

Minutes
Northampton County Planning Commission
Work Session
September 16, 2015
16404 Courthouse Road, Eastville, VA
7:00p.m., Board Chambers

Present – Dixon Leatherbury, Jacqueline Chatmon, Mike Ward and Mark Freeze

Absent – Kay Downing and Sylvia Stanley

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

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

The agenda was reviewed and accepted

Unfinished Business

CBPA

The Commission briefly reviewed the draft write up from Chairman Leatherbury regarding the August work session discussion of the CBPA. Discussion took place regarding the septic pump out program. This program is presently not funded by the State and not being enforced or monitored by the County. It was thought that the Health Department should be the responsible agency for enforcing this as they have the required data regarding the septic systems. All agreed that the Septic Pump Out program should be removed from the Chesapeake Bay Act and placed into a simple county ordinance. Also, if the program is to remain, the County should provide the necessary resources.

The next item discussed was the Agricultural Assessments. Peter Stith informed the Commission that the assessments have not been done consistently and only when monies have been available. He added that only fifty farms in Northampton County signed up to participate in the program this year. Commissioners inquired about what measures were used to determine who was eligible for the program. Mr. Stith stated that staff used the aerial imagery maps to identify parcels that appeared to have encroachment into the buffer areas and then notified the Conservation District. In turn these property owners were sent letters and notified that monies were available to have an assessment done. Questions arose as to whether funding would be available for the seaside farms as well as the bayside. It was stated that funding would probably not be made available for the seaside as regulations only pertain to the bay. Commissioners agreed that if this practice would remain in place the Board of Supervisors may want to include funding for seaside farms to participate.

Shoreline buffers were discussed and it was thought that if it were removed from the seaside, an overlay district could be created to tailor buffer zones on seaside properties. All agreed that creation of such a district would utilize distance, vegetation, and grade to determine the type of buffer required.

The Commission back tracked to the reserve sewage disposal sites. The discussion was centered on the amount of area removed from a parcel for the reserve disposal site and additionally the increased size of lots needed to accommodate such a space. Peter Stith informed the Commission that a parcel is required to have a reserve area at least equal to the capacity of the primary sewage site. Any parcel

created prior to October 1, 1989 is exempt from this regulation. This reserve area cannot be developed. The question was raised regarding the necessity of the reserve area. It was thought that if the system was properly maintained the reserve area would not be necessary. The Commission all agreed that the reserve sewage disposal site could also be removed from the CPBA and handled with a county ordinance. It was also stated that the ultimate decision maker would be the State Water Control Board. With that being said, Chairman Leatherbury stated that he would continue drafting his memo to the Board of Supervisors regarding the CPBA to include the discussion just recently had.

With no further business, a motion was made by Commissioner Freeze to recess until the October 6th Public Hearing. The motion was seconded by Commissioner Chatmon and carried with all in favor (4-0).

Chairman

Secretary