

## Minutes

### Northampton County Planning Commission

#### Work Session

June 19, 2013

This was a recessed meeting of the Northampton County Planning Commission held on Wednesday, June 19, 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, Dixon Leatherbury and Roberta Kellam. Absent from the meeting was Mary Miller, Severn Carpenter and Sylvia Stanley.

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 7:05 p.m. and a quorum established.

#### **Review and acceptance of the agenda**

The agenda was accepted with the following changes: (1) Commissioner Kellam had new information to present prior to Item 4; and (2) Mr. Stith had a staff information item to present prior to adjourning. Motion to accept as amended was made by Commissioner Kellam with second by Commissioner Leatherbury. The motion carried 4 to 0.

Commissioner Kellam informed commissioners and staff that the State Water Control Board will be enforcing new regulations related to future groundwater withdrawal permits that will be issued on a first-come first-serve basis. New regulations will not allow future users to impair groundwater below 80% of the historical level of the groundwater table as determined by modeling. She added that the salinity level of the meteor crater located near the mouth of the Chesapeake Bay is estimated to be 100 times that of normal sea water salinity which puts Northampton and lower parts of Tidewater at more risk. When asked, she noted that some Tidewater localities are nearing an unsustainable level of groundwater withdrawal limiting future permit approvals. However, the Eastern Shore is not at that level yet. It was her opinion that major users should be directed to use the Columbia upper aquifer and not the Yorktown or lower aquifer. She suggested that Brit McMillan be contacted to see if new or additional groundwater data should be in the comp plan. She also encouraged commissioners to attend the Eastern Shore Groundwater Committee's workshop on June 25 at the VIMS Office in Wachapreague that will provide information on the geology structures of the Eastern Shore and how it impacts groundwater resources.

## **Comprehensive Plan Review**

Discussion and review of the comp plan was continued. The following edits were made to Part II Section 7 Community Facilities & Services. Mr. Stith noted that he had received Commissioner Miller's proposed edits as well.

Page 7-1, in Section 7.2, the last sentence should be amended by replacing "The Eastville Visitors Loop" that is defunct with "A Walk Through Eastville".

Page 7-2, in Section 7.4, in the sixth paragraph add "Shore DSL" at the end of the second sentence. Commissioner Leatherbury also mentioned that a generic statement should be added about the various local on-line publications in the third paragraph.

All typographical, grammatical and spelling errors should be corrected.

Commissioner Coker will verify the transit time ranges depicted on Page 7-7 in the second sentence of the first paragraph.

Page 7-11, in the next to the last sentence of the first paragraph add "...between 2000 and 2010 from 42.4 years to 47.8" after "12%". Also, the percentage (%) symbol at the end of this sentence should be deleted.

Page 7-14, Section 7.13.5, the second sentence in the second paragraph should be moved to the first paragraph. In the first paragraph more accurate information on the number of boat slips should be provided. Also, delete the last sentence of the first paragraph but list the Kiptopeke boat ramp in the third sentence.

Page 7-15, in the second paragraph delete the third and fourth sentences and begin the fifth sentence with "Students" instead of "They". Also delete the last partial paragraph at the bottom of the page that continues to the top of Page 7-16.

Page 7-16, the accreditation terms used in the third full paragraph should be defined. The sentences that appear before and after Table 7.3 should be deleted. Also, information concerning the universal pre-K program should be included in Section 7.14.1.

It was suggested that all references to "mentally retarded" be changed to "developmentally disabled".

Page 7-17, the first sentence of the third paragraph should appear as the first sentence of the first paragraph. The last two sentences of the third paragraph should be moved to the end of the second paragraph and the rest of the third paragraph should be deleted. At the end of the last paragraph "local sources" should be replaced with "county tax revenue." Also, in Section 7.14.1 information on the WHRO program should be inserted.

On Page 7-19, change the title of Section 7.15 to “Summary”; delete the words “County” and “throughout the county” from the first bullet point. In the fourth bullet point change the words “publicly owned” to “municipal”.

Page 7-20, in the fifth bullet point change the words “Mental health and mental retardation services” that appear at the beginning to “Services for the developmentally disabled”.

By consensus, the Commission deemed the review of Part II Section 7 Community Facilities & Services completed with the final edits made tonight.

Part II Section 5 Housing Analysis was reviewed next and the following edits noted.

Looking at the new format the following recommendations were made: (1) pictures should be relevant to the county and captioned; (2) remove the comparison of replacing housing stock; and (3) be judicious in the use of charts.

The commission also discussed housing stock needed for low-income residents. Commissioner Ward questioned the affordable housing analysis provided by Mr. McSwain. After further discussion about tax assessments, “sweat equity”, financing rates, etc., Mr. McSwain noted that he would verify the cost per square footage of a site built home and recheck comparables of financing, ownership, etc., between site built and single-wide mobile homes.

A new format for Part 1 Sections was reviewed. Commissioner Kellam presented the new format on implementation strategies that are linked to each goal. She suggested that each section have its own introductory explanation and the Vision Statement be used to see how it impacts each of the topics. Also, ideas and suggestions from the public workshops should be incorporated along with any technical information.

Mr. McSwain suggested that 4 or 5 major themes be identified first as “targets” then establish main issues to evaluate the facts in order to remediate the issue. Commissioner Ward agreed that real priorities need to be identified first. Mr. McSwain stated that once major themes/issues are identified support could then be written.

It was decided that each commissioner should identify 4 to 5 major issues/themes found in Part 1 Section 5 Environment & Natural Resources and Part 1 Section 7 Transportation. These 4 or 5 issues/themes will then be reviewed by the full commission at the next meeting. The Chair noted that she would inform absent commissioners about this assignment so that everyone’s input is solicited.

Commissioner Leatherbury suggested that all sections of Part I and Part II have congruent numbers making the comp plan less confusing and to insert links where possible.

By consensus, it was decided that Section 5 Housing Analysis Part II be deemed complete after verification of the affordable housing cost analysis is forwarded by email to each commissioner.

Prior to adjourning, the commission received a memo from Mr. Stith regarding staff's efforts to review and propose revisions to the current zoning code with the expectation that additional information will follow as progress is made. It was noted that the memo was an informational item only at this juncture.

Commissioner Kellam informed those present that the Chesapeake Bay Foundation is sponsoring a workshop on proposed stormwater regulations at the Eastern Shore Community College on June 27<sup>th</sup> from 9:00 a.m. until 4:00 p.m.

It was noted for the record that the Board of Supervisors has reappointed Commissioner Coker to serve another term.

Commissioner Ward was curious why off-shore energy was not mentioned in the Environment & Natural Resources section. Discussion followed on the issues and opportunities of such projects. Commissioner Kellam noted that such projects may be an issue as a trend but not considered environmental data. At this point, any data would be conjecture or speculative and that the focus should be on the natural resource rather than potential threats.

The next work session was scheduled for July 17, 2013 at 7:00 p.m.

**Adjourn/Recess**

There being no other business the meeting was adjourned at 9:30 p.m. upon motion by Commissioner Kellam and second by Commissioner Leatherbury.

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Chair

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Secretary