing residential subdivisions, typically of 50 or more lots located on or near the water in rural locations. Cottage Communities are not served by sewer and water utilities, and most were developed under older zoning standards. These frequently do not meet current zoning, subdivision, Health Department, Storm Water Management or Chesapeake Bay Protection standards. Cottage Communities include:

- Battle Point
- Silver Beach
- Smith Beach

2.2.8.1 Cottage Community Land Uses

a. The most appropriate land use in Cottage Communities is residential infill of existing lots consistent with the existing development.

b. For redevelopment of existing homes, any increase in floor area and/or lot coverage should be discouraged, as the existing Cottage Community standards for lot size, drainfield size and separation distances, and environmental protection are generally well below current standards for development in rural coastal locations.

c. As individual lots or areas of these Cottage Communities are redeveloped, they should be brought into compliance with current health, environmental and zoning and subdivision standards.

2.2.8.2 Cottage Community Design

a. New structures should be limited to single-family dwellings of a scale and type that are consistent with existing surrounding structures. Residential density should not exceed 2 dwelling units per acre.

b. Development on infill properties should be compatible with existing development in terms of scale and density.

c. To retain property values and to maintain community stability, public and private community- design efforts should focus on enhancing the community character and quality, and improving ~~or upgrading~~ existing community features such as sidewalks, neighborhood facilities and open space.

d. The County should ~~consider developing a~~ study ~~of~~ potential improvements in Cottage Communities to mitigate their negative environmental impacts, through techniques such as shoreline stabilization-measures, alternative wastewater systems and native plantings for additional filtering of runoff from developed areas.

e. Non-residential development should be limited to special- exception uses or home- occupation-allowed uses under applicable zoning regulations. Such uses should be operated in a manner that maintains the residential character of the community.

2.2.8.3 Cottage Community Facilities and Utilities

a. Public sewer and water service will not be extended to Cottage Communities.

b. Cottage Communities are not appropriate locations for new community facilities, except community-based recreational facilities. However, the County encourages the maintenance, enhancement, and, where appropriate, the expansion of private facilities that serve residents of these communities.

c. Since little new development is anticipated in Cottage Communities, transportation improvements should be limited to enhancements needed to improve public safety. ~~Countywide or regional transportation improvements that may affect Cottage Communities should be designed to minimize and/or mitigate potential negative impacts on these areas.~~ The County or the State will not maintain private streets serving Cottage Communities.

~~2.3 Development Area Settlement Types~~

2.3.1 Town

There are five incorporated towns in Northampton County: Exmore, Nassawadox, Eastville, Cheriton and Cape Charles. A portion of Belle Haven is also located in Northampton County. Towns have their own governing bodies and land-use planning and zoning controls. In 2010, the population of these towns ranged from a high of approximately 1460 residents in Exmore to as low as 157 in Eastville. The Towns have always served as social and economic focal points for the County. ~~since the development of the railroad, and even earlier.~~ They have long been designated by the County as development areas and ~~the existing~~ zoning ~~in and around the Towns~~ reflects that expectation. The Towns ~~will~~ continue to be the most appropriate location for ~~new residential and non-residential~~ development in the County.

The amount of new growth that can be accommodated within these Towns will vary substantially depending generally upon the availability of municipal sewer and water service. At this time, only Cape Charles and Exmore offer public sewer and water service. A Southern Wastewater Commercial Node near the Cape Charles and Cheriton area is in under consideration ~~development~~ to serve commercial properties located in this area with the possibility to serve additional parcels in the future. A similar Northern node centered near Exmore is also under consideration~~planned~~. The imperative is for environmental protection through management of large scale waste discharges. Eastville operates a municipal water system and will also be more likely to attract development interest than the other incorporated towns who do not. Belle Haven and Nassawadox are envisioned to remain secondary development areas, as is Cheriton, until such time as sewer and/or water service becomes available. The County will consider each Town's Comprehensive Plan, will work cooperatively with the Towns on all land-use matters, and offers the following ~~general planning policies~~ for their consideration. ~~by the Towns in recognition of the fact that what occurs within Town boundaries will influence what occurs outside the corporate limits and that the County and the Towns may share responsibilities for the provision of public services to residents of the Towns.~~

The Commission concluded their work for the evening agreeing to reconvene at the November 19th, 2014 work session to discuss the agritourism language provided by Peter Stith as well to begin work on the future land use map. A motion to recess till November 19th, 2014 was made by Commissioner Chatmon, with a second from Commissioner Freeze. The vote was unanimous (5-0).

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Chairman Secretary