

Minutes

Northampton County Planning Commission

Public Hearing

February 3, 2015

Those present – Chairman, Dixon Leatherbury, Vice Chair Jacqueline Chatmon, Mark Freeze, Sylvia Stanley, Kay Downing, and Michael Ward

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

A quorum was established and the agenda was reviewed and accepted as presented.

There were no public hearings or matters from the public.

Consideration of Minutes:

December 2, 2014 – A motion to approve the minutes with recommended changes was made by Commissioner Chatmon and seconded by Commissioner Stanley. The motion carried (6-0).

December 17, 2014 – A motion to approve the minutes as presented was made by Commissioner Downing and seconded by Commissioner Ward. The motion carried (6-0).

Discussion took place regarding corrections to language and grammar of documents reviewed during meetings and included in minutes. The Commission consented to grant staff permission to make any technical and grammatical changes to revised documents as necessary.

The Commission continued its review of the goals.

<b>GOAL 4.2: Promote a range of affordable housing types.</b>			
	<b>Responsible Agencies</b>	<b>Stakeholders</b>	<b>Timeframe</b>
<b>Implementation Strategies</b>			
4.2.1 Provide desirable and affordable rental housing.	BOS, A-NRHA, Staff,	Citizens, Developers	Ongoing
4.2.2 Allow multi-family housing by-right in designated residential districts around towns and villages.	BOS,PC, Staff, Towns	Citizens, Developers, Towns	1 year
4.2.3 Allow accessory living units and guest houses by-right. <del>on residential parcels.</del>	BOS, PC, Staff	Citizens	1 year
4.2.4 Incentivize the reuse/repurposing of vacant structures as multi-family housing. <del>in and around the towns.</del>	BOS,PC, Staff Towns	Citizens	Ongoing
4.2.5 Implement housing strategies of <del>Healthy</del> <b>Livable</b> Communities.	BOS, PC, Staff,	Citizens, Towns	Ongoing
4.2.6 <del>Promote</del> <b>Provide a framework for</b> the development of a continuing care retirement community.	BOS, PC, Staff	Seniors, Private Developers,	1-5 years

		Service employees, Health care providers	
4.2.7 <del>Coordinate</del> Identify <del>with</del> for VDOT roads that need to be upgraded for the purpose of providing low income housing.	BOS, VDOT, A-NRHA	Citizens	1-5 years
4.2.8 Continue to support disabled veterans, the elderly and the handicapped by providing real estate tax relief for those qualified.	BOS, Staff, Commissioner of Revenue	Citizens	1-5 years
4.2.8 <del>Support the expansion of the William Hughes Apartments</del>	BOS	Citizens	1-2 years
<b>GOAL 4.43: Reduce Tax Burden on Residential Property Owners and assure the maintenance of property values.</b>			
	<b>Responsible Agencies</b>	<b>Stakeholders</b>	<b>Timeframe</b>
<b>Implementation Strategies</b>			
4.4.1 Increase the county tax base by incentivizing new business and industry opportunities to locate in the County and Towns.	BOS, Staff	Towns, Citizens	Ongoing
4.4.2 Continue to support disabled veterans, the elderly and the handicap by providing real estate tax relief for those qualified.	BOS, Staff, Commissioner of Revenue	Veterans, seniors, disabled	Ongoing
4.4.3 Protect residential property values through effective zoning.	BOS, PC, Staff	Citizens	Ongoing

## Environment

<b>GOAL 5.1: The barrier islands, coastal marsh/lagoon system, migratory bird habitat, agricultural lands, endangered species habitat, existing sand formations, beaches, primary and secondary sand dunes, shorelines and other natural resources will be preserved to the maximum extent possible.</b>			
	<b>Responsible Agency</b>	<b>Stakeholders</b>	<b>Timeframe</b>
<b>Implementation Strategies</b>			
5.1.1 Evaluate any proposed changes to existing County ordinances (e.g., Primary Dune Ordinance, Chesapeake Bay Act on bayside and seaside Conservation Zoning District) to determine if a negative impact to the target environmental resources would result and if so weigh the potential benefits against the negative impacts.	Staff, PC, BOS	Landowners, State and federal agencies, NGOs, public	Ongoing
5.1.2 When financially feasible support stakeholders in private or public land conservation efforts, including purchase of development rights; and conservation easements. , and procurement of lands for the public benefit.	BOS, staff	Landowners, State and federal, NGOs, Southern Tip Ecological Partners	Ongoing

