

Minutes
Northampton County Planning Commission
Public Hearing
September 1, 2015
16404 Courthouse Road, Eastville, VA
7:00p.m., Board Chambers

Present – Dixon Leatherbury, Jacqueline Chatmon, Mike Ward, Kay Downing, Mark Freeze

Absent – Sylvia Stanley

Also, Peter Stith, Long Range Planner; Melissa Kellam, Zoning Administrator and Nyoka Hall, Recording Secretary

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

The agenda was reviewed and accepted with a modification; moving new business ahead of old business.

Public Hearings

Peter Stith read the following into the record:

- A) Special Use Permit 2015-12: The Trustees of Franktown United Methodist Church have applied for the Montessori Children’s House of Franktown to obtain the full range of permissions implied in the Northampton County Zoning Ordinance designation “Schools, primary, or secondary, public or private” (NCC 10/21/2009 Appendix A, Category 4: Community Service Uses, #27 Schools, primary or secondary, public or private). The property described as Tax Map 20, double circle A, parcel 65, is zoned H, Hamlet containing 20.11 acres and has the address of 7543, 7545, and 7551 Bayside Road, Franktown.

Melissa Kellam prepared and presented the staff report, as Peter Stith’s children attend the school and it was noted to be a conflict.

Chairman Leatherbury opened the hearing to the public for comment.

Mr. William Neal, representative and Board Member for the Montessori School was present and stated that the purpose of the application was to increase the grade levels and there would not be any structural changes to the facility whatsoever.

With there being no further comment, Chairman Leatherbury closed the hearing to the public and opened discussion to the Commission.

After brief discussion Commissioner Freeze motioned to recommend approval of the request as presented. The motion was seconded by Commissioner Chatmon and carried (4-0) with Commissioner Downing abstaining due to conflict of interest as she was a grandparent of a child attending the school.

Peter Stith read the following into the public record:

- B) Special Use Permit 2015-13: Timothy Wivell has applied to locate a Manufactured, Single-Wide H.U.D inspected (NCC 10/21/2009 Appendix A, Category 8: Single Family Residential

Uses, #1b, Manufactured, Single-Wide H.U.D inspected) on property located along Press Lane, near Cheriton. The property, described as Tax Map 77, double circle A, parcel 49, is zoned H, Hamlet and contains approximately 1.25 acres of land.

Chairman Leatherbury opened the hearing to the public for comment. The property owner was present, but did not have any comments. There were no comments from the public. The Chairman then closed the hearing to the public and opened discussion to the Commission.

After brief discussion Commissioner Chatmon motioned to recommend approval of the application as presented. The motion was seconded by Commissioner Ward. The motion carried (4-0) with Commissioner Downing abstaining due to Mr. Wivell being a regular customer.

New Business

Peter Stith informed the Commission that going forward all approved special use permits will be recorded in the Clerk of Court's office in addition to any conditions. This filing will require an additional fee of twenty-one dollars that is refundable in the event the application is not approved.

Mr. Stith provided a copy of the draft application for the proposed Zoning Text Amendment to amend the County Code Chapter 154 Appendix A, Use Regulations, category 4 Community Service #14 "Medical clinics (outpatient)" to allow by major special use permit in the A/RB, Agricultural/Rural Business zoning district. The Commission reviewed the application as drafted and decided to move the application forward to the October Public hearing. A motion to move the application forward to public hearing was made by Commissioner Ward and seconded by Commissioner Downing. The motion carried with all in favor (5-0).

Unfinished Business

Chairman Leatherbury stated that he would continue drafting his memo to the Board of Supervisors regarding the CPBA.

Peter Stith informed the Commission about the Cape Charles harbor dredging project that will take place in mid-September. Also at the Board of Supervisors last meeting SUP 2015-10 Kiptopeke Villas was approved for 200 square feet of retail and denied for the food trucks. The Board also met on August 24th to continue the review of the proposed zoning. A date for public hearing has yet to be set. The Board would also like to have a joint meeting regarding the agritourism language that was received, but a date has yet to be determined.

With no further business, a motion was made by Commissioner Freeze to recess until the September 16th Work Session. The motion was seconded by Commissioner Downing and carried with all in favor (5-0).

Chairman

Secretary