

Minutes
Northampton County Planning Commission
Work Session
April 17, 2013

This was a recessed meeting of the Northampton County Planning Commission held on Wednesday, April 17, 2013, in the main conference room in the County Administration Building located at 16404 Courthouse Road in Eastville, Virginia. The purpose of the meeting was to continue review of the comprehensive plan.

Those present were Chair Martina Coker, Vice-Chair Michael Ward, Mary Miller, Dixon Leatherbury, Sylvia Stanley and Roberta Kellam. Absent from the meeting was Severn Carpenter.

Also attending were Charles McSwain, Director of Economic Development; Peter Stith, Long Range Planner; and Kay Downing, Administrative Assistant.

The meeting was called to order at 7:00 p.m. and a quorum established.

Review and acceptance of the agenda

The agenda was accepted as presented upon motion by Commissioner Kellam with second by Commissioner Miller. The motion carried 6 to 0.

Comprehensive Plan Review

Discussion and review of the comp plan continued. The following edits were made to Part II Section 8 Transportation Data.

On Page 8-20, first paragraph, in the second sentence, change the word “and” to “to”.

During discussion Mr. Stith noted that Star Transit is scheduled to make a transportation presentation to the Planning Commission during the regular May meeting.

Comparisons were made between the draft Section Summary and the summary items submitted by Commissioner Miller. After edits were made to the Summary the commission, by consensus, deemed the Part II Section 8 Transportation Data complete with tonight’s edits.

Part II Section 6 Environment & Natural Resources Data was then discussed with the following edits made.

Page 6-2, Section 6.2.1, the last sentence in the first paragraph was deleted. Discussion was held on how much information on sea level rise and climate change should be included.

Reference to the County Hazardous Mitigation Plan is to be included.

Page 6-7, Figure 6.2.1 was deleted.

Page 6-15, additional language was added at the end of the first full paragraph related to new technology that offers alternatives to conventional septic systems.

Page 6-16, Section 6.5 should be edited to include comments from Curt Smith related to bays, etc.

Page 6-17, Figure 6.5 should be identified by its location.

Page 6-20, correct typographical error for “songbird” in the last sentence of the second paragraph.

Page 6-23, in the second paragraph, add “coyote” to the last sentence after “river otter”; the reference, “needs update”, at the end of the first paragraph was dismissed.

Page 6-24, in Section 6.8, include references to the Bayview Planned Rural Village, Riverside Hospital and County Complex in the first sentence; Section 6.8.1, second paragraph, in the second sentence delete the word “agricultural” and insert “any” and in the last sentence delete “and”, insert a comma and add “salt water intrusion” at the very end. In the last paragraph, revise the last sentence to read, “The Plan is undergoing an update in 2013.”

The word “groundwater” should appear as one word throughout the Section.

On Page 6-25, delete the link reference that appears at the end of the first paragraph.

Make all map legends legible.

Page 6-27, first paragraph, in the third sentence, add the words “shore wide” after the word “withdrawn”; and the last sentence should be checked to see if the amount pertains to the county only or is shore wide data. The fifth paragraph should be edited per Mr. Stith’s revisions.

Page 6-28, the first paragraph should be checked for accuracy; the last sentences in paragraphs 3 and 4 were deleted. Paragraphs 5, 7 & 8 were deleted.

Page 6-29, the second full paragraph is to be checked for updated information on the groundwater supply plan. Also, references to high nitrate data should be verified.

The map on Page 6-31 should be numbered as 6.9.2 and titled “Wetlands Map”

All noted grammatical and typographical errors are to be corrected throughout the document.

The title "Conclusions" was changed to "Summary" which was reviewed and edits made. Item 6 should reference the Tidewater Area; Item 8 should reference the county's designation as a sole source aquifer by the EPA; and Item 9 should be consistent with standards in the Chesapeake Bay Preservation Act.

During discussion Commissioner Kellam noted that the County acknowledges that septic systems are polluting aquifers in its grant application to the State Water Control Board for the Public Service Authority.

At 8:35 p.m. a short break was taken.

The Commission conducted its first review of the February 28 draft of Part II Section 5 Housing Data with the following edits made.

Commissioner Kellam noted that the current plan focused mainly on low-income housing and added that data contained in this section includes data from incorporated towns and this should be clarified.

Page 5-1, the introduction and entire first page should be condensed and reworded for clarity and specificity. The purpose would be to include all aspects of housing and not just an inadequate supply in the introduction.

Page 5-2, two (2) sets of county data should be shown with an explanation and the extra horizontal line that appears in Table 5.1 should be deleted. In the last line of Table 5.1 add "Estimate" after "ACS". Replace Table 5.2 with the Table found on page 5-9 plus an additional line should be added for "seasonal/recreational housing" taken out of Table 5.2.

It was also suggested that official reassessment data be included from the Commissioner of Revenue related to descriptions of all housing types. Therefore, 2 sets of data can be presented. County data would appear as Table 5.3.

On Page 5-3, Section 5.3, in the second sentence the words "continues to be" should be deleted and the word "is" inserted. In the second paragraph, relocate the first 4 sentences to Section 5.2 Housing Inventory. On Page 5-3, renumber Table 5.3 to be Table 5.4.

On Page 5-4, in Table 5.3 the order of years should be reversed. In Section 5.4 the first paragraph should be revised per Mr. Stith's edits and consistent numbers used. Definitions of "rents" should be included. In the last line "MHI" should be described as Median Household Income.

On page 5-5, the last paragraph was edited for clarification concerning renter data.

Discussion was held on distribution of housing units and population. It was suggested that Voter District populations be included. Commissioner Kellam noted that data is available for the number of housing units located within the incorporated towns between 1980 and 2010. Plus there is data available that reflects population by the three Magisterial Districts of Capeville, Eastville, and

Franktown. Commissioner Miller noted that such data would probably present a microcosm of the United States whereby rural areas are losing population and more urban areas are gaining which is a noted trend. Commissioner Kellam noted that the 2010 census showed a dramatic increase in the number of vacant housing units. Commissioner Miller expressed her opinion that such data reflects a tourism community due to the significant amount of seasonal rental housing stock. After discussing the data, it was noted that the number of seasonal rental housing units has definitely increased after remaining stagnant from 1990 to 2010. Various edits were discussed to accurately reflect or tie together the data and charts. It was suggested that another draft be presented for further review.

Staff is to ensure that all Tables are renumbered correctly. Also, spelling and grammatical errors should be corrected.

It was noted during discussion that no data is available on Section 8 or income-restricted housing due to confidentiality regulations. It was suggested that data be sought from public agencies if available and included. Commissioner Ward also noted that housing options are available for the disabled and age-restricted.

Status Reports from Comp Plan Subcommittees: none.

Adjournment

Motion to adjourn was made by Commissioner Kellam and seconded by Commissioner Stanley at 10:00 p.m. The motion carried unanimously 6 to 0.

Chair

Secretary