5.1.3 Ensure that development density does not exceed the carrying capacity of the land and surrounding waters through appropriate zoning, enactment of performance standards and mitigation measures.	PC, BOS		2 years from adoption of Comp Plan
5.1.4 Develop a plan for “green infrastructure” that provides connectivity and multi-use opportunities among stormwater management areas, protected lands, trails and pathways, public parks, and waterfront access, first by convening an ad hoc committee of stakeholders and citizens, and then charging that committee to: (1) identify stormwater management areas; (2) map out trails and potential connections; (3) identify funding and legal mechanisms to establish trails, paths, or other interconnections.	PC, BOS	VDOT, TNC, CBF, US FWS, Towns, Landowners	6 months to convene ad hoc committee and 1 year thereafter to complete plan.
5.1.5 Protect all water bodies and wetlands by maintaining a minimum 100 foot setback from development footprint to edge of wetlands per Bay Act regulations or high water mark, except in areas of Red Bank, Oyster and Willis Wharf where water dependent activities are to be located.	PC, BOS, Staff, Wetlands Board, Shorekeeper, VIMS	Citizens	Ongoing Within 6 months
5.1.6 Develop and implement a program to educate the public about effective beach and dune preservation efforts.	BOS, Staff, Wetlands Board, VIMS, Shorekeeper	Landowners, Citizens	Within 6 months
5.1.7 Adopt a “Conservation Subdivision” Ordinance to provide a mechanism for clustering development to avoid sensitive natural areas that creates greenways, new parks, and trails.	Planning Commission, BOS, staff	Landowners	Within 6 months

**GOAL 5.2: Priority Conservation Areas, natural areas and open space will be protected.**

	Responsible Agencies	Stakeholders	Timeframe
<b>Implementation Strategies</b>			
5.2.1 Develop guidance to establish standards for habitat protection and enhancement in Priority Conservation Areas ranked for future development and redevelopment.	PC, staff	Citizens, TNC, DCR, U.S. FWS	6 months
5.2.2 Evaluate the impacts and seek mitigation for any impacts from development in Priority Conservation Areas.	PC, staff, BOS	Citizens	Ongoing
5.2.3 Participate in regional planning for conservation land protection and public outdoor recreation areas with stakeholders.	BOS	Citizens, TNC, VESLT, U.S. FWS, DCR, and DGIF, STP	Ongoing

**GOAL 5.3: Groundwater quality and quantity will be protected and managed for all residential and non-residential users in the County.**

	Responsible	Stakeholders	Timeframe
--	-------------	--------------	-----------

	Agencies		
<b>Implementation Strategies</b>			
5.3.1 Support and actively participate in the efforts of the Eastern Shore of Virginia Groundwater Committee to (1) continually reassess the present demand and estimated future demand for groundwater and the establishment of a monitoring program as an early warning system for groundwater contamination and/or overuse; (2) participate in State efforts and programs to reduce or minimize water withdrawals from the Yorktown-Eastover aquifer for large users at single locations, and to set limits on amounts of groundwater to be withdrawn.	BOS, ANPDC	Citizens, Groundwater Committee, Agriculture Industry, Towns	Ongoing
5.3.2 Develop a Groundwater Management Plan and Ordinance that would (1) designate well-head protection areas; (2) establish groundwater protection overlay zones; (3) regulate non-potable water withdrawals from the Yorktown-Eastover Aquifer; (4) require mitigation for any groundwater withdrawals that might cause saltwater intrusion in developed areas; (5) restrict the storage, treatment or disposal of hazardous waste in groundwater protection areas; and (6) overlap with stormwater management to ensure stormwater recharge opportunities are maximized. This may be done through ANPDC or by appointing an ad hoc committee.	Groundwater Committee, BOS	Citizens, Developers	2-3 years
5.3.3 Consider the impacts Review any of any development proposals for compatibility with on groundwater recharge areas. and seek mitigation for impacts.	PC, Staff, BOS, Groundwater Committee	Citizens, Developers	Ongoing
5.3.4 Ensure that the public is informed about groundwater issues by providing all groundwater studies. Add link to groundwater committee.	Staff, ANPDC	Citizens	Ongoing

**GOAL 5.4: Stormwater will be managed in order to prevent degradation of surface waters and to provide recharge mechanisms for groundwater.**

	Responsible Agencies	Stakeholders	Timeframe
<b>Implementation Strategies</b>			
5.4.1 Adopt a stormwater management ordinance that would ensure post-development stormwater runoff does not exceed predevelopment levels of volume and pollution.	BOS staff, ANPDC	Citizens	1-year
5.4.2 Convene a County ad hoc committee to advise the Board on water quality issues, identify projects that would enhance water quality, and pursue grant funding for proactive water quality protection projects.	BOS, Staff	Aquaculture Industry, Agriculture Industry, Developers, NGOs.	1-year

**GOAL 5.5: Maximize local government protection of farmland.**

	Responsible Agencies	Stakeholders	Timeframe
<b>Implementation Strategies</b>			

5.5.1 Retain existing County AFD program.	BOS, staff	Citizens, Landowners, Agriculture Industry	Ongoing
5.5.2. Retain Purchase of Development Rights program.	BOS, staff	Citizens, Landowners, Developers	Ongoing
<b>GOAL 5.6: Maintain environmental protections for the bayside and seaside. Chesapeake Bay Act protections will be maintained for the entire County.</b>			
	<b>Responsible Agencies</b>	<b>Stakeholders</b>	<b>Timeframe</b>
<b>Implementation Strategies</b>			
5.6.1 Study the effectiveness <del>Maintain the current utilization of the Chesapeake Bay Act on the seaside. regulations in all areas of the County, with the exception of Willis Wharf and Oyster waterfront lots where water dependent activities are located.</del>	BOS	Citizens, Aquaculture Industry, Research Industry	Ongoing
5.6.2 <del>Work with A-NPDC to pursue grants and other funding sources to implement the Chesapeake Bay TMDL.</del>	BOS-appointed A-NPDC representative, County staff	Citizens	Ongoing
<b>GOAL 5.7: <del>The Zoning Code will be maintained in a manner that regulates both type and intensity of development to prevent water quality degradation.</del></b>			
	<b>Responsible Agencies</b>	<b>Stakeholders</b>	<b>Timeframe</b>
<b>Implementation Strategies</b>			
5.7.1 <del>Establish procedures for environmental impact review of zoning text amendments to ensure that no changes are made to land use maps and zoning text that would result in an unmitigated impact to the environment or water quality.</del>	BOS, PC, Staff	Citizens,	Ongoing

The Commission reviewed the annual report that was provided by Peter Stith. It was noted that Mark Freeze has completed the first segment of the Certified Planning Commissioner Certification training . He will complete training in April.

Peter Stith informed the Commission of the Joint meeting with the Board of Supervisors scheduled for February 23, 2015. There will be a Joint Work Session at 5:00 pm and then a public hearing for the adoption of the County's and Town of Nassawadox Flood Plain Ordinances at 7:00 pm. The Commission was asked if they would like to meet for their regularly scheduled Works Session of February 18, 2015 as a Public Information Meeting is also scheduled for February 19<sup>th</sup>, 2015. The Commission decided they would like to continue the map review and the meeting would proceed as scheduled.

The monthly staff report was submitted to the Commission with information items.

With no further business, a motion to recess until February 18, 2015 was made by Commissioner Freeze and seconded by Commissioner Ward and carried with all in favor (6-0).

---

Chairman

---

Secretary